

7191 Magnolia Avenue
Riverside, CA 92504
Office: (951) 784-2500
Fax: (951) 682-2310
www.westcoe.com



BUYER OCCUPYING A PROPERTY PRIOR TO THE CLOSE OF ESCROW RELEASE OF LIABILITY FOR WESTCOE REALTORS, INC.

This form is designed to release Westcoe Realtors, Inc. and its agents from any and all liability that occur from having the buyer occupy the property referenced below prior to the close of escrow. By signing below, all parties are agreeing and acknowledging the following:

1. That in many cases, allowing the buyer to occupy the property before the close of escrow results in problems. These problems can lead to the escrow not closing, additional costs incurred by both principals, and problems with getting the buyer to vacate the property in the event the escrow fails to close.
2. That Westcoe Realtors, Inc. is strongly against allowing any sort of occupancy prior to the close of escrow, and advises you not to proceed in this manner.
3. That Westcoe Realtors, Inc. advises you to consult an attorney in this matter.
4. That if the principals agree, in spite of the above, to have an occupancy prior to the close of escrow, that all principals understand **that they are waiving their right to sue Westcoe Realtors, Inc. and its agents for any problems that should occur as a result of this occupancy, and that they are agreeing to indemnify and hold Westcoe Realtors, Inc. and its agents harmless from any litigation or costs incurred as a result of this occupancy.**

PROPERTY ADDRESS: _____

BUYER

DATE

SELLER

DATE

BUYER

DATE

SELLER

DATE