# PROPERTY DISCLOSURE STATEMENT

THIS PROPERTY DISCLOSURE STATEMENT (this “**Disclosure Statement**”) is dated as of , and is made by the undersigned seller (“**Seller**”), and relates to the property located at: (the “**Property**”).

**NOTICE TO BUYER AND SELLER**: This Disclosure Statement is designed to assist Seller in disclosing to 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 Page 3 of this Disclosure Statement and on additional pages, as needed.

*When in doubt, Disclose!*

1. Does Seller currently occupy the Property?

# YES NO DON’T KNOW

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1. If not, when did Seller last occupy the Property?
2. Is any part of the Property leased?
3. Does anyone claim an easement on the Property?
4. Does the Property rest on or adjacent to a landfill?
5. Is the Property in a FEMA designated flood zone?
6. Is the Property in a designated fire danger zone?
7. Is the Property in a designated earthquake zone?
8. Are you aware of any settling/earth movement?

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1. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?

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1. How old is the structure on the Property?
2. Are you aware of any problems, past or present, with roof, gutters, or downspouts?

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1. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects? ☐ ☐ ☐
2. Is the Property currently under warranty? ☐ ☐ ☐
3. Is Seller aware of any past or present movement or other structural problems with floors, walls, or foundations? ☐ ☐ ☐
4. Has there been fire, wind, or flood damage that required repair?

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1. Has there ever been water leakage or dampness within the basement, crawl space, or other areas?

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1. Have there been any additions, structural changes, or alterations to the Property?

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1. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? ☐ ☐ ☐
2. Is drinking water source public or private?
3. Is sewer system public or private?
4. Are you aware of any past or present leaks, backups, etc., relating to water and/or sewer?

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1. Is there polybutylene plumbing (other than the primary service line) on the Property?

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1. Are you aware of any toxic substances on the Property? ☐ ☐ ☐
2. Has the Property been tested for radon? ☐ ☐ ☐
3. Are there or have there ever been fuel or propane storage tanks below ground on the Property?

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1. Is Property subject to covenants and restrictions (CC&RS)?

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1. Is there a mandatory association fee? ☐ ☐ ☐
2. If so, how much is the monthly/yearly fee? $ / $ .
3. Is there an initiation fee or other fees? ☐ ☐ ☐
4. Are special assessments approved by the association? ☐ ☐ ☐
5. Has the Property ever been the subject of litigation? ☐ ☐ ☐
6. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the Property? ☐ ☐ ☐
7. Are any equipment/appliances/systems included in sale of Property in need of repair or replacement? ☐ ☐ ☐
8. Does the Property contain asbestos? ☐ ☐ ☐
9. Does the Property contain lead paint? ☐ ☐ ☐
10. Are you aware of any sex offenders in the vicinity of the Property?

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1. Have any violent crimes, murder, or homicide occurred at the Property?

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1. Are you aware of any other facts or circumstances relating to the Property which might be material or important to a buyer’s decision to purchase the Property? If so, disclose below.

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1. Additional explanations or disclosures.

**For any “Yes” answer above, please explain and elaborate. Attach additional pages as needed.**

The following checked items are currently on the Property and will be included in the sale to Buyer:

* Burglar Alarms ☐ Smoke Detectors ☐ Fire Alarms ☐ Central Air
* Central Heating ☐ Window A/C Unit ☐ Dishwasher ☐ Trash Compactor
* Garbage Disposal ☐ Oven ☐ Microwave ☐ TV Antenna ☐ Satellite Dish
* Intercom System ☐ Pool ☐ Washer/Dryer Hookups ☐ Hot Tub/Jacuzzi
* Washer ☐ Dryer ☐ Refrigerator ☐ Pool Barrier ☐ Cover for Hot Tub

Seller represents and warrants that to the best of Seller’s knowledge, information and belief, the above information is true, complete, and accurate as of the date hereof.

BUYER’S RECEIPT AND ACKNOWLEDGEMENT: I, the undersigned Buyer, acknowledge receipt of this Disclosure Statement. I understand that except as may be stated in the Purchase and Sale Agreement with Seller, the Property is being sold in its present, “AS IS” condition 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 Purchase and Sale Agreement.

Buyer acknowledges and agrees that this Disclosure Statement is not a substitute for independent inspections to be performed by or on behalf of Buyer.

# SELLER BUYER

Signature: Printed Name:

Signature: Printed Name: