

**SHORT SALE OR BANK OWNED PROPERTY
DISCLOSURE**

Entering into an agreement to buy a Short Sale or Bank Owned property MAY be a way to obtain a property at or below market value. However, it can also be a frustrating and lengthy process. The banks generally attempt to control the transaction according to their company policies. You may be asked and/or REQUIRED to act and make commitments, incur costs, proceed or cancel a transaction, without fully approved or executed documents from the Seller or their Agents. This is a deviation from the normal Standards of Practice used by Realtors in the normal sale of property. While every attempt will be made to point out these deviations and require the banks to abide by the standard practices, the agent and broker making this disclosure CANNOT be held responsible for the bank's refusal to use a standard process and/or the outcome any particular transaction. You are encouraged to take advantage of any and all resources, including but not limited to your real estate agent, his broker, your lender, inspectors, and an attorney if you so desire, to assist you in making your decision to proceed.

This disclosure is being made by _____(Agent)

Acting on behalf of CENTURY 21 Arizona Foothills (Broker)

Agent

____|____|____
Date

I _____, the client and potential buyer have read and understand the above disclosure.

Buyer

____|____|____
Date