

Additional Seller Disclosures

Edwards Jones Trust Company, Trustee of the Traube Trust
909 Willow Run South, Raleigh, NC 27615

- Please allow a minimum of 48 business hours for a response on offers.
- Trustee's business hours are Monday-Friday until 2:00 p.m. CT.
- The property must be on the market 5 calendar days before we will respond to any offers. If the 5th day falls on a weekend or holiday, it reverts to the next business day.
- Every offer will be countered with a standard Edward Jones Trust Company counter offer form. This just includes language that our counsel requires us to incorporate into every deal. Dependent upon offer circumstance, this could slightly change, but to give you a general idea, here is some language below.
 - Seller is Edward Jones Trust Company, Trustee of the Traube Trust
 - **Property is sold "AS IS."** "AS IS" condition of property is a material part of this agreement and was taken into account in establishing the purchase price.
 - Seller is not responsible for any inspections or permits, including municipal, code, or fire district inspections and makes no warranties or representations concerning compliance with any applicable building or fire code.
 - Buyer is relying solely on buyer's own efforts in evaluating, examining, and inspecting the property and not on any statements, representations, assertions, or non-assertions by the Seller or its agent with respect to the Property's condition.
 - Buyer represents that buyer is knowledgeable and has been represented by counsel in negotiating the contract, or had the opportunity to do so. The "AS IS" condition survives the closing of this transaction.
 - Seller is a Corporate Trustee and has never occupied the property, therefore seller makes no representations or warranties as to the Property or its conditions.
 - Buyer is responsible for performing buyer's own inspection of the property.
 - Seller shall convey title via Special Warranty Deed, Trustee's Special Warranty Deed, Quitclaim Deed or NC Statutory Equivalent
 - All taxes, assessments, and prorations are final and binding at closing. Any subsequent tax reassessments for prior years received after the closing date is the responsibility of the Buyer.
 - Any dispute arising from this transaction will be handled through standard judicial remedy, with each party bearing their own legal expenses.



Buyer Initials: _____

