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RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser either (a) A RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner makes no representations or warranties as to the condition of the property, except as otherwise provided in the purchase contract, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing the defects in the condition of the property actually known by the owner. Certain transfers of residential property are excluded from this requirement.

RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the purchase contract; otherwise, complete and sign the disclaimer below.

Property Address _____

The undersigned owner(s) of the real property described above make(s) no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is", this is with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract.

Owner Date Owner Date

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement.

Purchaser Date Purchaser Date