

**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!*

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



- |  | <b>YES</b>               | <b>NO</b>                | <b>DON'T KNOW</b>        |
|--|--------------------------|--------------------------|--------------------------|
| 14. Is the Property currently under warranty?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Is Seller aware of any past or present movement or other structural problems with floors, walls, or foundations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Has there been fire, wind, or flood damage that required repair?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Has there ever been water leakage or dampness within the basement, crawl space, or other areas?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Have there been any additions, structural changes, or alterations to the Property?                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Is there polybutylene plumbing (other than the primary service line) on the Property?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. Are you aware of any toxic substances on the Property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Has the Property been tested for radon?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Are there or have there ever been fuel or propane storage tanks below ground on the Property?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. Is Property subject to covenants and restrictions (CC&RS)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Is there a mandatory association fee?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. If so, how much is the monthly/yearly fee?   | \$ _____ / \$ _____.     |                          |                          |
| 30. Is there an initiation fee or other fees?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





**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: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

