

**OHIO WHOLESALE DISCLOSURE**  
*(Required by Ohio Revised Code §5301.95)*

PROPERTY ADDRESS: \_\_\_\_\_

SELLER NAME(S): \_\_\_\_\_

WHOLESALER / ASSIGNOR: \_\_\_\_\_

ASSIGNEE (END BUYER): \_\_\_\_\_

DATE PRESENTED TO SELLER: \_\_\_\_\_

**THE PERSON IDENTIFIED AS THE BUYER IN THE ACCOMPANYING PURCHASE CONTRACT IS NOT REPRESENTING THEMSELVES AS A POTENTIAL OWNER-OCCUPANT OF THE PROPERTY. THE BUYER IS A WHOLESALER WHO INTENDS TO ENTER INTO A CONTRACT TO PURCHASE YOUR PROPERTY AND THEN MARKET, ASSIGN, OR SELL THEIR CONTRACTUAL INTEREST TO ANOTHER PARTY FOR PROFIT. THE BUYER MAY NOT BE THE ULTIMATE PURCHASER OF YOUR PROPERTY. YOU ARE ADVISED THAT YOU ARE NOT OBLIGATED TO ENTER INTO ANY AGREEMENT WITH A WHOLESALER AND MAY SEEK LEGAL COUNSEL BEFORE SIGNING ANY DOCUMENTS.**

**SECTION 1 — SELLER ACKNOWLEDGMENT**

By signing below, I acknowledge:

- I received this Wholesale Disclosure **before** signing any purchase agreement.
- I understand the Buyer is acting as a **wholesaler** and may assign their interest.
- I understand I may seek legal counsel before signing.
- I authorize the wholesaler and/or their licensed real estate broker to communicate with the assignee and title company regarding this transaction.

**SELLER SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SELLER SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SECTION 2 — ASSIGNEE ACKNOWLEDGMENT**

By signing below, I acknowledge:

- I am the **assignee** of the purchase contract for the above property.
- I understand the wholesaler is assigning their contractual interest only.
- I authorize the listing of the property in the MLS by the licensed real estate broker representing the wholesaler, solely for the purpose of marketing the **contractual interest** or facilitating the closing.
- I understand that the MLS listing does not create an agency relationship between me and the broker unless separately agreed in writing.

**ASSIGNEE SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SECTION 3 — WHOLESALER / ASSIGNOR CERTIFICATION**

I certify that:

- I provided this disclosure to the seller **before** entering into a binding contract.
- I am acting as a **principal** in the transaction, not as a real estate agent or broker.
- I authorize my licensed real estate broker to list the property in the MLS **only after both the seller and the assignee have signed this form.**

**WHOLESALER / ASSIGNOR SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_