kw CORONA
KELLERWILLIAMS. REALTY

ADDITIONAL BUYER'S ADVISORY

Buyer(s): _____

Subject Property: _____

Sales Price: _____

California's median home prices are growing at the fastest rate in the 30 years. So far, in 2021, California's median home price has increased by 78%. Despite advice against doing so, some buyers are waiving home inspections, waiving termite inspections, waiving loan contingencies, disregarding appraised values, adding additional cash to purchase a property when the lender's appraisal is lower than necessary for the desired loan, and even purchasing homes "sight unseen." Your agent and broker know that buying a home is probably the biggest purchase you will ever make. The process can be stressful and frustrating in a normal market. However, this current market is causing anxious buyers to take risks that they probably should not take. Your agent and broker want you to be happy with all aspects of your new home from the date of closing and for many decades thereafter. Your agent and broker have provided you with this form to make sure you understand and appreciate the risks involved with waiving common contingencies.

By initialing the line to the left of each statement, Buyer(s) acknowledge receipt and understanding of the information in each statement.

_____ I/We understand that it is unlikely for such growth to continue, and in fact, home prices may actually drop at some point. I/We shall not hold my/our real estate agent and broker liable, or in any way at fault, should the value of the Subject Property decrease at any time after purchase.

_____ My/Our real estate agent and broker have strongly advised me/us to have the Subject Property inspected by a professional and licensed property inspector prior to purchase. If I/we do not obtain such a property inspection, I/we shall not hold my/our real estate agent and broker liable, or in any way at fault, for any defects, problems, or other issues with the Subject Property which may have been detected by such an inspection.

_____ My/Our real estate agent and broker have strongly advised me/us to obtain a home warranty plan. If I/we do not obtain such a plan, I/we shall not hold my/our real estate agent and broker liable, or in any way at fault, for any defects, problems, or other issues with the Subject Property which may have been covered by such a plan.

_____ My/Our real estate agent and broker have strongly advised me/us not to pay more than the Subject Property's appraised value for the Subject Property. If I/we purchase the Subject Property for an amount over its appraised value, or if I/we put additional cash into the purchase to allow me/us to obtain a home loan, I/we shall not hold my/our real estate agent and broker liable, or in any way at fault, for any valuation issues, market price decreases, or appraised priced decreases affecting the Subject Property.

_____ My/Our real estate agent and broker have strongly advised me/us to investigate the condition and suitability of all aspects of the Subject Property, including but not limited to the physical condition of the building(s) and land, the neighborhood in which the Subject Property is located, and current price trends of real estate that is near to the Subject Property.

_____ _____
Date Buyer

_____ _____
Date Buyer