

  
**KELLER WILLIAMS**<sup>®</sup>  
R E A L T Y  
THE MARKETPLACE  
**BUYER BEWARE DISCLOSURE**

Property Address \_\_\_\_\_

Buyers herein acknowledge that Keller Williams Realty The Marketplace and its agents disclose the following to buyers purchasing the above mentioned property;

**INSPECTIONS**

\_\_\_\_ (initial) Keller Williams Realty The Marketplace and/or its agents recommend the buyers have a structural inspection and any other inspections they desire, due to real estate agents being unaware of conditions of the property and its surroundings. By initialing, the buyers understand the importance of hiring professional inspectors that they feel most confident in.

**HOME WARRANTY**

\_\_\_\_ (initial) If buyer chooses to purchase property without a home warranty, which could cover certain mechanical fixtures on the property, buyer acknowledges that Keller Williams Realty The Marketplace and its agents did recommend buyers purchase a home warranty for future repairs. Buyers are waiving their right to a home warranty and in no way hold Keller Williams Realty The Marketplace or its agents responsible.

**RAILWAY DISCLOSURE**

\_\_\_\_ (initial) Buyers hereby acknowledge the fact that they have been informed that this property may be in an area nearby a railroad where chemicals can be transported.

**AIRPORT NOISE DISCLOSURE**

\_\_\_\_ (initial) Buyers hereby acknowledge that they are aware of the proximity of McCarran International (and/or others) Airport to this property. The buyers also fully understand that existing and future noise levels at this location, associated with existing and future airport operations, may have an effect on livability, value and suitability of the property for residential use. Buyers also understand that McCarran International (and/or others) Airport has been in its present locations for many years, and the future demand and airport operations may increase significantly. An aviation easement has been granted. For further information, contact Clark County Department of Aviation.

**PEPCON DISCLOSURE**

\_\_\_\_ (initial) Buyers hereby acknowledge the fact that they have been informed that this property may be located in the area which was impacted by the 1988 Pepcon Blast and other associated industries.

**GAMING CORRIDOR DISCLOSURE**

\_\_\_\_ (initial) Buyers are aware the gaming enterprises are subject to change and shall make their own investigations as to current or future zoning, as stated in the contract, during buyers Due Diligence period.

Buyers herein understand the above information and hereby release Keller Williams Realty The Marketplace and their agents from any and all liability.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date