

WAIVER OF NRS CHAPTER 113 RIGHTS



THE UNDERSIGNED are the buyers of that residential property, located in the State of Nevada, County of CLARK, described as follows: _____ (the "Property").
_____ (street address)

The seller(s) of the Property is/are _____ (whether one or more, the "Seller").

Escrow #: _____ Buyer's Agent: Jim Eagan

I/We have read and understand my/our rights contained in NRS 113.100 through 113.150, a copy of which is attached as pages two and three of this Waiver. I/We understand and that I/we have rights regarding the completion and service of a Seller's Real Property Disclosure Form (the "Disclosure Form") regarding the Property. I/We further understand that I/we also have certain rights regarding any unidentified defects in the Property that are not disclosed timely by the Seller. As provided by NRS 113.130(3) and 113.150(6), and with a full and complete understanding of my/our rights under the above referenced statutes, I/we hereby waive the following legal rights:

(initial those rights you wish to waive; only those rights that are initialed will be waived)

- _____ To receive a completed Disclosure Form.
- _____ Service of the Disclosure Form at least 10 days before conveyance of the Property.
- _____ The Seller has until _____ in which to serve the Disclosure Form.
- _____ To be notified of any defects in the Property that arise, or have become worse, after service of the Disclosure Form, but before conveyance.
- _____ To rescind the purchase agreement pursuant to NRS 113.150(1).
- _____ To rescind the purchase agreement pursuant to NRS 113.150(2)(a).
- _____ To recover from the Seller three times the amount necessary to repair or replace any defective part of the Property, together with court costs and attorney fees pursuant to NRS 113.150(4).
- _____ All of my/our legal rights under NRS 113.100 through 113.150. I/We are purchasing the Property "AS IS"
- _____ Seller is exempt from Disclosure Form pursuant to NRS 113.130(2)

THIS WAIVER is made this _____ day of _____, _____.

(Buyer's Signature)

(Buyer's Signature)

State of Nevada
County of _____

This instrument was acknowledged before me on _____ by _____.

Notary Public in and for said County and State