

SELLER’S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS:_____

CITY:_____ STATE_____ ZIP_____

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.

	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 a 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 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/quarterly/yearly?	\$_____	per _____	
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 sheets, if necessary):

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

- Security System

Smoke Detectors

Fire Alarms

Central Air

Central Heating

Window A/C Unit

Intercom System

Pool

Pool Barrier

Hot Tub/Jacuzzi

Safety Cover for Hot Tub

Oven

Washer

Dryer

Washer/Dryer Hookups

Refrigerator

Microwave

Garbage Disposal

Trash compactor

Dishwasher

TV Antenna

Satellite Dish

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 if not a substitute for inspections and/or warranties.

SELLER_____ DATE_____

SELLER_____ DATE_____

BUYER’S RECEIPT AND ACKNOWLEDGMENT

I acknowledge receipt of this Disclosure. I understand that, except as stated in the Purchase and Sale Agreement (Real Estate Contract) with Seller, the property is being sold in its present condition only, without warranties of 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 Purchase and Sale Agreement (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 addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.