



******* This Disclosure Must Be Initialed And Signed Prior To Showings *******

Initial(s)

____/____ **LEGAL ADVISEMENT**

Greater Midwest Realty (also referred as GMR) and/or its agents and subagents are not offering legal advice. If you require legal advice regarding any real estate transactions, it is GMR's recommendation that Buyer contact a real estate attorney. Any agents affiliated with GMR are not attorneys and do not give legal advice.

____/____ **PROPERTY SHOWINGS**

For the safety of all GMR clients, the GMR showing agent will determine if a property is safe to show, if the agent determines that the property is not safe to show the Buyer will comply in not viewing some or all of the listed property. Some properties, inside or outside, may not be safe. The GMR showing agent may not be familiar with the condition of the property. The Buyer and the GMR showing agent will enter at their own risk.

____/____ **CONTROLLED BUSINESS ARRANGEMENT DISCLOSURE**

We at GMR, DBA Greater Midwest Properties, do disclose that our Real Estate Agents may have various business relationships with companies involved in the real estate industry. You as the Buyer are NOT required to use any companies referred to you by GMR or its agents. Regardless, all companies used by Buyer in their real estate transaction are of their own choosing and risk. Any referral may potentially provide GMR financial and/or other benefits.

____/____ **CLIENT CREDIT AND FINANCIAL RESPONSIBILITY**

Please be aware that ANY changes in your credit: i.e. charging on current credit cards, opening new charge accounts, financing a new car loan or taking out any line of credit may cause a delay or denial of your home purchase financing. Before you make any financial changes, please contact your loan officer to make sure that those things will not affect your loan or the timing of your loan.

____/____ **EXTENDED FILE MANAGEMENT FEE**

MN Department of Commerce requires all real estate brokers to store all regulatory documents for 6 years for all transactions. Greater Midwest Realty will store all regulatory documents for no less than 10 years. This will include any and all related documents pertaining to the purchase of Buyers property. The Extended File Management Fee of \$299 is a one-time charge, payable by Buyers at the time of closing for the costs of printing, processing, and storage of these regulatory documents. The intent of government storage regulations and Greater Midwest Realty Corporation is to protect and benefit the consumer public. The fee is \$399 for Commercial.

ACKNOWLEDGEMENT AND UNDERSTANDING

Buyers acknowledge that they have reviewed and understand all aspects of this disclosure and of any potential conflict between Greater Midwest Realty, the agent, or the Buyer or Seller. Buyer has determined that Greater Midwest Realty and agent's affiliation with other entities will not create a conflict in this transaction. Buyer acknowledges that they have received copies of all signed documents through hard copy or email scan.

Buyer Signature

Date

Buyer Signature

Date

Printed Name

Printed Name