



### CLOSING ACKNOWLEDGMENT AND RELEASE

The undersigned buyer ("Buyer") is the Buyer under a certain Real Estate Purchase Contract (the "Contract") with \_\_\_\_\_  
\_\_\_\_\_ (the "Seller") dated the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
for the purchase of the following described real property (the "Property"):

Lots: \_\_\_\_\_ Block: \_\_\_\_\_  
Addition to \_\_\_\_\_  
\_\_\_\_\_ County, Oklahoma, which street  
address is \_\_\_\_\_.

As part of the closing of the purchase of the Property, Buyer does hereby acknowledge and certify to the Seller, the Listing Broker, and Selling Broker, if any, as follows:

1. Inspection. Buyer has either inspected the Property in accordance with the Contract or by acceptance of the Deed to the Property, Buyer waives Buyer's right to inspect. In either event, the Property is accepted in its present condition.
2. Termite Certificate. Buyer hereby acknowledges receipt of a current termite clearance certificate covering the Property issued by \_\_\_\_\_.
3. Waiver and Release. Buyer hereby waives all claims to repair, replace, or remedy any defects in the Property and does hereby forever release and discharge the Seller, \_\_\_\_\_ (the "Listing Broker"), and \_\_\_\_\_ (the "Selling Broker") their respective affiliated licensees, employees and representatives from all claims, demands, charges, losses, and liability whatsoever arising out of the Contract and from the purchase of the Property. However, in no event does this Release relieve the Seller from lienable claims which result from unpaid bills for labor performed on or materials furnished to the Property during the four (4) months prior to the closing. Furthermore, the Release does not relieve the builder of any new construction on the Property from such builder's warranty on the construction and material defects, or warranties on appliances according to the Contract.
4. Binding Effect. This Release is binding upon the Buyer, the personal representatives, heirs, assigns, and successors of Buyer. This Release shall inure to the benefit of the Seller, the Listing Broker and Selling Broker and their respective affiliated licensees, and their respective personal representatives, heirs, assigns and successors.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date