

DISCLAIMER AND ACKNOWLEDGMENT

RE: REAL PROPERTY LOCATED AT:

707 3rd St., Hermosa Beach, CA 90254

Buyer is advised that Seller, **Bank of America, N.A., as Trustee**, is entering into this transaction in its capacity as a fiduciary, and as such is exempt from providing a residential real property disclosure statement pursuant to California Civil Code § 1102.2(d). Any sale of the real property referenced above is made as is, where is, with all faults.

In conducting any inspection of the real property referenced above, Buyer agrees to indemnify and hold Seller, Bank of America, N.A., as Trustee, and its agents, completely harmless from and against any and all claims and/or expenses, whether legal, equitable or otherwise, including but not limited to reasonable attorneys fees and costs of defense, which may result in any way from the conduct of such inspection. Buyer further agrees that any third party inspectors or other persons who shall participate in any inspection on buyer's behalf shall carry comprehensive general liability insurance covering all actions at the real property.

The Seller will only accept those documents requested in the bid package furnished to Buyer by the Listing Agent for the referenced real property. Submission of any additional documents, i.e. inspection reports, surveys, etc., will result in Buyer's disqualification from the sale bidding process.

The foregoing Acknowledgment shall be binding upon Buyer, its agents, assigns or successors.

“Buyer”

Dated: _____

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