

## Seller's Acknowledgements

I \_\_\_\_\_ (Seller),  
on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, have agreed in writing to sell the  
property commonly known as \_\_\_\_\_,  
(The Property) to \_\_\_\_\_ (Buyer) and or assigns,  
according to the terms and conditions contained in the Purchase and Sale Agreement (The  
Agreement) of even date, a copy of which is attached hereto. I further state as follows:

\_\_\_\_\_ **1. OWNERSHIP OF THE PROPERTY:** I am the owner of The Property (or I  
have an equitable interest in The Property) and am able to contract for its sale.

\_\_\_\_\_ **2. ACCEPTANCE:** I have reviewed the terms and conditions contained in  
The Agreement and have accepted Buyer's offer to purchase The Property.

\_\_\_\_\_ **3. GOOD AND VALUABLE CONSIDERATION:** I have received good and  
valuable consideration in signing The Agreement, and I acknowledge both the receipt and the  
sufficiency of the consideration.

\_\_\_\_\_ **4. IN MY BEST INTEREST:** I am satisfied with The Agreement and have  
agreed to sell The Property because it is in my best interest to do so.

\_\_\_\_\_ **5. FULLY INFORMED AND NOT CONFUSED:** I have signed The  
Agreement being fully informed and with sufficient understanding of all terms and conditions  
contained therein. I am not confused about any aspect of The Agreement.

\_\_\_\_\_ **6. SATISFIED WITH THE SALES PRICE:** I understand I may be selling  
The Property for less than market value but have chosen to do so because circumstances  
dictate that an immediate sale, even at a discounted price, is in my best interest. I am  
satisfied with the sales price I have negotiated.

\_\_\_\_\_ **7. SALE IS FINAL:** I understand by signing The Agreement, I have agreed  
to sell The Property to Buyer and am now bound by the terms and conditions described in  
The Agreement. I further understand that I cannot "change my mind" or cancel the contract  
at some later date, nor can I continue to market The Property to any other buyer.

\_\_\_\_\_ **8. CONTINGENCIES MAY EXIST:** I understand the sale may be contingent  
upon Buyer's inspection and approval of certain items described in The Agreement. I further  
understand that if Buyer does not approve of these items, Buyer may cancel The Agreement  
and if cancelled, I must return Buyer's earnest money in full.

\_\_\_\_\_ **9. NOT A LOAN:** I understand The Agreement I have signed is for the  
outright sale of The Property and is not intended to be a loan of any kind.

\_\_\_\_\_ **10. AGREEMENT MAY BE ASSIGNED:** I understand Buyer may assign The Agreement to another party and I may be closing the sale with someone other than Buyer.

\_\_\_\_\_ **11. NO ESCROW:** I understand Buyer may choose to "close" this transaction without the use of an escrow company and may record the conveyance documents himself.

\_\_\_\_\_ **12. CLOSING DOCUMENTS:** I understand there will be additional closing documents to sign and upon receipt, agree to sign and deliver the closing documents either into Escrow or directly to Buyer, as Buyer may direct, in a timely manner.

\_\_\_\_\_ **13. COPIES OF THE PAPERWORK:** I understand that copies of the paperwork I've signed will be provided to me in a timely manner and I acknowledge that circumstances dictate that copies may not be immediately made available to me.

\_\_\_\_\_ **14. BUYER ENTITLED TO MAKE A PROFIT:** I understand Buyer may resell The Property and may realize a profit in doing so. I agree Buyer is entitled to any profit that may ultimately result in the subsequent resale of The Property.

\_\_\_\_\_ **15. LEGAL COUNSEL ADVISED:** I acknowledge Buyer has advised me to seek independent legal counsel to review The Agreement.

\_\_\_\_\_ **16. FINANCIAL REVIEW ADVISED:** I acknowledge Buyer has advised me to seek an independent financial advisor to review The Agreement.

\_\_\_\_\_ **17. FAIRLY NEGOTIATED:** I understand Buyer has negotiated on his own behalf and likewise, I have negotiated on mine. I acknowledge The Agreement has been negotiated fairly and Buyer has not taken advantage of me or my current situation.

\_\_\_\_\_ **18. NO PRECLUDING AILMENTS:** I have no physical, mental or emotional ailments that preclude me from signing The Agreement.

\_\_\_\_\_ **19. NOT UNDER THE INFLUENCE:** I am not now under the influence of alcohol or any other mind-altering substance, nor am I taking medication that would cloud my judgment or make me unable to think clearly.

\_\_\_\_\_ **20. NO OTHER PROMISES:** I have not been promised anything other than what is described in The Agreement. There are no unresolved issues, no "side agreements," nor are there other terms not disclosed in The Agreement.

\_\_\_\_\_ **21. NOT UNDER DURESS:** I am not under duress and have signed The Agreement of my own free will, without any undue financial pressure. I have signed of my own free will and Buyer has in no way pressured me into signing The Agreement.

\_\_\_\_\_ **22. FULLY SATISFIED WITH AGREEMENT:** I am fully satisfied with all terms and conditions contained in The Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

√ \_\_\_\_\_  
Seller (Signature)

√ \_\_\_\_\_  
Seller (Signature)