



WHY IT IS IMPORTANT TO GET A NEW SURVEY

As your attorney, I always recommend that the buyers get a new survey, regardless of when the last survey was performed. The cost is well worth your peace of mind. Surveys cost between \$400.00 and \$500.00.

1. Without a new survey, the buyer cannot get survey coverage under their title insurance policy. This means that the title insurance policy will contain an exception for matter of survey – if the buyers have a boundary dispute with a neighbor for example, title insurance will not cover any loss.
2. If there is an error with the current survey, the buyers will have no ability to sue surveyor for professional negligence since they were not in contract with the surveyor.
3. There is a very strongly worded Court of Appeals decision which basically states that a buyer who does not get a survey has no recourse against a seller – even if the survey contains an error.
4. Thanks to GPS technology, surveying is more accurate today than it has ever been. Depending upon the date of the old survey, a new one could be revealing.

Please sign the acknowledgment below indicating that you have read this disclosure. Please initial the appropriate space indicating whether you would like me to order a survey or whether you are declining a survey.

Buyers acknowledge receipt of this disclosure: Please order a survey: ___ ___
I decline ordering a survey: ___ ___

Dated: _____

Signed: _____

Signed: _____