

## **HERITAGE RANCH COMMUNITY ASSOCIATION DISCLAIMER STATEMENT**

I acknowledge that the Rental/Resale Volunteer Committee's purpose is to be helpful in bringing owners together with prospective buyers or renters: Heritage Ranch does not engage in real estate broker services and we do not hold ourselves out as being licensed to perform any such services. We will not engage in any negotiations between buyer and seller for any reason. Heritage Ranch cannot and will not represent, sponsor, endorse, nor recommend any real estate agent, landlord, seller, broker or other real estate related service provider.

**Lot #:** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Received By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### **Rental/Resale Website Disclaimer**

**User Agreement:** Heritage Ranch does not engage in real estate broker services and we do not hold ourselves out as being licensed to perform any such services. We will not engage in any negotiations between buyer and seller for any reason. Heritage Ranch cannot and will not represent, sponsor, endorse, nor recommend any real estate agent, landlord, seller, broker or other real estate related service provider. We do recommend that you utilize the services of a licensed professional in any real estate transaction. The information presented on the website is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. Heritage Ranch intends for the information contained on this website to be accurate and reliable; however, errors sometimes may occur. It is the sole responsibility of the owner to confirm its accuracy and completeness. In addition, Heritage Ranch may make changes and improvements to the information provided herein at any time. Use of Heritage Ranch's website is at your own risk. This website and the information, software, products and bulletin board associated with it are provided "**AS IS**".

**User Conduct:** User agrees to abide by all applicable local, state, and national laws and regulations in connection with this service. The user agrees to not furnish any information that is untrue or harmful to others.

**Termination :** Rental/Resale in its sole discretion may terminate users' listing on the website and remove and discard any data on the website if user fails to comply with this Agreement. User may terminate their listing on this website upon notice to Heritage Ranch at any time. Upon termination, user's rights to use the website, domain name, design and associated technologies will also terminate.

**Indemnification/Limitation of Liability:** User shall indemnify and hold Heritage Ranch, its affiliates, its Activities Committee, its officers, directors, employees, attorneys, and agents, harmless from and against any and all claims, costs, damages, losses, liabilities, and expenses (including attorney fees and costs) arising out of or in connection with users' use of this website (including the content) or breach of this Agreement. Heritage Ranch, the Activities Committee, and its web designer are not liable for any direct, indirect, punitive, incidental, special or consequential damages or other injury arising out of or in any way connected with the use of Heritage Ranch's website, or with the delay or inability to use this website.

**I have read and understand the Website Agreement/Disclaimer and agree to allow my property to be listed on the Heritage Ranch Website. [www.heritageranch.us](http://www.heritageranch.us)**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_