



2335 - 30th Avenue N.E., Calgary, Alberta, Canada T2E 7C7

*(Brokerage)*

## COMMERCIAL INDEMNIFICATION AGREEMENT

This is to notify all parties that may have an interest in this transaction of the following items:

All information that is provided by **Century 21 Bravo Realty**, either in writing, verbally, or by some electronic means, is to be used as a reference and information guide only. Even though we believe the information to be correct, **Century 21 Bravo Realty**, its broker, or any of its agents or associate brokers, will not warrant it to be so.

It should be noted that the information **Century 21 Bravo Realty** is providing has been given to it by the seller or another third party.

The responsibility of **Century 21 Bravo Realty** in this transaction is to act as a Real Estate Agent and a facilitator of the transaction. **Century 21 Bravo Realty** expects to earn remuneration in the form of a financial commission as compensation for its efforts.

It is the buyer's responsibility, as well as anyone who may have an interest in this transaction, to verify to their satisfaction, any and all information that the buyer or other third parties deem to be important.

This means all information that includes, but is not limited to the following:

- Verification of the information **Century 21 Bravo Realty** provides, such as the size and total square footage of the property and the buildings on the property, the interior rooms or industrial bay square footage, or the size of the office or retail space;
- all financial information that is important to this transaction, as well as outstanding financial commitments;
- The municipal, zoning, or any tax information;
- Any health or environmental concerns, and all appropriate licensing needed to carry on your business;
- All outstanding contracts, such as management

In order to assist with making a buying decision, the buyer is encouraged to seek independent advice from consultants such as, for example: lawyers, property inspectors, mortgage brokers or banks, environmental engineers, *etc.*

The buyer and any interested party to this transaction acknowledge they are aware of this agreement and agree to save harmless and indemnify **Century 21 Bravo Realty**, its broker, its agents or associate brokers, for any present or future events that may occur as a result of the successful completion of this transaction.

\_\_\_\_\_  
Client

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

Copy  
received

\_\_\_\_\_  
*Client's initial*

"BRAVO" = "A JOB WELL DONE"