



BUYERS MULTI DISCLOSURE

1. **Agency Information and Disclosure:** Buyer acknowledges that the agent has explained the information regarding the consumer Guide to Agency Relationships and Fair Housing Laws.
2. **Equal Housing Opportunity:** It is illegal, pursuant to Kentucky Fair House Law and Federal Fair Housing Law to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodation, refuse to negotiate for the sale or rental of housing or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex familial status, disability, national origin, or sexual orientation.
3. **Escrow:** All monies collected and placed in escrow will be deposited within 3 business days of receipt and held in compliance with regulations of the Kentucky Real Estate Commission and the laws of Kentucky KRS324.111 Kentucky Statute. Any agreement to return any monies will be done only when the deposit of said funds has cleared the bank of RE/MAX Properties East.
4. **Advanced Technology and Digital Document Services:** RE/MAX Properties East provides advanced technology and digital document services for the benefit of its clients and prospects. These services provide an advanced level of communication and information services such as Voicepad, E-fax, digital scanning, digitized storage of contracts, HUD1s, Closing Statements, Disclosures and other documents related to their transaction. Buyer acknowledges that RE/MAX Properties East will receive for its services Buyer's Commission equal to \$129.00 plus that percentage of sales price offered by the Seller's Agent. RE/MAX Properties East acknowledges that only the \$129.00 flat fee is paid from the Buyer's funds at closing. The percentage of the sales price offered by the Seller's Agent is paid by the Sellers.
5. **Multiple Offers:** Even though you may have entered into an authorized brokerage relationship with RE/MAX Properties East, you understand and agree that multiple offers may be presented on the property which you have made an offer on. This includes offers made through RE/MAX Properties East Sales Associates that have similar brokerage relationships with their clients. A Seller is under no obligation to negotiate offers in the order that they are received and it is the Seller's decision as to which offer to accept, reject, or negotiate. You should not assume that your offer has been accepted until a executed contract has been delivered to you.
6. **Condo and Homeowner Associations:** Properties governed by a condominium or Homeowners Association are subject to restrictions, rules and regulations and owners of such properties are typically required to pay various fees and expenses associated with this form of ownership. We recommend that you contact the association of any property you are considering for purchase and ask questions regarding restrictions, or any other information you feel necessary before you enter into a contract agreement to buy such property.
7. **School Districts:** Our school districts vary and you acknowledge that you have been informed that you should contact the school district where the property is located to determine how the district works. You may visit their website at <http://www.apps.jefferson.ky12.us/schoolfinder/> to find the public school for a particular property address. For more comparative school information visit www.greatschools.net.
8. **Home Inspections:** We recommend you always obtain a general home inspection as well as surveys and inspections in specialized areas beyond the scope of a general home inspection.
9. **Radon:** Radon is a naturally occurring radioactive gas that when accumulated in sufficient quantity in a building may present health problems. Additional information regarding radon testing may be obtained from your country public health unit. RE/MAX Properties East recommends that you have radon testing done on the property you are purchasing.
10. **Home Warranty:** We recommend that you obtain a Home Warranty on any property you purchase. Information on many companies is available in our office.

I/We have read and agree to the terms of the above information and acknowledge receipt of this Buyers Multi Disclosure.

Buyer Signature

_____/_____
Date / Time

