



Release of Liability and Hold Harmless Agreement

Participant: _____ Date: _____

Additional covered companies by legal name: _____

Covered parties and activities. In exchange for access to information or services, this agreement protects Blitz Lending and Servicing, Felisha Jacques individually, the companies named above, and their employees and representatives (Covered Parties). It covers information obtained or provided, advice, referrals, mentorship, personal situations and actual or hypothetical real estate scenarios discussed from the date signed.

My voluntary choice. I enter real estate investing of my own free will and intent. Felisha and the Covered Parties cannot compel me to complete a transaction or choose them for lending, mentorship or other services. I may decline, subject to obligations I separately and voluntarily accept in a signed contract.

Information and independent decisions. I will verify information, property conditions, financing terms and projections before acting and consult qualified legal, tax, accounting or investment professionals as appropriate. Advice, examples and personal scenarios do not replace independent professional advice or promise my results. No profit, approval, closing or investment outcome is guaranteed.

Investment risk. I knowingly accept investment risks, including loss of funds, debt, default, foreclosure, market changes, construction costs, delays and third-party failures. I am responsible for my due diligence and financial circumstances.

RELEASE OF CLAIMS INCLUDING ORDINARY NEGLIGENCE

TO THE FULLEST EXTENT PERMITTED BY LAW, I RELEASE THE COVERED PARTIES FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES AND LIABILITIES ARISING FROM THE COVERED ACTIVITIES OR MY RELIANCE ON THEIR INFORMATION OR ADVICE, INCLUDING CLAIMS CAUSED IN WHOLE OR IN PART BY A COVERED PARTY'S OWN ORDINARY NEGLIGENCE, WHETHER SOLE OR SHARED WITH OTHERS. THIS INCLUDES NEGLIGENT ERRORS, OMISSIONS AND MISSTATEMENTS, SUBJECT TO THE EXCLUSIONS BELOW.

Participant initials acknowledging this release: _____

Hold harmless and indemnity. To the extent permitted by law, I will hold harmless and reimburse the Covered Parties for third-party claims, damages and reasonable legal costs caused by my own negligent or wrongful conduct in the covered activities. This obligation does not require me to pay for a Covered Party's negligence or other misconduct.

Limits and agreement. This agreement does not release fraud, gross negligence, willful misconduct, unauthorized disclosure of confidential information, or rights and duties that cannot lawfully be waived, including nonwaivable consumer protections. It does not change separate written promises or payment terms. Texas law governs, subject to controlling law. If a term is unenforceable, the remaining lawful terms continue. Changes must be signed in writing by both parties.

I have read and understand this agreement, including the release of ordinary-negligence claims. I have had an opportunity to obtain independent legal advice and sign voluntarily.

Participant signature: _____ Date: _____

Printed name: _____