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MEASUREMENT OF SQUARE FOOTAGE DISCLOSURE

Contract Dated: 7/18/24
Property Address: 3603 Valley Dr. Godfrey IL 62035
By and between: Stephanie D. Lucas, ("Seller")
and _____, ("Buyer").

BUYER AND SELLER EACH ACKNOWLEDGE AND AGREE THAT BROKER HAS ADVISED THEM THAT BROKER: (1) is not an expert in measuring real estate structures or dwellings, (2) does not independently measure the total square footage of the properties that it markets for sale and/or shows to buyers, and (3) makes no opinion, representation, or warranty as to the accuracy of any measurement provided to Buyer or Seller, or relied upon by either.

To the extent that BROKER provides or shares information about total square footage of properties, then: (1) such information was received from one or more third-party sources, (2) is only an approximation, and (3) has not been verified by BROKER. There are several alternate standards relied upon for calculating total square footage, measurements, and the available data about total square footage can vary depending upon many variables, including but not limited to, the data source, the measurement standard that was used, the type of measurement device that was used, the date of measurement, and any obstructions, impediments or other limitations on accessibility or measurement points. One common source for total square footage is public information provided by the county assessor's office. However, the county assessor's office does not typically independently verify or warrant the accuracy of any such information. If you wish to have verifiable and accurate information about the total square footage of a particular property, you should retain a qualified professional appraiser to measure the property according to the measurement standard that you and/or the appraiser deem appropriate. The price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square foot also is only an approximation and is subject to the same uncertainties and limitations described in this disclosure. In the event that any contract for the purchase or sale of real estate is dependent on or calculated based upon a square footage amount, the parties should acknowledge and agree upon the actual square footage to be used for such purposes.

Stephanie D. Lucas 7/18/24
Seller Signature Date

Buyer Signature Date

Seller Signature Date

Buyer Signature Date