

HOLD HARMLESS AGREEMENT

This Hold Harmless Agreement (the "Agreement") is made and entered into on _____ date, by and between Pioneer Ridge Realty ("Broker") and Erin Brackens ("Owner"), the owner of the property located at 275 Monument Dr. Paw Paw WV, And _____ ("Buyer").

RECITALS

WHEREAS, Pioneer Ridge Realty, on behalf of the Owner, has arranged for the Buyer to tour the Property on or about _____ ("Tour Date"); and

WHEREAS, the Owner desires to allow the Buyer access to the Property, provided that the Buyer agrees to hold the Owner harmless from any liability, claims, or damages arising from such access.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. Waiver of Liability

The Buyer(s) enters the property entirely at their own risk. The owner and Pioneer Ridge Realty, along with their respective agents, representatives, and employees, shall not be held responsible for any injuries, accidents, damages or losses that may occur during the Buyer's tour of the Property. This includes, but is not limited to, any physical injuries or property damage sustained while on the premises.

2. Assumption of Risk

The buyer acknowledges that visiting the Property may involve certain inherent risks due to the natures of the land, uneven terrain, condition of the property, environmental hazards, or other potential dangers. By entering the property, the Buyer voluntarily assumes all risks associated with their tour.

3. Indemnification

The Buyer agrees to indemnify, defend and hold harmless the Owner and Pioneer Ridge Realty, along with their agents, employees, and representatives from any and all claims, demands, causes of action, damages, costs, expenses (including reasonable attorneys' fees), and liabilities arising from in any way related to the Buyer's tour of the property.

4. Duration and Scop

This agreement shall be effective only for the duration of the Buyer's tour on

5. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of West Virginia and the State of Maryland.

6. Entire Agreement

This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions, agreements, or understandings of any kind, whether written or oral.

IN WITNESS WHEREOF, the parties hereto have executed this Hold Harmless Agreement on the day and year written above.

BUYER:

BUYER:

BROKER:

Pioneer Ridge Realty

By: Craig E. See, Broker

_____ 