



UNREPRESENTED BUYER DISCLOSURE

The purpose of this Unrepresented Buyer Disclosure is to confirm that you(1) have been disclosed that the auctioneer and selling agent(s) listed herein represents the seller only as per the signed terms and conditions as well as the signed purchase agreement for the property listed below, and therefore have chosen to go unrepresented.

Property Address: _____

Purchaser(s): _____

Listing Agent: _____ and Brokerage: __Cutler Real Estate_____

By signing below, you hereby acknowledge the following:

1. You have elected to be unrepresented in the auction transaction
2. You are not in contract with another REALTOR® or other broker or real estate salesperson related to the Property.
3. The Auctioneer/Agent(s) and Brokerage listed above solely represent the interests of the seller of the Property being Auctioned and listed above as well.
4. You have been advised of the benefits of having a REALTOR® represent you in the transaction and have signed a Cutler Real Estate Consumer Guide to Agency Relationships for additional information.
5. The Agent(s) and Brokerage listed above have a duty of full disclosure to the seller of the Property and that you will not share any information with the Agent(s) and Brokerage listed above that you would not want the seller of the Property to know.
6. Even though the Agent(s) and Brokerage listed above do not represent you, they:
 - a. The Listing Agent(s)/Auctioneer are prohibited from providing you false information.
 - b. The listing Agent(s)/Auctioneer must disclose any material facts of which they have actual knowledge pertaining to the physical condition of the Property that you would not discover by a reasonably diligent inspection.
 - c. The Listing Agent/Auctioneer may, but are not obligated to, (i) provide you information regarding lenders, inspectors, attorneys, insurance agents, surveyors, architects, schools, shopping facilities, places of worship, and other similar information and (ii) provide market information or other information obtained from a property listing service or public records.
 - d. The Listing Agent(s)/Auctioneer may, but are not required to, assist in you completing a Real Estate Auction Purchase Agreement.

The Agent(s) and Brokerage listed above may not, among other things, provide you advice as to the value of the Property or an appropriate offering price.

8. I have read this disclosure form. I understand that this form is for agency disclosure and is not a contract.

Buyer Printed Name(s): _____ Date

Buyer Signature _____ Date

Buyer Signature _____ Date