

RELEASE AND HOLD HARMLESS AGREEMENT

INDEMNIFICATION AGREEMENT FOR PROPERTY ACCESS

PROPERTY ADDRESS: 738 S. Norman C. Francis Parkway, New Orleans, Louisiana 70119

RECITALS

A. The undersigned ("Indemnitor") desires to enter and/or allow his/her/its agents, clients, inspectors, contractors, or invitees to enter the above-referenced property (the "Property"), which is currently listed for sale by Lydia Cutrer, Broker, The O.W.N. Life ("Broker"), on behalf of its owner, Jorge Valladares, acting under Power of Attorney for Irene Mendivil ("Owner").

B. The Property presents possible known and/or unknown risks, which may include risks of personal injury or death. Seller has disclosed known defects in the Property and Indemnitor acknowledges having been advised of the possibility of such risks prior to entry.

C. Indemnitor is aware of the foregoing conditions and the risks associated therewith and still desires to enter the Property.

AGREEMENT

NOW, THEREFORE, in consideration of being granted access to the Property and other valuable consideration, the Parties agree as follows:

1. Assumption of Risk. Indemnitor acknowledges that the Property is sold and shown strictly as-is and that entering the Property may result in personal injury, property damage, or death. Indemnitor voluntarily assumes all risks associated with entering the Property, including those arising from the known conditions listed above and any unknown conditions not yet identified.

2. Indemnification and Hold Harmless. Indemnitor agrees to indemnify, defend, and hold harmless Owner, Broker, Broker's designated agents, employees, representatives, affiliates, and assigns (collectively, the "Released Parties") from and against any and all claims, demands, suits, costs, expenses, liabilities, losses, damages, and injuries to person or property, including reasonable attorney's fees and court costs, arising from or related to Indemnitor's entry onto, presence at, or inspection of the Property, including any persons Indemnitor brings onto the Property. This indemnification applies even if the claim arises from the negligence of the Released Parties, except in the case of gross negligence or intentional misconduct.

3. Disclosure Acknowledged. Indemnitor acknowledges having been advised of known defects and conditions at the Property prior to entry. Such known conditions shall not be used as the basis for any claim of gross negligence against the Released Parties.

4. Scope. This Agreement applies to any and all visits and entries to the Property by Indemnitor and any person Indemnitor brings onto the Property, for any purpose, including viewing, inspection, contractor assessment, or otherwise.

5. Independent Inspection. Indemnitor is encouraged to conduct independent inquiries with appropriate licensed professionals, including but not limited to structural engineers and home inspectors, prior to entering into any agreement to purchase the Property.

6. Electronic Signatures. All parties consent to the use of electronic documents and electronic signatures for this Agreement, which shall be treated as originals.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Louisiana.

**THE UNDERSIGNED HAS READ, FULLY UNDERSTANDS, AND HEREBY AGREES TO THE
FOREGOING AGREEMENT.**

Buyer's Agent / Brokerage Name (Printed):

Buyer's Agent (Signature):

Buyer's Agent License Number: _____

Buyer(s) Name(s) (Printed):

Buyer(s) Name(s) (Signature):

Showing Date and Time: _____

This Agreement is required prior to any showing, inspection, or entry of the above-referenced property. A signed copy must be received by the Listing Broker before access is granted. This Agreement shall be active for the duration of the listing period.