



HOLD HARMLESS AGREEMENT & DISCLOSURE NOTICE

(Property Showings – The Morrow Wargo Group, Realty ONE Group Supreme)

This **Hold Harmless Agreement & Disclosure Notice** ("Agreement") is made and entered into as of the date signed below by the undersigned individual ("Participant") in consideration of being permitted to enter and/or view the property located at:

Property Address: _____ ("Property")

This Agreement is made between the Participant and the following parties (collectively, the "Released Parties"):

1. **The Morrow Wargo Group, of Realty ONE Group Supreme**
2. **Realty ONE Group Supreme**
3. **The Property Owner**
4. **Any Agents, Employees, Representatives, Contractors, or Successors** associated with the property, its marketing, or the showing process

ORAL CONSUMER NOTICE

Under Pennsylvania Real Estate Law, I am required to provide you with a written notice that describes the various business relationship choices you may have with a real estate licensee. Since we are discussing real estate without you having received the consumer notice, I must advise you that any information you provide at this time is **not confidential** and will not be treated as confidential unless and until we enter into a formal business relationship. At our first meeting, I will provide you with a written **Consumer Notice**, which explains these business relationships and my duties to you.

ASSUMPTION OF RISK

The Participant acknowledges that the Property may be in **poor condition** and may present potential **hazardous conditions**, including but not limited to:

- Structural issues, falling debris, exposed wiring, mold, pests, or other risks
- Slippery, unstable, or damaged flooring, stairways, or walkways
- Environmental concerns such as asbestos, lead paint, or unknown dangers

The Participant **voluntarily assumes all risks** associated with entering the Property and acknowledges that they are **solely responsible** for their own safety while on-site.



WAIVER AND RELEASE OF LIABILITY

The Participant hereby agrees to **hold harmless, release, indemnify, and defend** the Released Parties from any and all claims, demands, liabilities, damages, losses, injuries (including death), or expenses (including attorney's fees) arising out of or in connection with their entry onto and presence at the Property, including but not limited to:

- Personal injury, illness, or death
- Damage to personal property
- Any other losses sustained during or as a result of the visit

This waiver applies **regardless of whether the injury or damage is caused by the condition of the Property, the negligence of the Released Parties, or any other cause.**

HOLD HARMLESS ACKNOWLEDGEMENT & INVESTMENT DISCLAIMER

Real estate investment carries **inherent risks**, and this Agreement does not constitute legal or financial advice. While The Morrow Wargo Group strives to provide accurate and up-to-date information, we make **no warranties** regarding the correctness of data or the viability of any investment strategies discussed.

By signing this Agreement and/or entering the Property, the Participant agrees to **hold harmless The Morrow Wargo Group, Realty ONE Group Supreme, the Property Owner, and all associated parties** for any reliance on the information provided, as well as for any injuries or damages sustained during the showing.

Investment decisions should be made based on **your own due diligence** and consultation with financial and legal advisors. As real estate professionals, we assist in property purchases and data analysis; however, **the ultimate responsibility for investment decisions lies with the investor.**

ACKNOWLEDGMENT & AGREEMENT

By signing below, the Participant acknowledges that they have read and understood this Agreement, voluntarily accept the risks associated with entering the Property, and agree not to hold the Released Parties responsible for any injury, loss, or damage.

Participant Name: _____

Participant Signature: _____

Date: _____

Witness (if applicable): _____

Date: _____

This Agreement shall remain in effect for any and all future visits by the Participant to the Property.