

## DROUGHT ADVISORY

Property Address: \_\_\_\_\_

The Governor of the State of California recently issued a proclamation that the State of California is in a *State of Emergency due to severe drought conditions*. Water has been restricted by many local municipalities and water authorities. In addition, the California State Water Resources Control Board may institute *mandatory statewide water restrictions*. Water restrictions may impact the Property in a number of ways, including limiting water usage and/or increasing water costs. These limitations may affect the quality of life at the Property and the *ability to use water in the home or for landscaping, agricultural or livestock purposes*.

It is strongly recommended that Buyer thoroughly investigate this issue, including but not limited to: inquiring of the Seller whether the Seller is aware of any water restrictions or *received any such notices*; contacting the local water authority; contacting the local government including City and County authorities; and publicly searching whether there are any water limitations. If the *local authorities have not yet instituted water limitations*, they could be contemplating it in the future. Buyers are encouraged to research whether this issue is being addressed by any of the local authorities.

Buyer acknowledges that *brokers do not have expertise in water usage rights or limitations*. Buyer further acknowledges and agrees that broker: 1. does not have an obligation to research any water restrictions relating to the Property; 2. *shall not be responsible for inspecting public records concerning water usage at the Property*; 3. shall not be responsible for providing tax or legal advice regarding the Property; and 4. shall not be responsible for providing *other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity*.

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Buyer's Signature

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Date

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Buyer's Signature

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Date