SELLER'S ACKNOWLEDGEMENTS

I/We, <<Seller1>>, and <<Seller2>> (Sellers) have agreed in writing to sell the property commonly known as <Property Address> ("Property") to **<<Investor-Buyer>>** (Buyer) and assigns, according to the terms and conditions contained in the Contract For Purchase and Sale ("Agreement"), copies of which are incorporated herein by reference. I/We further certify as follows:

(*Seller to initial each applicable paragraph.*)

_____1. OWNERSHIP OF THE PROPERTY: I am the owner of the Property and Personal Property (or I have an equitable interest in the Property) and am able to contract for its sale.

_____2. ACCEPTANCE: I have reviewed the terms and conditions contained in the Agreement and have accepted Buyer's offer to purchase the Property and Personal Property.

_____3. IN MY BEST INTEREST: I am satisfied with the Agreement and have agreed to sell the Property and Personal Property, because it is in my best interest to do so.

_____4. FULLY INFORMED AND NOT CONFUSED: I have signed the Agreement and all other documents, only after being fully informed and with sufficient understanding of all terms and conditions contained therein. I am not confused about any aspect of the Agreement or related documents.

_____5. SATISFIED WITH THE SALES PRICE: I understand I may be selling the Property and Personal Property for less than market value but have chosen to do so because circumstances dictate that an immediate sale, even at a discounted price, is in my best interest. I am satisfied with the sales price I have negotiated.

_____6. SALE IS FINAL: I understand by signing the Agreement and related documents, including a deed, I have agreed to sell the Property and Personal Property to Buyer and am now bound by the terms and conditions described in the Agreement and related documents. I further understand that I cannot change my mind or cancel the Agreement or related documents at some later date, nor can I continue to market the Property to any other buyer. I understand there will be additional closing documents to sign and upon receipt, agree to sign and deliver the closing documents either into Escrow or directly to Buyer, as Buyer may direct, in a timely manner.

_____7. CONTINGENCIES MAY EXIST: I understand the sale may be contingent upon Buyer's inspection and approval of certain items described in the Agreement. I further understand that if Buyer does not approve of these items, Buyer may cancel the Agreement and if cancelled, I must return Buyer's earnest money deposit in full.

_____8. NOT A LOAN: I understand the Agreement I have signed is for the outright sale of the Property and is not intended to be a loan of any kind.

_____9. AGREEMENT MAY BE ASSIGNED: I understand Buyer may assign the Agreement to another party and I may be closing the sale with someone other than Buyer.

_____10. COPIES OF THE PAPERWORK: I understand that copies of the paperwork I have signed may be furnished electronically to me.

_____11. LEGAL AND FINANCIAL COUNSEL ADVISED: I acknowledge Buyer has

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advised me to seek independent legal counsel and financial adviser to review the Agreement and related documents.

_____12. FAIRLY NEGOTIATED: I understand Buyer has negotiated on his own behalf and likewise, I have negotiated on mine. I acknowledge the Agreement has been negotiated fairly, and Buyer has not taken advantage of me or my current situation.

_____13. NO PRECLUDING AILMENTS, IMPAIRMENTS, OR DURESS: I have no physical, mental or emotional ailments that preclude me from signing the Agreement. I am not now under the influence of alcohol or any other mind-altering substance, nor am I taking medication that would cloud my judgment or make me unable to think clearly. I am not under duress and have signed the Agreement and all other related documents of my own free will, without any undue financial pressure. Buyer has in no way pressured me into signing either document.

_____ 14. SUBJECT-TO SALE: I understand that, if this is a "subject-to" Agreement in Paragraph 6, that the mortgage(s) secured by the Property and appearing on my credit report will not be paid off at closing and transfer of title. The mortgage(s) will remain open, and the Buyer or its assigns will continue to make the mortgage payments each month. If Buyer fails to make the payments in a timely manner, I understand that this will adversely affect my credit. I understand that, so long as the mortgage(s) remain open, this could prohibit me from obtaining additional credit such as a new mortgage, auto loan, or credit card. I understand that the mortgage interest statement may continue to come addressed to me each year from the mortgage holder, but I agree that I will not be entitled to take the mortgage interest deduction, if any, and that I will forward that statement instead to the Buyer. I understand that the mortgage lender may call the entire mortgage amount due at once and foreclose on the property because such a transfer of ownership will trigger the due-on-sale clause of the mortgage. I hold Buyer and escrow, closing and title agent harmless from all such repercussions listed in this paragraph.

Date: _____

_____

<<Seller1>> - Seller
SSN:

_____

<<Seller2>> - Seller
SSN:

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