

Broker Disclaimer and Buyer Responsibility Disclosure

ADA Compliance and Property Use Disclaimer:

Buyer/Tenant acknowledges and agrees that the Broker and Brokerage have made no representations or warranties, express or implied, regarding the compliance of the subject property with the requirements of the Americans with Disabilities Act (ADA) or any other federal, state, or local accessibility laws or codes. It is the sole responsibility of the Buyer/Tenant to conduct their own independent investigation and due diligence regarding such compliance, and to consult with qualified professionals as needed.

Use, Zoning, and Permitting:

Buyer/Tenant is solely responsible for verifying that their intended use of the property is permitted under applicable zoning laws, use permits, and municipal codes. Broker and Brokerage do not warrant or guarantee that the property is suitable for any specific use, nor that it may be used or modified without further approvals or permits.

Property Condition and History:

Broker and Brokerage make no representations regarding the physical condition, operating systems, environmental conditions, past usage, or any historical attributes of the property. Buyer/Tenant agrees to independently verify all facts, figures, disclosures, and reports relating to the property, including but not limited to square footage, permitted improvements, operating history, income, and expenses.

Hold Harmless Agreement:

Buyer/Tenant hereby agrees to hold harmless, indemnify, and release Broker and Brokerage, as well as their agents, employees, and affiliated representatives, from any and all claims, liabilities, losses, damages, or expenses arising out of or related to the condition of the property, non-compliance with ADA or other accessibility laws, suitability for intended use, or reliance on any information provided during the course of the transaction.

Buyer/Tenant Signature: _____

Date: _____

Broker/Agent Signature: _____

Date: _____