



Notice of Ministerial Acts Disclaimer of Liability

Under State law the PINNACLE ASSET MANAGEMENT, LLC (“Pinnacle Group”) homebuyer purchase option program does not result in PINNACLE ASSET MANAGEMENT OR PINNACLE GROUP acting as your agent. If you decide to enter into a Real Estate Brokerage service agreement with a licensed real estate brokerage company you may do so at any time. Pinnacle Asset Management, LLC is a privately-owned company.

Pinnacle Group strongly recommends that you hire an attorney to represent you with the program options, you are not required to do so, but we do recommend you hire an attorney so that you have a full understanding of the program requirements and what PINNACLE's liabilities are.

PINNACLE GROUP’S fees for the home buyer program will be no less than \$250.00 in advance per occupant to run background checks, credit reports, file implementation, etc. This fee is non-refundable. Pinnacle Group will receive an additional fee of \$625.00 once you have been approved for the program.

Pinnacle Group will be allowed to take any and all deposits towards the purchase-option contract for any of its investors.

Pinnacle Group will not be liable for any third party fees advanced on your behalf (appraisals, inspections, attorney fees, etc....) to secure the purchase-option contract. Please be advised that once our investor approves you for the purchase-option contract you will be required to pay their fee in

advance if you decide to cancel for any reason other than a default by Pinnacle Group.

Any disbursement to our investor after the approval of the purchase-option will be non-refundable.

Pinnacle Group project coordinators are not licensee real estate agents and working on behalf of the investor only, if you prefer to meet with an agent you may do so at your discretion.

If you approve of the above-mentioned disclaimer please sign below.

This agreement was dated on ____/____/____.

Client

Pinnacle Asset Management, LLC
an Illinois Limited Liability Company