CALIFORNIA MARIJUANA ADVISORY

The listing and selling brokerages, their agents, and sellers in this real estate transaction in no manner extend and/or provide any suggestion and/or advice to any Buyer as to any future intended use of the property currently under contract.

Conflicting Local, State & Federal Laws: The law surrounding a property owner and/or occupant's legal right to grow, to use and/or to dispense marijuana is unsettled, in conflict and subject to wide debate in California. At this time, the law is unclear to the listing and selling brokerages and their agents in this transaction, the general public, attorneys, governing bodies and/or law enforcement. It is possible that any use of the property under contract to purchase involving marijuana could be illegal and subject to serious consequences.

Risks of Adverse Legal Consequences: Seizure of property, fines, penalties, injunction, arrest and prosecution are some of the risks a property owner and/or occupant such as Landlord, Tenant and/or Buyer may face due to illegal activity with respect to the possession of marijuana on one's land.

Marijuana related activities may result in any one of the aforementioned consequences.

Risks of Property Contamination: Properties used for growing marijuana can become contaminated with mold, residue, chemical and other significant substances requiring costly clean-up efforts. Prior to agreeing to any sale or lease, the parties are urged to review any and all proposed terms to confirm the risks, rights, obligations, ramifications, options and necessary terms associated with the same.

Advisory to Seek Legal Advice: The recipients of this document are urged to review all potential legal ramifications, consequences and rights regarding these potential uses of the property under contract to be purchased and attendant risks with a duly qualified attorney specializing in tax, criminal and civil matters. The failure to do so is against the advice of the listing and selling brokerages in this transaction.

Property Address: _____

Dated: _____   _____
                                                      Seller(s)

Dated: _____   _____
                                                      Buyer(s)