

RELEASE AND AGREEMENT TO HOLD HARMLESS

Property Address: 31734 Hilltop Drive, Running Springs, CA 92382 “Property”

In consideration for being allowed access to the property above and for the sole purpose of viewing the property for a potential purchase and to complete repairs as outlined and agreed to.

Only Potential Buyer(s) and Showing Agent(s) will be granted access to the property and agree to exercise all reasonable caution and care to a) protect and preserve the real estate and improvements from any damage or loss and b) to protect themselves and everyone else with whom they access the property from damage, loss, or injury. Potential Buyer(s) further agrees to indemnify and hold harmless the Seller, the Seller's brokers and their agents and employees, and any other party related to or associated with the Seller, from any and all claims resulting from all injuries, damage, or loss to persons or property arising from accessing the property and any and all activities performed within it.

This does not in any way imply a warranty, habitability, or safe condition. The Seller, Seller's brokers and their agents and employees, have reason to believe that there presently exists on these premises certain inherently dangerous conditions, including but not limited to, mold or hazardous substances, result of a age, weather, debris and any other hidden defects, the stairs, flooring and any other unknown structural issue may affect the property and may cause physical injuries; and therefore, the undersigned specifically agrees that he or he enters upon the property at his own risk.

This is a legally binding document, if not fully understood consult an attorney before signing.

POTENTIAL BUYER: _____ Date: _____

POTENTIAL BUYER: _____ Date: _____

POTENTIAL BUYER: _____ Date: _____

SELLING AGENT: _____ Date: _____