

HOLD HARMLESS & LIABILITY WAIVER

This Agreement is entered into on ___ / ___ / 2026 by the undersigned (“Participant”) in connection with entry onto:

Property Address: 33 W Front St, Keyport, NJ 07735

1. Acknowledgment of Condition

Participant acknowledges the property may be in poor condition and may contain hazardous conditions, including but not limited to structural issues, unsafe flooring, exposed electrical, debris, mold, water damage, and other known or unknown dangers. The property is being accessed **strictly “as-is.”**

2. Assumption of Risk

Participant understands that entry involves inherent risks, including injury, illness, or property damage, and **voluntarily assumes all such risks**, whether known or unknown.

3. Entry at Own Risk

Participant agrees they are entering entirely at their own risk. Owner, listing broker, and agents have **no obligation to make the property safe** and Participant is not relying on them for safety.

4. Release of Liability

To the fullest extent permitted by law, Participant releases and discharges the Owner, listing broker, agents, and affiliates from **any and all claims, liabilities, damages, or losses** arising from entry onto the property, including negligence.

5. Indemnification

Participant agrees to **indemnify and hold harmless** the Owner and its agents from any claims, damages, or expenses (including attorney fees) arising from:

- Participant's presence on the property
 - Injury to Participant or others
 - Damage caused by Participant
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6. Rules of Entry

- No minors unless accompanied by a signing parent/guardian
 - No unauthorized guests
 - No repairs, alterations, or use of tools
 - Follow all instructions while on site
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7. Medical Responsibility

Participant is responsible for their own insurance and any medical costs. No coverage is provided by Owner or agents.

8. Governing Law

This Agreement is governed by the laws of the State of New Jersey.

9. Agreement

By signing, the undersigned acknowledge they have read and voluntarily agree to be bound by this Agreement.

PARTICIPANT (BUYER / VISITOR)

AGENT / BROKER

Name: _____

Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____