

REALTOR-PURCHASER AGREEMENT

In connection with the Purchase Agreement entered into by the undersigned and dated _____, 19____, to purchase real estate located at _____, Indiana. Purchaser acknowledges that _____, a sales associate with the CENTURY 21 Realty Group I, LLC, has suggested the following be done by the Purchaser:

- 1. Consult an attorney for any legal advice the Purchaser desires concerning this transaction because CENTURY 21 Realty Group I, LLC, and its sales associates are not qualified to practice law.
2. Seek professional independent inspectors, of Purchaser's choice, to inspect the condition of any portion of the real estate, its improvements, or the presence of radon gas about which the Purchaser may have concern.
3. Consult with a mortgage lender, and/or attorney of Purchaser's choice concerning the (i) selection of the mortgage financing to be secured by Purchaser to purchase the real estate identified herein, (ii) the terms and conditions set forth in the mortgage documents and (iii) the precise financial arrangements being offered by the proposed mortgage lender.
4. In order to determine the current status of real estate taxes for the real estate being purchased hereunder, Purchaser is advised to make direct contact with the township assessor's office and/or the county treasurer's office concerning such real estate taxes.

As purchasers who are mortgaging or refinancing the subject real estate, you may reduce your real estate taxes by filing for a Mortgage Exemption and a Homestead Credit. You may only file one Mortgage Exemption and one Homestead Credit. While they both may be claimed with respect to your principal Indiana residence, the Homestead Credit may be claimed only on your principal Indiana residence. However, if you own more real estate in Indiana, you may claim the Mortgage Exemption on any one of the parcels of real estate. These claims are accomplished by filing for the Exemption and Credit in the Auditor's Office of the County where the real estate is located.

- 5. For new construction only:
a. As real estate agent(s) _____ and CENTURY 21 Realty Group I, LLC, do not make any representations, warranties, or guarantees with respect to the timely or satisfactory completion of the improvements located or to be located on the real estate by _____ as Seller-Builder, pursuant to the terms of the referenced Purchase Agreement, including, but not limited to, the timely or satisfactory completion of such improvements, the quality or quantity of the materials and supplies used in the construction of such improvements, nor the condition or functioning of any fixtures, equipment or component parts thereof installed with such improvements.
b. In the event your Purchase Agreement provides for cost allowances for certain items to be included in the sales price of the real estate (such as, but not limited to, carpeting, appliances, landscaping, etc.), and should you select items which cost more than the stated allowances for each such item, you will be required to pay for all costs in excess of the stated allowances.
6. Purchaser agrees that CENTURY 21 Realty Group I, LLC, and its sales associates have not made any warranties or guarantees, implied or otherwise, regarding the real estate or its improvements, as to the condition or functioning of any fixtures, equipment or component parts thereof, such as, but not limited to, septic systems, wells, heating equipment, swimming pools, surface drainage, and square footage, etc.
7. We understand that if any of the following items are to be included in this sale (other than for new construction) they must be written in the Purchase Agreement.

- a. Fireplace screens/glass doors/grate/tools
b. Gas logs in fireplace
c. Decorative electric fireplaces
d. Window air conditioning units/ceiling fans
e. Specify what draperies and curtains
f. Carpets (not wall-to-wall)
g. All attached interior & exterior light fixtures/swag lamps
h. All attached mirrors
i. All attached wall shelves & brackets/garage shelving
j. Trash compactor/incinerator
k. Refrigerator(s)/ice makers
l. Range/oven/washer/dryer
m. Portable dishwasher
n. Smoke alarms
o. Burglar alarms/security systems
p. Water softner
q. Iron filter
r. Gas grills and gas lights
s. Basketball goal
t. Swing set, if in concrete, or children's playhouse
u. Storage sheds
v. Cupola/weathervane
w. All fences, including invisible fences
x. LP gas tank
y. Workbench
z. Disposition of escrow & assumption
aa. Fuel oil adjustment
bb. others: _____

Purchaser _____
Dated: _____, 19____

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Dated: _____, 19____