

Northwest Montana Association of REALTORS®
Whitefish Jurisdiction & Critical Areas Ordinance
ADDENDUM TO BUY/SELL
- PROPERTIES WITHIN WHITEFISH CITY LIMITS -

In reference to the _____ Agreement between
_____ (Seller(s)) and _____
_____ (Buyer(s), (collectively "Parties")), dated _____, covering the following
commonly described property as _____ and legally described
as: _____

REQUIRED REVIEW BY WHITEFISH PLANNING & BUILDING DEPT.: Sellers and Buyers of property MUST have the property reviewed by the City of Whitefish Planning and Building Department to determine the property's potential use(s).

By signing below, the Parties acknowledge and agree to the following:

- (1) based on the City's determination of the property's potential use, the property's value may be affected significantly;
- (2) that without such City review, the Parties' Broker(s)/Salesperson(s) cannot provide an accurate opinion of the property's value, and the Parties agree to not rely upon any opinion of value rendered by said Broker(s) /Salesperson(s);
- (3) Seller and Buyer shall conduct their own independent review of the applicable City zoning regulations and City ordinances relating to property use (including but not limited to Ordinance Nos. 06-08 and 08-04) and do not rely on any representations by the Broker(s)/Salesperson(s) concerning potential uses of the property; and
- (4) should Seller sell and Buyer buy the property without obtaining a review by the City, the Parties do so at their own risk and each assumes all responsibility, liability and risk which may arise from the listing or sale of this property relative to the price or the potential uses of the property.

Seller: _____ Dated _____
Seller: _____ Dated _____

Buyer: _____ Dated _____
Buyer: _____ Dated _____

Seller's agent: _____ Dated _____

Buyer's agent: _____ Dated _____