

Unrepresented Buyer Acknowledgment

Property: 202 Birch Avenue, Princeton, NJ 08540

Seller: Eva & Alfons Flatscher

Buyer(s): _____

Date: _____

This acknowledgment confirms that the undersigned Buyer(s) will proceed without the assistance of a licensed real estate agent in connection with the preview, negotiation, and potential purchase of 202 Birch Avenue. By signing below, Buyer(s) understand and agree to the following:

1. Sellers Represent Themselves Only. The Sellers (and any assistants/vendors engaged by them) represent their own interests exclusively. They do not act as fiduciaries or agents for the Buyer(s).
2. Right to Independent Representation. Buyer(s) have been advised to retain an independent real estate agent and/or attorney. The Sellers are willing to provide referrals upon request. If Buyer(s) choose to proceed without representation, they assume full responsibility for their own due diligence, inspections, financing, and contractual obligations.
3. No Advice or Advocacy from Sellers. Any information the Sellers provide (e.g., property disclosures, factual answers to questions) is for informational purposes only. Sellers will not provide advice regarding price, offer structure, negotiation strategy, contingencies, financing, or legal terms.
4. Optional Professional Support. Buyer(s) may engage a third-party transaction coordinator, attorney, or consultant at their own expense. Sellers encourage Buyer(s) to seek independent professional advice before signing any documents.
5. Offer Submission Requirements. All offers from unrepresented buyers must include:
 - This signed acknowledgment.
 - Proof of funds and/or lender pre-approval.
 - Proposed closing timeline and contingency details.
6. Limitation of Liability. Buyer(s) agree not to hold the Sellers liable for decisions, misunderstandings, or issues arising from Buyer(s)' choice to proceed without professional representation.
7. Communication. All communications shall be in writing and directed to alfons.flatscher@202birch.com (or another email address specified by the Sellers). Sellers will respond in writing with acceptances, counters, or rejections.

Buyer Signature: _____

Printed Name: _____

Date: _____

Buyer Signature (if second buyer): _____

Printed Name: _____

Date: _____

Please email the signed acknowledgment to alfons.flatscher@202birch.com. No unrepresented offer will be reviewed without this document on file.