



DISCLOSURE FOR WHOLESALE TRANSACTION

State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: August 30, 2026)

This is part of a legally binding agreement.

If not understood, seek competent legal advice from a Delaware lawyer prior to signing.

Disclosure Form for Wholesale Transaction Required By Delaware Law Title 24 Section 2902(27) and 2940

This is part of the Agreement of Sale or Contract where the Buyer as Wholesaler intends to find a different buyer to complete settlement with the Seller as an assignee, by novation, through a power of attorney, or through sale of an entity. The Wholesaler will keep the increase in the sales price between what the Seller agreed to and what the final Buyer pays. The Wholesaler may charge an assignment fee to the final buyer. The Wholesaler's profit or fee received may be substantial without any additional money to the Seller and without the Seller knowing how much money is made by the Wholesaler. Be particularly cautious if someone is asking you to sign a power of attorney.

Seller(s)/Consumer(s) Name(s): _____

Property Address: _____

Buyer(s)/Wholesaler(s) Name: _____

Wholesaler's Delaware Real Estate License Number: _____

Brokerage Organization: _____

Broker Name and Phone: _____

Executed Date (fully signed) of Wholesale Agreement or Contract: _____

Last Date for Seller/Consumer to Cancel as Explained Below: _____

(21 days from executed date above)

Simple Summary of Terms of Wholesale Agreement of Sale or Contract. Indicate which terms apply by the terms of the Agreement or Contract. If not applicable put N/A:

___ Wholesaler or assignee is obligated to complete settlement at the price stated.

___ Wholesaler is not obligated to complete settlement.

___ If Wholesaler cancels after ___ days, Seller keeps \$ _____.

___ If Wholesaler cancels within ___ days, Seller will receive no payment or compensation.

Wholesaler ___ may or ___ may not extend settlement date as explained in the Agreement.

Disclosures required by Delaware law for protection of the Seller as Consumer. These disclosures explain important rights of the Consumer which legally cannot be waived. Structuring the transaction as an assignment, novation, through a power of attorney, or through sale of an entity does not defeat the consumer's rights under Delaware statute.

(1) The agreement of sale or contract is for a wholesale transaction in which the licensee intends to assign, sell, or otherwise transfer the interest for a fee, commission, or other valuable monetary consideration without having taken title as the owner of record of the interest.

(2) The seller as consumer has the right to obtain an appraisal of the property from a real estate appraiser and to consult with a real estate licensee not affiliated with the wholesaler's broker or to seek legal counsel from a Delaware lawyer before or after entering into the agreement or contract.

(3) The consumer has the right to cancel the agreement or contract until midnight of the 21st calendar day after the date when the consumer executed the agreement or contract, which included this required disclosure form, or until conveyance, whichever occurs first, by certified return receipt mail or by any other bona fide means of delivery, including electronic delivery or personal delivery, provided that the consumer retains proof of sending.

(4) Within 10 business days after the receipt of a notice of cancellation, all payments of any kind made by the consumer shall be refunded to the consumer.

Seller/Consumer _____ Date _____

Seller/Consumer _____ Date _____

Buyer/Wholesaler _____ Date _____

Buyer/Wholesaler _____ Date _____