



## KELLER WILLIAMS COASTAL ESTATES ADVISORY

Updated February 2018

**PROPERTY ADDRESS:** \_\_\_\_\_

### **GENERAL DISCLOSURES:**

#### **1. PERMITS**

Keller Williams Coastal Estates (“Broker”) makes no representation that any or all additions or modifications to Property have been made with permits and have certificates of occupancy. Broker makes no representation that the Property is or is not built to code. Buyer is advised that any structural additions to the Property may have been made without a permit or may not be in compliance with applicable codes and other laws. If a non-permitted condition is discovered by a governmental agency, Buyer understands said agency could require improvements to be brought up to current code or to be removed or demolished.

Buyer is strongly advised to investigate these matters. Buyer is advised that Broker is not qualified to interpret or explain building permits, and that it is Buyer’s sole responsibility to acquire copies of permits regarding the Property, if Buyer so desires. Buyer is specifically advised to seek an examination and analysis of all relevant city (or county) building permit files for the Property, the contents for which may indicate whether construction items were done pursuant to properly issued building permits and whether any required written verification of successful final inspection by appropriate city (or county) officials has been obtained.

In examining and analyzing the relevant building permit files, Buyer should consult with Buyer’s professional advisors and appropriate governmental authorities regarding the contents of the relevant building permit files and other governmental requirements, including, without limitation, zoning, use variances or restrictions and other laws, ordinances, regulations, or orders affecting the current or future uses, improvement, development, and size of the Property. Since permit documentation varies among cities and counties, and since documentation and entries made thereon may be subject to interpretation, Broker strongly recommends that Buyer engage and rely on a construction professional (and not Broker) for proper examination and analysis of the permit file’s contents. Buyer acknowledges and understands that some building permit file documentation may be incomplete, illegible, incorrect or missing and that the construction professional may recommend further research. Buyer specifically acknowledges and understands that Broker will not analyze the building permit file or render any opinion or interpretation as to the contents of any such file.

**2. SCHOOLS**

Buyer is aware that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest to the Property. Various factors, including, but not limited to, open enrollment policies, overcrowding and class size reductions may affect which public schools serve the Property. Buyer is advised to contact the local school or school district for additional information.

**3. VIEWS**

Buyer is aware that present views from the Property may be affected by future development or the growth of vegetation on adjacent properties. Broker recommends that Buyer contact adjacent landowners and consult the proper professional advisor to satisfy him/herself in that regard.

**4. SIZE AND/OR SUITABILITY OF PROPERTY; LOT SIZE AND SQUARE FOOTAGE**

Buyer acknowledges that Buyer has made the necessary investigations to verify the square footage, size and/or suitability of the Property or any structure on the Property for Buyer's use (including both size and zoning) and assumes responsibility for such verification. Buyer acknowledges that Buyer is not relying on any representation as to the size of the Property or any structure on the Property made by Broker or Seller and that neither Broker nor Seller have made any representation to Buyer regarding the suitability of the Property or any structure on the Property for Buyer's use. Buyer acknowledges that Broker has not verified lot size and square footage, has not verified the accuracy of any tax assessor information regarding square footage, and advises Buyer to make his or her own independent investigation concerning these matters.

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(Buyer) (Date)

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(Seller) (Date)

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(Buyer) (Date)

\_\_\_\_\_  
(Seller) (Date)