



SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does Seller currently occupy property?	_____	_____	_____
2. If not, when did Seller last occupy property?			
3. Is any part of the property leased?	_____	_____	_____
4. Does anyone claim an easement on or right to use all or some of the property?	_____	_____	_____
5. Does property rest on a landfill?	_____	_____	_____
6. Is the property in a designated flood plain?	_____	_____	_____
7. Is the property in a designated fire danger zone?	_____	_____	_____
8. Is the property in a designated earthquake danger zone?	_____	_____	_____
9. Are you aware of any settling/earth movement?	_____	_____	_____
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	_____	_____	_____
11. How old is the structure?			
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	_____	_____	_____
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	_____	_____	_____



14. Is your property currently under warranty by a licensed pest control company? _____
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations? _____
16. Has there been a fire, wind, or flood damage that required repair? _____
17. Has there ever been water leakage or dampness within basement or crawl space? _____
18. Have there been any additions, structural changes, or alterations to the property? _____
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? _____
20. Is drinking water source public or private?
21. Is sewer system public or private?
22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer? _____
23. Is there polybutylene plumbing (other than the primary service line) on the property? _____
24. Are you aware of any toxic substances on the property? _____
25. Has the property been tested for radon? _____
26. Are there or have there ever been fuel storage tanks below ground on the property? _____
27. Is property subject to covenants and restrictions? _____
28. Is there a mandatory association fee? _____
29. If so, how much monthly/yearly?
30. Is there an initiation fee? _____
31. Are special assessments approved by the association? _____
32. Has the property ever been the subject of litigation? _____



- 33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property? _____
- 34. Are any equipment/appliances/ systems included in sale of property in need of repair or replacement? _____
- 35. Does the property contain asbestos? _____
- 36. Does the property contain lead paint? _____

Additional explanations or disclosures (please attach additional pages if necessary)

The following checked items are currently on the property and will be included in the sale:

- | | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Fire Alarms | <input type="checkbox"/> Central Air |
| <input type="checkbox"/> Central Heating | <input type="checkbox"/> Window A/C Unit | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Pool | <input type="checkbox"/> Washer/Dryer Hookups |
| <input type="checkbox"/> Hot Tub/Jacuzzi | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Pool Barrier | <input type="checkbox"/> Safety Cover for Hot Tub | | |



SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER _____ **DATE** _____

SELLER _____ **DATE** _____

BUYER'S RECEIPT AND ACKNOWLEDGMENT

I/We acknowledge receipt of this Disclosure. I understand that except as stated in the Real Estate Contract with Seller, the property is being sold in its present conditions only, without warranties or guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Real Estate Contract.

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their address. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.