

# Real Estate Disclaimer

Last Updated: June 05, 2026

Please read this disclaimer carefully before using the services offered by Mountain Top Property Solutions LLC or submitting any information through this website.

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## 1. Not a Licensed Real Estate Brokerage

Mountain Top Property Solutions LLC is a private real estate investment company. We purchase properties directly for our own account. We are not a licensed real estate brokerage in the State of Missouri and do not act as a real estate agent, broker, or representative on behalf of any third party.

Rachel [Last Name], a principal of the company, holds a real estate license in the State of Alaska. Mountain Top Property Solutions LLC does not provide licensed real estate brokerage services in Missouri or any other state in connection with the services offered on this website.

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## 2. Offers Are Not Guaranteed

Any cash offer extended by Mountain Top Property Solutions LLC is subject to property evaluation, due diligence, and internal approval. No offer is guaranteed until a written purchase agreement has been signed by all parties.

Submitting a form on this website does not constitute an offer to purchase your property and does not create any obligation on the part of Mountain Top Property Solutions LLC.

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## 3. Informational Purposes Only

The content on this website, including but not limited to blog posts, articles, guides, and general information about the home selling process, is provided for informational purposes only. Nothing on this website constitutes legal, financial, tax, or investment advice.

You should consult a qualified attorney, financial advisor, or licensed real estate professional before making any decisions regarding the sale of your property.

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#### **4. No Professional Relationship**

Submitting a form, calling us, or otherwise contacting Mountain Top Property Solutions LLC through this website does not create an attorney-client relationship, a fiduciary relationship, or any other professional relationship of any kind.

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#### **5. Results May Vary**

Every real estate situation is unique. Outcomes described or implied on this website, including closing timelines, offer amounts, and process descriptions, are not guaranteed and may vary based on individual property condition, title status, market conditions, and other factors outside our control.

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#### **6. Independent Verification Recommended**

We encourage all homeowners to independently verify any information provided to them and to seek independent legal and financial counsel before entering into any real estate transaction.

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#### **7. Contact Us**

If you have questions about this disclaimer, please contact us at:

##### **Mountain Top Property Solutions LLC**

12607 N State 7 Highway

Climax Springs, MO 65324

United States

**Phone: 1-417-300-9700**

**[mountaintoppropertyolutions@gmail.com](mailto:mountaintoppropertyolutions@gmail.com)**