



RELEASE AND HOLD HARMLESS AGREEMENT

Property Address: _____

Date: _____ **Buyer Agent:** _____

The undersigned acknowledges that:

1. The Seller has disclosed to the undersigned the condition of the above-referenced property (the "Property") and that the Property presents certain known and unknown risks of personal injury or death.
2. Exposure to such materials or conditions may result in serious health risks, particularly to those with respiratory ailments, compromised immune systems, children, and the elderly. Neither Seller nor its agents suggest or recommend that anyone enter the Property without first consulting an environmental professional, including the use of protective gear and breathing apparatus.
3. The undersigned desires and intends to enter the Property for the purpose of viewing, inspecting, showing, and/or making repairs to said Property.

Having been advised of the possible known and unknown health and personal injury risks, and having been given the opportunity to conduct independent inquiries with appropriate professionals if desired, the undersigned elects to enter the subject Property, assuming all such risks.

The undersigned, having read this Release and Hold Harmless Agreement ("Agreement"), in consideration of being granted access to the Property, hereby agrees to the fullest extent permitted under law to release and hold harmless Seller and its affiliates, agents, property managers, servicers, employees, contractors, and representatives (collectively, the "Released Parties") from and against any claims, damages, losses, costs, or expenses of any kind, financial or otherwise, including but not limited to personal injury damages, sustained or arising from the undersigned's entry onto, presence at, and/or physical inspection or repair of the Property, including relating to any negligence, gross negligence, or alleged gross negligence of the Released Parties ("Claims").

In the event of any Claim brought by or on behalf of the undersigned against any Released Party, the undersigned shall indemnify such Released Parties for attorneys' fees and all costs (including but not limited to damages) related to any such Claim.

The undersigned agrees that this Agreement shall be binding upon him/her/them, his/her/their heirs, representatives, executors, administrators, assigns, and insurance carrier, and shall inure to the benefit of the Released Parties and their successors and assigns.

THE UNDERSIGNED HAS READ, FULLY UNDERSTANDS, AND AGREES TO THE FOREGOING AGREEMENT:

Buyer's Agent/Brokerage (Print Name)

Buyer's Agent (Signature)

Buyer/Signatory (Print Name)

Buyer/Signatory (Signature)

Buyer/Signatory (Print Name)

Buyer/Signatory (Signature)