



ADVISORY REGARDING USING ARTIFICIAL INTELLIGENCE IN REVIEWING DISCLOSURES

Artificial Intelligence (“AI”) may be used by real estate agents, buyers, and sellers in the review and summary of disclosures. However, while AI may be useful in obtaining an overview of the disclosures and related documents, it is not a replacement for reviewing all disclosures in detail and undertaking further investigation as buyers deem necessary.

AI is not guaranteed to identify all issues and disclosures and likely does not have the capacity to identify red flags or areas of further disclosure. Therefore, buyers are strongly advised to review all disclosures carefully, irrespective of summaries provided utilizing AI.

Buyers should be aware that, if they are put on notice of an issue, they are deemed to have knowledge of that issue and take responsibility for it. See Civil Code §2079.5. Therefore, if buyers rely on AI without personal review of all disclosures and related inspection reports, they accept the responsibility and liability for defects identified in those disclosures.

By executing this Advisory, the parties acknowledge the risk of reviewing AI summaries of disclosures and acknowledge that it is the parties’ duty and responsibility to review each and every disclosure, inspection report, and related documents as part of the home purchase and sale process. By using AI, the parties release and hold the real estate agents and brokers harmless from any and all liability as a result of the parties’ reliance on the AI disclosure and the parties’ failure to review all disclosures provided to the party.

DATE: <u>7/26/2025 8:18 AM PDT</u>	SELLER:	<div style="text-align: right; font-size: 0.8em; margin-bottom: 5px;">Signed by:</div> <div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Jimmie R. Turner</div> <div style="text-align: center; font-size: 0.7em; margin-bottom: 5px;">662FDA45A233455...</div>
DATE: _____	SELLER:	_____
DATE: _____	BUYER:	_____
DATE: _____	BUYER:	_____