



HARPER REALTY FL BUYER DISCLOSURE

The undersigned Buyer retains the services of Harper Realty FL, LLC (Broker) to assist Buyer in purchasing, optioning or exchanging real estate.

In consideration of the above and the compensation to be paid by or on behalf of Buyer, Broker agrees as follows:

1. To represent Buyer as a transaction agent.
As a transaction agent Broker will deal honestly and fairly with Buyer, will account for all funds, will use skill, care and diligence in the transaction, will disclose all known facts that materially affect the value of the residential property which are not readily observable to the buyer, will present all offers and counteroffers in a timely manner unless directed otherwise in writing and will have limited confidentiality with Buyer unless waived in writing.
2. To discuss the Buyer's property requirements, to locate and show suitable properties, to assist Buyer with financing options, to assist Buyer in preparing a contract to purchase the property, to monitor deadlines, to assist in any closing of any resulting transaction, and to cooperate with any other real estate licensees working with a seller.
Buyer acknowledges that Broker may work with other potential buyers, may consider, make offers on, or acquire an interest in the same or similar properties as Buyer is seeking and doing so will not be considered by Buyer as the breach of any duty or obligation of Broker to Buyer.
3. **Harper Realty FL Market Center Fee:** Our company charges a \$190 Transaction Fee on all Buyer-side transactions (Veteran Buyer using a VA Loan can't be charged the Fee). This additional fee provides for extra administrative support and technology to make the buyer/sellers process more efficient. The company is by law charged with the storage of all Documents related to real estate services. This fee also helps offset the Transaction Fee other firms charge our firm for a transaction between us and their firm. This fee will be listed on your Closing Disclosure at Closing and listed as additional charge to buyer.
4. **ESCROWED DEPOSITS**
If the purchase and sale contract requires escrowed deposits, said deposits shall be placed in an escrow account with a title company or closing agent or other entity mutually agreed to in writing by Seller and Buyer in their purchase and sales contract.

5. PROFESSIONAL INSPECTION

The Buyer acknowledges being strongly advised by Broker to secure the services of licensed persons to inspect the property being considered by Buyer for all patent (open and obvious) and latent (hidden, but discernable by a reasonably diligent inspection) defects.

6. ACKNOWLEDGMENT

I/We have read and understand this disclosure form.

Buyer Signature

Buyer Signature

Agent Signature

Date_____

Date_____

Date_____