

Square Footage Disclosure

This Disclosure is to be attached to the **Listing Contract** dated _____, 200__
pertaining to the real property described below (MLS #, Legal Description, and/or Street
Address):

The measurement of the dwelling unit provided below is for purposes of marketing only, and may not be an exact or precise calculation of the actual square footage of the property. The square footages offered herein are not for loan, valuation, or other purposes. If exact square footage is a concern, the property should be independently measured to determine precise actual square footages.

Source of Square Footage Information:

___ The square footage of the structure has been measured for marketing purposes only according to the following standard or methodology:

Standard or Methodology	Approximate Square Footage
___ Exterior Measurement	sq. ft.
___ FHA	sq. ft.
___ ANSI	sq. ft.
___ ESMLS Guideline	sq. ft.
___ Other _____	sq. ft.

___ The information on square footage is provided from another source as indicated below, and has not been independently verified:

Source of Information	Approximate Square Footage
___ Prior Appraisal	sq. ft.
___ Building Plans	sq. ft.
___ County Assessor's Office	sq. ft.
___ Other _____	sq. ft.

Both the Seller and the Buyer are advised to verify the information provided herein through independent means. An independent measurement or investigation may be completed with a Home Inspection or Appraisal, but should be specifically requested if desired.

We, the undersigned Broker and Associate, attest to the source of the square footage information as presented in the foregoing. The sole use of this information as presented is for marketing purposes only, and is not intended for any other purpose. While this information provides a general representation of the property, it is only an approximation, and may not be precise. Independent verification is recommended.

_____, 200____
Associate

_____, 200____
Broker

We, the undersigned Seller and Buyer, acknowledge that the square footage information provided in the foregoing may only be a close approximation of the actual square footage, and has not been verified as to its accuracy. We also acknowledge that we each have a responsibility to seek verification independently, and in the absence of such independent verification obtained by ourselves, we release the Listing Broker and his Associates from any liability or responsibility related to this matter, and we hereby waive and relinquish any and all claims against the Broker and his Associates that may arise out of or may be in a manner related to the square footage of the subject property.

_____, 200____
Seller

_____, 200____
Buyer

_____, 200____
Seller

_____, 200____
Buyer