**A WALT STOUT AUCTION**

***Real Estate, Estates & Personal Property Auctioneers***

**105 Lippencott Road**

**Waynesburg, PA**

**724-627-7253 724-998-3601**

**Waiver & Release of Liability**

**Read Carefully**

In consideration of, and as a condition of participating in the auction of the real property located at

(hereinafter “Property” conducted by ***A Walt Stout Auction*** (hereinafter the “Auctioneer” on behalf of (hereinafter “Seller”), the undersigned, (hereinafter “Participant”), acknowledges, appreciates, and agrees that:

1. Auctioneer is acting as an Agent only, for the Seller.

2. Closing costs are the responsibility of the Buyer; closing will be in days from the date of the auction.

3. It is the responsibility of the Buyer or his/her agent to inspect the Property and ask any questions prior to the day of the auction.

4. Participant knowing and freely assumes all such risks, both known and unknown, and assumes full responsibility for those risks; and,

5. Participant HEREBY RELEASES AND HOLDS HARMLESS, Seller, Auctioneer, and their directors, agents, employees, assigns, successors and servants from any and all claims, expenses, damages, suits, judgments, and causes of action of ANY KIND OR CHARACTER whatsoever, including but not limited to property claims, compensation claims, tortuous or contract claims, or mixed claims of any kind or character, that the Participant may hereafter, have, known or unknown, stemming in whole or in part from purchasing or bidding on said Property, including any claims involving the removal, relocation of, or remediation of contaminated property or claims of title to the Property.

**I HAVE READ THIS WAIVER AND RELEASE OF LIABILITY AGREEMENT AND FULLY UNDERSTAND ITS TERMS, AND SIGN IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT.**

Participant’s Signature Today’s Date

 Printed Name and Title