



FIRST TIME HOME BUYER NOTICE

The First Time Home Buyer Tax Credit of up to \$8,000 is being offered to qualified home buyers through the American Recovery and Reinvestment Act of 2009.

Buyer acknowledges that in order to be eligible for the tax credit, Buyer must purchase a property (have an executed sales contract) no later than April 30, 2010 and must settle the property no later than June 30, 2010.

There are many issues that may affect the actual closing date of a property transaction, including but not limited to title problems (including short sale status where a seller's lender must approve the sale), disputes between buyer and seller, buyer's lender processing or requirements, scheduling and/or completion of any required or requested repairs, to name just a few.

Buyer has been advised that a purchase agreement which specifies that the transaction will close on or before June 30, 2010 does not guarantee that the closing can or will occur before the June 30, 2010 deadline, and that unless there is a contingency allowing Buyer to terminate the contract, Buyer will be obligated to close on the property, regardless of whether the Buyer may claim the First Time Home Buyer Tax Credit.

Neither Champion Realty Inc. nor the Sellers make any guarantees or warranties that closing on any Property could or will occur prior to June 30, 2010 and Buyer hereby agrees to hold harmless and release Champion Realty Inc. including sales associate(s) below named, from any such claim, demand or liability.

Dated this _____ day of _____, 2010.

Buyer

Buyer

Sales Associate