

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 312 W. St John, Vandalia, mo 63382 (Property Address) located in the municipality of Vandalia (if incorporated), County of Audrain, Missouri.

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) N/A

- (a) Development Name _____
- (b) Contact _____ Phone _____
- ☐ Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome
- ☐ Villa ☐ Co-Op
- (c) Mandatory Assessment: #1 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- Mandatory Assessment: #2 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (d) Mandatory Assessment(s) include:
- ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area
- ☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling
- ☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal
- ☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility _____
- ☐ assigned parking space(s): how many _____ identified as _____ ☐ some insurance ☐ real estate taxes
- ☐ other specific item(s): _____
- ☐ Exterior Maintenance of this dwelling covered by Assessment: _____
- (e) Optional Assessment(s)/Membership(s) Please explain _____
- (f) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No
- (g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No
- (i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No
- (j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No
- (l) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

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UTILITIES

Utility

Current Provider

Gas/Propane: Amaren if Propane, is tank ☐ Owned ☐ Leased
Electric: City of Vandalia
Water: City of Vandalia
Sewer: City of Vandalia
Trash: City of Vandalia
Recycle: _____
Internet: _____
Phone: _____

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HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard
(b) Source of heating: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other _____
(c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____)
(d) Areas of house not served by central heating/cooling: None
(e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other: _____
(f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____
(g) Other details: _____

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FIREPLACE(S)

- (a) Type of fireplace: ☐ Wood Burning ☒ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
(b) Type of flues/venting:
☒ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) living room
☐ Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____
(c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____

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PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

- (a) Water Heater: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____
(b) Ice maker supply line: ☐ Yes ☒ No
(c) Jet Tub: ☐ Yes ☒ No
(d) Swimming Pool/Spa/Hot Tub: ☐ Yes ☒ No
(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
(e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: _____
(f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain _____

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WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain) _____
(b) If Public, identify the utility company: _____
(c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information _____
(d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "Yes", please explain _____

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SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other
If "Other" please explain _____
(b) Is there a sewerage lift system? ☐ Yes ☒ No If "Yes", is it in good working condition? ☐ Yes ☐ No
(c) When was the septic/aerator system last serviced? _____
(d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No
If "Yes", please explain _____

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APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Electrical Appliances and Equipment: ☐ Electric Stove/Range/Cook top ☐ Oven ☐ Built-in Microwave Oven
☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☒ Electric dryer (hook up)
☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____
(b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane
☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☒ Water heater ☐ Tankless Water Heater
☐ Gas dryer (hook up) ☐ Other _____

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- (c) Other Equipment: ☐ TV Antenna ☒ Cable Wiring ☒ Phone Wiring ☐ Network/Data Wiring
☐ Electric Garage Door Opener(s) Number of controls _____
☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: _____

☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____

☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____

(d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☒ No If "Yes", please explain _____

ELECTRICAL

Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: _____

(a) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown

(b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain _____

ROOF, GUTTERS AND DOWNSPOUTS

(a) What is the approximate age of the roof? 780 Years. Documented? ☐ Yes ☒ No

(b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain _____

(c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "Yes", please explain _____

(d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain _____

CONSTRUCTION

(a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail _____

(b) Are you aware of any repairs to any of the building elements listed in (a) above? ☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort New floors and walls in kitchen & bath room - Matthew Red Free Flow Plumbing 2020

(c) Are you aware that any of the work in (b) above was completed without required permits? ☒ Yes ☐ No

(d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____

(e) Were required permits obtained for the work in (d) above? ☐ Yes ☐ No

BASEMENT AND CRAWL SPACE (Complete only if applicable)

(a) ☒ Sump pit ☐ Sump pit and pump

(b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood

(c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please describe in detail Not anymore - basement is meant to be unfinished

(d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort Corrected gutter issue, filled cracks in basement with hydraulic cement, covered in drylock paint, dredged after wall mount. June 2020

PESTS OR TERMITES/WOOD DESTROYING INSECTS

(a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No

(b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No

(c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No

(d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No

(e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No

(f) Please explain any "Yes" answers you gave in this section _____

SOIL AND DRAINAGE

(a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No

(c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☒ No

(d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No

(e) Please explain any "Yes" answers you gave in this section _____

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (b) Asbestos Materials
- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (c) Mold
- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (d) Radon
- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "Yes", please provide the date and name of the person/company who did the mitigation _____
- (e) Methamphetamine
- Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
- ☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
- (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
- Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No
- If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. _____
- Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**
- (g) Radioactive or Hazardous Materials
- Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. _____
- (h) Other Environmental Concerns
- Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "Yes", please explain _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No
- (d) Do you have a survey of the property? ☐ Yes ☒ No (If "Yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☐ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section _____

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
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232 _____
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234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 80 years. The Seller has occupied the property from 19 to 2020.
236 (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "No", please explain It has been being rehabbed
237 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
238 any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain _____
239 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please
240 explain _____
241 (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain _____
242 (f) Is property tax abated? ☐ Yes ☒ No Expiration date _____ Attach documentation from taxing authority.
243 (g) Are you aware of any pets having been kept in or on the property? ☐ Yes ☒ No If "Yes" please explain _____
244 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
245 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
246 (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
247 (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
248 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
249 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
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255 **Additional Comments:**

256 New kitchen, new bathroom, new windows throughout. Newly refinished hardwood
257 floors, new plumbing and hot water heater. Updated 200 amp electrical.
258 Full, partially finished basement.
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261 Seller attaches the following document(s): _____

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

266	<u>Jaime Jackson Glasford Group</u>	<u>9-7-2020</u>		
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
268	<u>Jaime Jackson for Glasford Group</u>			
269	Seller Printed Name		Seller Printed Name	

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

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277	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
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279	Buyer Printed Name		Buyer Printed Name	

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- ☒ Seller's Limited Agent
- ☐ Landlord's Limited Agent
- ☒ Buyer's Limited Agent
- ☐ Tenant's Limited Agent
- ☐ Sub-Agent
- ☒ Disclosed Dual Agent
- ☒ Designated Agent
- ☒ Transaction Broker
- ☐ Other Agency Relationship

Broker or Entity Name and Address
Trophy Properties and Auction
15480 Clayton Road
Suite 101
Ballwin, MO 63011

MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice **BEFORE** working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees, it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, *to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord* with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, *to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant* with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate
- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency or transaction broker-age:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.