

Gerchick Real Estate

MARKET CONDITIONS ADVISORY

Document updated:
February 2021



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The real estate market is cyclical and real estate values go up and down.

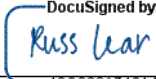
The financial market also changes, affecting the terms on which a lender will agree to loan money on real property. It is impossible to accurately predict what the real estate or financial market conditions will be at any given time.


The ultimate decision on the price a Buyer is willing to pay and the price a Seller is willing to accept for a specific property rests solely with the individual Buyer and Seller. The parties to a real estate transaction must decide on what price and terms they are willing to buy or sell in light of market conditions, their own financial resources and their own unique circumstances.

The parties must, upon careful deliberation, decide how much risk they are willing to assume in a transaction. Any waiver of contingencies, rights or warranties in the Contract may have adverse consequences. Buyer and Seller acknowledge that they understand these risks.

Buyer and Seller assume all responsibility should the return on investment, tax consequences, credit effects, or financing terms not meet their expectations. The parties understand and agree that the Broker(s) do not provide advice on property as an investment. Broker(s) are not qualified to provide financial, legal, or tax advice regarding a real estate transaction. Therefore, Broker(s) make no representation regarding the above items. Buyer and Seller are advised to obtain professional tax and legal advice regarding the advisability of entering into this transaction.

THE UNDERSIGNED ACCEPT AND UNDERSTAND THE FOREGOING AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS ADVISORY.

DocuSigned by:

SIGNATURE 743144D1...
2/6/2025
MO/DA/YR
Russ Lear
NAME

Signed by:

SIGNATURE 56868BA2E4B1...
2/6/2025
MO/DA/YR
Glenn Lear
NAME

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Gerchick Real Estate, 4602 E Waltann Lane Phoenix AZ 85032
Phone: 6026889279

Fax: Linda Gerchick, CCIM

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

(Listing) 5112 N

