

Mortgage+Care

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Please contact us at (800)481-2708 or www.mortcare.com for a list of mergeable documents.

Date _____

Escrow No. _____

LIABILITY RELEASE AGREEMENT

Re: Note and _____ Deed of Trust Secured by:

In consideration for the opportunity to purchase the above described property, offered for sale by «f80», a licensed Real Estate Broker, the undersigned purchaser agrees to buy on the following terms and conditions:

Buyer agrees to release the above broker, «f80» from any and all liability for damages, either financial or of any other kind, that the undersigned buyer may experience due to his purchase of the above item.

The undersigned lender acknowledges that «f80» has warned him of the following:

1. Broker may receive a commission or profit from this transaction.
2. Broker may act as escrow agent who will receive money from the buyer to be deposited in Broker's Trust Account and paid out to seller when broker can deliver seller's documents to buyer according to agreement of all parties involved.
3. Broker is not liable for unintentional errors, omissions, or any secret of unrecorded agreements by any parties to this transaction, or any unknown facts related thereto.
4. Buyer is aware that if payments default on this note or any prior notes, or on any Fire Insurance Policy, or on any taxes, bonds, or other assessments of any kind, that buyer may have to foreclose at substantial extra expense to prevent loss of his money invested.
5. In the event of government condemnation proceedings or government notice to repair or demolish building or even lack of proper care and maintenance by payor may result in trust deed buyer having to spend money or take whatever action is necessary.
6. Broker does not guarantee the accuracy of any verbal or written information used in advertising the above item for sale.
7. Broker is not responsible for any fraudulent documents prepared or used by others.
8. Broker is not responsible for any statements or acts of other persons, including but not limited to sales representatives or other persons employed by broker.
9. Broker does not guarantee that buyer will make a profit nor that buyer will receive any specific yield or percentage return on his amount of money invested.
10. Broker does not guarantee to repay any loss that buyer may experience.
11. Broker does not guarantee the value or condition of the real property securing the above note and deed of trust.
12. Broker does not guarantee the ability of, or the probability that the property owner will make the necessary payments or otherwise fulfill the terms of the note and deed of trust.
13. Buyer must satisfy himself as to the validity of, the sufficiency of, as to the conditions applicable to the documents in this transaction.
14. Broker does not guarantee the above item to be of any particular type, grade or quality and does not recommend it to buyer, nor recommend that buyer make this loan or any other type, grade or quality of real estate or trust deed investment.
15. Buyer must satisfy himself as to the condition of payment being paid current on the above note and any other trust deed notes secured by this sale real property, as well the condition of payments on fire insurance, taxes, and any other bonds or assessments on subject property.
16. Buyer must inspect real property securing this deed of trust to satisfy himself that said property has sufficient value and is in satisfactory condition to protect buyer's money paid for this loan.

I have read and understand the above and herewith agree to release «f80» from any and all liability of any kind resulting from any damages to me resulting from my purchasing the above note and deed of trust.

Date: _____

(Buyer)

(Buyer)