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Dear Valued Clients,

Thank you for your interest our firm representing you in your real estate endeavors. The following shall outline the Property Condition Disclosure Statement and the ramifications of the new law effective March 20, 2024.

- The form itself must be submitted to the purchaser **PRIOR** to contract, for that reason we would recommend the form be provided in advance of accepting the purchaser's offer. Failure to do so, and sending after the offer – or even the inspection, **COULD** result in further negotiation of the offer terms.
- Most of the questions pertain to personal information that you would have during the course of your purchase and/or ownership of the property.
- Per the Disclosure Statement instructions, you are to “answer all questions based upon your **actual** knowledge”. Not your suspected knowledge and/or beliefs.
- Should the answers to these questions be proven false or misleading, or that you had actual knowledge of an issue, there is potential for future liability for as long as the statute of limitations allows, depending on the particular cause of action.
- This statement does **not** apply to vacant land, condominiums, coops. and certain homeowner's associations, The Statement also does **not** apply to new construction, REOs (Foreclosures), Estates and some forms of Trusts.
- Our fee for this particular representation is **\$400.00**

**Miscellaneous:**

*We do not practice litigation of any kind. Should there be a claim based upon the Disclosure post-closing we reserve the right to decline representation in that action. Referrals will be provided upon request.*

In the event that a dispute arises between us relating our fees, you may have the right to arbitration of the dispute pursuant to Part 137 of the Rules of the Chief Administrator of the Courts, a copy of which will be provided to you upon request.

By proceeding with your transaction and engaging our firm to represent you, you hereby acknowledge that you have read this letter and agree to our engagement, which has been fully discussed and explained to your complete satisfaction.

Most importantly, congratulations on your real estate transaction!

Very truly yours,

DIAMOND LAW GROUP

Received and Agreed to this [] day of [], 20[].

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