

NOTICE/DISCLOSURE REGARDING WRAP TRANSACTIONS

Buyer and Seller (“Parties”) hereby acknowledge receipt of notice and disclosure that The Law Offices of T. Alan Ceshker PC, _____ and _____ (“Brokers”) have advised the Parties to seek legal advice and have their respective attorneys review this transaction and review all documents provided to the Parties for the purpose of entering into this transaction and any and all documents drafted to facilitate the transaction and the closing of same. A wrap transaction and the documents required for a wrap transaction are complicated and should be reviewed by an attorney (i.e. the wrap note, wrap deed of trust, the wrap deed, the wrap disclosures, insurance coverage, loan servicing, loan amortization, etc.).

The Parties hereby acknowledge receipt of notice and disclosure that the Brokers are not attorneys and have not provided any legal advice regarding the wrap transaction or the wrap documents. The Law Offices of T. Alan Ceshker, PC do not represent the Buyer or Seller in this transaction. The Parties hereby acknowledge receipt of notice and disclosure that the Brokers have advised the Parties that there is likely a “due on sale” clause or term to the underlying loan agreement regarding the subject property to be sold/purchased and this clause is triggered by the wrap transaction. Again, the Parties are advised to seek independent legal counsel to detail the consequences of violating this term of the underlying loan agreement.

The Parties hereby acknowledge receipt of notice and disclosure that entering into a wrap transaction may have a negative impact on the Seller’s ability to obtain a mortgage loan or other loans in the future. The Parties hereby acknowledge that the Brokers do not recommend entering into a wrap transaction without seeking independent legal advice and direction as to whether or not to enter into a wrap transaction.

The Parties hereby release the Brokers of any and all claims, known and unknown, that the Parties have or may acquire regarding this wrap transaction and the Parties’ signing of the wrap transaction documents.

Buyer

Buyer

Seller

Seller