

# SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Grand Forks Area Association of REALTORS which disclaims any liability arising out of use or misuse of this form. 2020 Grand Forks Area Association of REALTORS, Grand Forks ND.

PROPERTY ADDRESS: 1815 7th Avenue North, Grand Forks, ND 58203

PAGE 1 of 10

**NOTICE FOR NORTH DAKOTA PROPERTY:** North Dakota State Law NDCC 47-10-02.1 requires that before the parties sign the final acceptance of the purchase agreement for the sale, exchange, or purchase of the real property, the seller in a transaction shall prepare and provide a **Seller's Property Disclosure Statement** or **Disclosure Alternatives** form to the prospective buyer. The form must include all material facts the seller is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property. The seller shall complete the written disclosure in good faith and based upon the best of the seller's knowledge at the time of the disclosure. Seller must notify Buyer immediately in writing of any substantive changes from any prior representations regarding the physical condition of the property. If any substantive changes are discovered prior to closing, Buyer(s) shall have the option to: proceed, re-negotiate, or cancel this Purchase Agreement in writing with both parties agreeing to immediately sign a **Cancellation of Purchase Agreement** with refund of earnest money to the Buyer(s).

**THIS IS NOT A WARRANTY:** This disclosure is not a warranty or guarantee of any kind by seller or licensee representing or assisting any party in the transaction. Seller is only providing available information on the property that pertains to the duration of Seller's ownership. Licensee is not a property inspector and has little or no information regarding the condition of this property.

Seller authorizes Brokers or Salespersons to provide the following information to prospective Buyer. This is not a warranty or guarantee of any kind by Seller or any Licensee representing any parties and is not a substitute for inspections or warranties the parties may wish to obtain. Information presented in this form is not intended to be part of any contract between Buyer and Seller.

## **SELLER:**

- You are to personally complete this form. Please put address on every page.
- Please answer all line items, even if your answer is "unknown".
- If more space is needed, place additional comments on Page 9 and include the line number you are referencing.
- Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller is aware that occur up to the time of closing. Seller must disclose new or changed facts by using the **Amendment to Sellers Property Disclosure Statement** or **Sellers Disclosure Alternatives**.

## **BUYER:**

- You are encouraged to thoroughly inspect the property personally or have it inspected by a third party and to inquire about any specific areas of concern.
- **NOTE** If Seller answers "No" to any of the questions listed below, it does not necessarily mean that it does not exist on the property. "No" may mean the Seller is unaware that it exists on the property.

## **SELLER & BUYER:**

- **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE AND PERTAINS TO THE DURATION OF SELLER'S OWNERSHIP.**
- The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- Please initial by any changed answers or mistakes made on this form.

**GENERAL INFORMATION:**

- 1. Date you purchased/built (acquired) the home? May 2018
- 2. Was the structure moved to this site?  No  Yes  unknown If "Yes", when? \_\_\_\_\_
- 3. Type of title (property ownership) evidence  Abstract  Title insurance  unknown  none
- 4. Location of abstract or title insurance \_\_\_\_\_
- 5. Are all structures located within the boundaries of the property?  Yes  No explain  unknown \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. Have you occupied the home continuously in the past 12 months?  Yes  No explain \_\_\_\_\_
- 8. It was a rental home
- 9. Is this property on a public or private road?  Public  Private  Public – no maintenance
- 10. Is there a written Road Maintenance Agreement?  No  Yes explain \_\_\_\_\_
- 11. Is the home suitable for year-round use?  Yes  No explain \_\_\_\_\_
- 12. \_\_\_\_\_
- 13. Have you ever collected insurance claims on the property? (other than flood) (For flood insurance claims, see page 8, line 257)
- 14.  No  Yes explain \_\_\_\_\_
- 15. If "Yes", were all repairs made?  Yes  No explain \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. Has the structure(s) been altered (e.g. additions, changes to load bearing walls)?  No  Yes (explain below)
- 18. What was done, when and by whom (owner/contractor) \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. Has remodeling, plumbing, electrical or other work been done on the property?  No  Yes (explain below)
- 21. What was done, when and by whom (owner/contractor) \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. Permit required?  Yes  No Permit obtained?  Yes  No explain \_\_\_\_\_
- 24. Was the work approved by the appropriate government inspector(s), if required?  Yes  unknown  No explain \_\_\_\_\_
- 25. \_\_\_\_\_
- 26. Do you currently have pets  No  Yes If "No" have you previously had pets?  No  Yes If "Yes" When? 2019
- 27. If "Yes" indicate type and number \_\_\_\_\_

**ASSOCIATIONS/CONDOS/TOWNHOMES/HOMEOWNERS/COOPERATIVE:**

- 29. Is the property part of an Association?  Yes  No If "No" skip to line 40
- 30. Seller(s)  HAVE  HAVE NOT received any notice to be levied against the Property related to work in progress,
- 31. pending assessments, proposed assessment projects and/or deferred assessments by any homeowner's association.
- 32. Any notices received by the Seller(s) prior to closing, will be forwarded to the Buyer(s) immediately.
- 33. If "HAVE" explain: \_\_\_\_\_
- 34. \_\_\_\_\_
- 35. Association Fee \$ \_\_\_\_\_ per \_\_\_\_\_. Association fee includes:
- 36.  Snow/Lawn Care  Heat  Exterior Insurance
- 37.  Electric  Water / garbage  Common Area
- 38.  Other \_\_\_\_\_
- 39. Exterior Insurance (If not included in Association Fees) \$ \_\_\_\_\_ per \_\_\_\_\_
- 40. NOTE: There may be other required disclosures by governmental entities that are not listed above.

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_

41. **PROPERTY DETAILS / CONDITIONS:**

42. **Roof, siding, walls, ceilings, floors, basement, crawlspace, slab, sidewalks, driveway, garage(s), shed(s), outbuilding(s) etc.:**

43. What is the age of the roofing material on the home? \_\_\_\_\_ years  unknown Attached garage? \_\_\_\_\_ years  unknown

44. What is the age of the roofing material on the detached garage/outbuildings etc.? \_\_\_\_\_ years  unknown

45. Siding/exterior type:  Vinyl  Metal  Wood  Stucco  Brick  Hardboard  other \_\_\_\_\_

46. What is the age of the siding material on home? \_\_\_\_\_ years  unknown Outbuildings? \_\_\_\_\_ years  unknown

47. Insulation added during your ownership?  No  Attic  Walls  Floors Date \_\_\_\_\_ Type \_\_\_\_\_

48. Foundation type:  Slab  Poured  Block  Wood  Brick  Combination  other \_\_\_\_\_

49. **IS/ARE THERE ANY PAST OR PRESENT: (If "Yes" please explain amount, frequency, location, repairs, and/or corrections)**

50. Damaged siding  No  Yes - explain \_\_\_\_\_

51. Damaged rain gutters  No  Yes - explain \_\_\_\_\_

52. Damaged downspouts  No  Yes - explain \_\_\_\_\_

53. Damage to the roof or shingles  No  Yes - explain \_\_\_\_\_

54. Past/present roof leaks  No  Yes - explain \_\_\_\_\_

55. Repairs/replacements to the roof or shingles  No  Yes - explain \_\_\_\_\_

56. Interior damage from condensation/ice build-up  No  Yes - explain \_\_\_\_\_

57. Damaged flooring/floor covering  No  Yes - explain \_\_\_\_\_

58. Flooring or floor covering repaired or replaced due to damage  No  Yes - explain \_\_\_\_\_

59. Dry rot  No  Yes - explain \_\_\_\_\_

60. Interior or exterior damage from any cause  No  Yes - explain \_\_\_\_\_

61. Damage from fire, smoke, wind, flood, hail, snow, broken water line, or disaster  No  Yes - explain \_\_\_\_\_

62. \_\_\_\_\_

63. Cracks in the sidewalks, patio, retaining walls, or other outside hard surfaced areas  No  Yes - explain \_\_\_\_\_

64. \_\_\_\_\_ cracks in the driveway

65. Cracked floors/walls  No  Yes - explain \_\_\_\_\_

66. Bulging floors/walls  No  Yes - explain \_\_\_\_\_

67. Visible foundation movement  No  Yes - explain \_\_\_\_\_

68. Leakage/seepage/dampness  No  Yes - explain \_\_\_\_\_

69. Sump pump failure  No  Yes - explain \_\_\_\_\_

70. Wet floors/walls  No  Yes - explain \_\_\_\_\_

71. \_\_\_\_\_

72. Sewer backup  No  Yes - explain \_\_\_\_\_

73. \_\_\_\_\_

74. Sewer blockage  No  Yes - explain \_\_\_\_\_

75. Sewer line service  No  Yes - explain \_\_\_\_\_ Date of last service \_\_\_\_\_ How often \_\_\_\_\_

76. Clogged drains  No  Yes - explain \_\_\_\_\_

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_

77. \*\*\***SELLER: PLEASE MAKE SURE TO CHECK ALL LINE ITEMS**\*\*\*

78. **N/A: Means item is not included or not physically located on property.**

79. **YES: Means item is in working order.**

80. **NO: Means item is not in working order.**

81. **Answers below do not guarantee item is included or not included in sale. See purchase agreement for inclusions/exclusions.**

- 82. Air conditioning  N/A  Yes  No \_\_\_\_\_
- 83. Type of A/C  Central  Wall  Window  Ductless AC unit Age? \_\_\_\_\_ Date of last AC service \_\_\_\_\_
- 84. If Central A/C, does the ductwork/venting run to each room in the entire house?  Yes  No \_\_\_\_\_
- 85. Air exchange system  N/A  Yes  No \_\_\_\_\_
- 86. Air purifier  N/A  Yes  No \_\_\_\_\_
- 87. Bathroom vent/exhaust fan(s)  N/A  Yes  No \_\_\_\_\_
- 88. Bathroom jetted tub/whirlpool  N/A  Yes  No \_\_\_\_\_
- 89. Carbon monoxide detector(s)  N/A  Yes  No \_\_\_\_\_
- 90. Ceiling fan(s)  N/A  Yes  No \_\_\_\_\_
- 91. Central vacuum  N/A  Yes  No \_\_\_\_\_
- 92. Dishwasher  N/A  Yes  No \_\_\_\_\_
- 93. Doors (open and close properly)  Yes  No \_\_\_\_\_
- 94. All available?  Yes  No \_\_\_\_\_
- 95. Any damaged?  Yes  No \_\_\_\_\_
- 96. Doorbell(s)  N/A  Yes  No \_\_\_\_\_
- 97. Drain tile system(s)  N/A  Yes  No \_\_\_\_\_
- 98. Dryer (clothes)  N/A  Yes  No \_\_\_\_\_
- 99. Electric/Non-Electric attic fan  N/A  Yes  No \_\_\_\_\_
- 100. Electrical (switches/outlets/lights/panel)  Yes  No \_\_\_\_\_
- 101. Exterior door locks  Yes  No \_\_\_\_\_
- 102. Keys for each lock?  Yes  No \_\_\_\_\_
- 103. Fireplace/heating stove  N/A  Yes  No \_\_\_\_\_
- 104. How many? \_\_\_\_\_  Gas  Electric  Wood  other \_\_\_\_\_
- 105. Fireplace chimney/flue/components  N/A  Yes  No Date of last fireplace chimney/flue cleaning \_\_\_\_\_
- 106. Fireplace remote control(s)  N/A  Yes  No \_\_\_\_\_
- 107. Fireplace fan  N/A  Yes  No \_\_\_\_\_
- 108. Fire sprinkler system  N/A  Yes  No \_\_\_\_\_
- 109. Freezer (free standing)  N/A  Yes  No \_\_\_\_\_
- 110. Fuel tanks  N/A  Yes  No \_\_\_\_\_
- 111. (Type of fuel in tank)  Oil  Propane  Gas  other \_\_\_\_\_
- 112.  Owned  Rented Current rent? \_\_\_\_\_ per \_\_\_\_\_ Supplied by? \_\_\_\_\_
- 113. Furnace humidifier  N/A  Yes  No unknown \_\_\_\_\_
- 114. Garage door opener(s)  N/A  Yes  No # of openers \_\_\_\_\_
- 115. Garage door opener remote(s)  N/A  Yes  No # of remotes \_\_\_\_\_
- 116. Garage door auto reverse  N/A  Yes  No unknown \_\_\_\_\_
- 117. Garbage disposal  N/A  Yes  No unknown \_\_\_\_\_
- 118. Heat exchanger  N/A  Yes  No unknown \_\_\_\_\_
- 119. Heat pump  N/A  Yes  No unknown \_\_\_\_\_

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_

- 120. Heating system - PRIMARY  N/A  Yes  No unknown
- 121. Type of System?  GFA  EFA  OFA  Baseboard  Boiler  Floor Heat  Other unknown
- 122. If any, does the ductwork/venting run to each room in the entire house?  Yes  No
- 123. Age of heating system? unknown What type of system? unknown Date of last heating system service? unknown
- 124. Heating system - SUPPLEMENTAL  N/A  Yes  No
- 125. Type of System?  GFA  EFA  OFA  Baseboard  Boiler  Floor Heat  Other
- 126. If any, does the ductwork/venting run to each room in the entire house?  Yes  No
- 127. Age of heating system?                      What type of system?                      Date of last heating system service?
- 128. Hot tub  N/A  Yes  No
- 129. Intercom  N/A  Yes  No
- 130. Kitchen range (burners/oven)  N/A  Yes  No  Gas  Electric  other
- 131. Kitchen wall oven  N/A  Yes  No  Gas  Electric  other
- 132. Kitchen counter cooktop  N/A  Yes  No  Gas  Electric  other
- 133. Kitchen exhaust fan  N/A  Yes  No
- 134. Lawn sprinkler/irrigation system  N/A  Yes  No
- 135. Microwave  N/A  Yes  No
- 136. Plumbing fixtures (faucets/toilets)  Yes  No
- 137. Plumbing systems (supply/drain lines)  Yes  No
- 138. Pool and equipment  N/A  Yes  No
- 139. Radon mitigation system  N/A  Yes  No
- 140. Date of Installation?                      Installed by?
- 141. Refrigerator/freezer  N/A  Yes  No
- 142. Is the water and/or ice maker working properly?  Yes  No unknown
- 143. Sauna/steam shower  N/A  Yes  No
- 144. Security system  N/A  Yes  No
- 145.  Owned  Rented Current rent?                      per                      Supplied by?
- 146. Sewer backup valve  N/A  Yes  No unknown
- 147.  Automatic  Manual (Location)
- 148. Skylights  N/A  Yes  No
- 149. Showing signs of damage (i.e., leaking/condensation)?  Yes  No
- 150. Smoke detectors  N/A  Yes  No unknown
- 151.  Hardwired  Battery  Both
- 152. Solar collection system  N/A  Yes  No
- 153. Sump pump(s)  N/A  Yes  No How many sump pumps? 1
- 154. Sump pump backup system  N/A  Yes  No unknown
- 155.  Owned  Rented Current rent?                      per                      Supplied by?
- 156. Surveillance system (audio/video)  N/A  Yes  No
- 157.  Owned  Rented Current rent?                      per                      Supplied by?
- 158. TV cable wiring system  N/A  Yes  No
- 159. TV satellite dish  N/A  Yes  No
- 160. Current provider
- 161. Trash compactor  N/A  Yes  No
- 162. Washer (clothes)  N/A  Yes  No

INITIAL(S): BUYER  DATE                      BUYER  DATE

- 163. Water heater  N/A  Yes  No Age? \_\_\_\_\_  Gas  Electric  other \_\_\_\_\_
- 164. Water softener  N/A  Yes  No \_\_\_\_\_
- 165.  Owned  Rented Current rent? \_\_\_\_\_ per \_\_\_\_\_ Supplied by? \_\_\_\_\_
- 166. Water purifier (or osmosis system)  N/A  Yes  No \_\_\_\_\_
- 167.  Owned  Rented Current rent? \_\_\_\_\_ per \_\_\_\_\_ Supplied by? \_\_\_\_\_
- 168. Windows (open and close properly)  Yes  No \_\_\_\_\_
- 169. Window locks working properly  Yes  No \_\_\_\_\_
- 170. Any damaged windows (incl. broken glass/seals/frames etc.)?  Yes  No \_\_\_\_\_
- 171. Window screens (if unattached/removable)  N/A  Yes  No \_\_\_\_\_
- 172. All available?  Yes  No \_\_\_\_\_
- 173. Any damaged?  Yes  No \_\_\_\_\_
- 174. Window storms (if unattached/removable)  N/A  Yes  No \_\_\_\_\_ unknown
- 175. All available?  Yes  No \_\_\_\_\_
- 176. Any damaged?  Yes  No \_\_\_\_\_
- 177. Window blinds/including patio  N/A  Yes  No \_\_\_\_\_ unknown
- 178. Window treatments (curtains/draperies/rods)  N/A  Yes  No \_\_\_\_\_ unknown
- 179. Wired sound system  N/A  Yes  No \_\_\_\_\_
- 180. Wireless systems connected via internet protocol ("IP"), such as wireless security systems, thermostats, door locks, etc. (Not
- 181. including any personal property)  N/A  Yes  No \_\_\_\_\_

182. **OTHER:**

- 183. \_\_\_\_\_
- 184. \_\_\_\_\_
- 185. \_\_\_\_\_
- 186. \_\_\_\_\_
- 187. \_\_\_\_\_

188. **Is/Are there any of the following?** (If "Yes" please explain – attach documentation if available):

- 189. Covenants  No  Yes – explain \_\_\_\_\_
- 190. Deed restrictions  No  Yes – explain \_\_\_\_\_
- 191. Encroachments  No  Yes – explain \_\_\_\_\_
- 192. Easements  No  Yes – explain \_\_\_\_\_
- 193. Zoning infractions  No  Yes – explain \_\_\_\_\_
- 194. Existing lease  No  Home  Land – explain \_\_\_\_\_
- 195. Shared features (walls/fences/driveways/roof)  No  Yes – explain \_\_\_\_\_
- 196. Written agreement on shared features?  No  Yes – explain \_\_\_\_\_
- 197. Non-conforming uses  No  Yes – explain \_\_\_\_\_
- 198. Life estate  No  Yes – explain \_\_\_\_\_
- 199. Violations of setback requirements  No  Yes – explain \_\_\_\_\_

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_

200. **PRIVATE SEWAGE SYSTEM DISCLOSURE:**

201. Check appropriate box: Seller  Does  Does not know of a subsurface sewage treatment system on or serving the  
202. above-described real property. (If "Does", complete the **Private Sewer System Disclosure Statement** and **Private Sewer**  
203. **System-Well Location Map**.)  
204.  There is an abandoned subsurface sewage treatment system on the above-described real property. (Complete the **Private**  
205. **Sewer System Disclosure Statement** and **Private Sewer System-Well Location Map**.)

206. **PRIVATE WELL DISCLOSURE:**

207. Seller  Does  Does not know of one or more wells located on the property. (If "Does", complete the **Well Disclosure**  
208. **Statement** and **Private Sewer System-Well Location Map**.)  
209. To your knowledge, is the property in a Special Well Construction Area?  Yes  No  
210. Additional Comments \_\_\_\_\_  
211. \_\_\_\_\_

212. **TAX/SPECIALS DISCLOSURE:**

213. Seller(s)  HAVE  HAVE NOT received any notice to be levied against the Property related to work in progress,  
214. pending special assessments, water and/or sewer tapping fees, proposed special assessment projects and/or deferred special  
215. assessments by any governmental assessing authority.  
216. There  Is  Is not currently a tax credit or exemption for new construction or home improvements on this property. Any  
217. tax credit or exemption may or may not terminate upon sale of the property and the property's tax liability may increase. If  
218. a tax credit or exemption currently exists, Buyer should research the resulting tax consequences.  
219. **Preferential property tax status:** Is the property subject to any preferential property tax status or any other credits affecting  
220. the property (e.g., Disability, CRP, Homestead Tax Credit, etc.)?  No  Yes explain \_\_\_\_\_  
221. \_\_\_\_\_  
222. If "Yes", would these terminate upon the sale of the property?  No  Yes explain \_\_\_\_\_  
223. \_\_\_\_\_

224. **ENVIRONMENTAL CONCERNS:**

225. Was fill dirt brought in since you acquired the property or any time prior?  No  Yes  unknown  
226. If "Yes", date \_\_\_\_\_ explain \_\_\_\_\_  
227. Is there or has there been suspected mold growth on the property?  No  Yes If "Yes", explain \_\_\_\_\_  
228. \_\_\_\_\_  
229. To your knowledge, have any of the following existed or do they currently exist on the property (If "Yes" please explain):  
230. Asbestos  No  Yes – explain \_\_\_\_\_  
231. Insect, animal, or pest infestations  No  Yes – explain \_\_\_\_\_  
232. Diseased or dead/dying trees/shrubs  No  Yes – explain \_\_\_\_\_  
233. Hazardous wastes/substances  No  Yes – explain \_\_\_\_\_  
234. Underground storage tanks  No  Yes – explain \_\_\_\_\_  
235. Drainage/standing water issues  No  Yes – explain \_\_\_\_\_  
236. Illicit drug production/sales  No  Yes – explain \_\_\_\_\_  
237. Methamphetamine production  No  Yes – explain \_\_\_\_\_  
238. Signs of soil expansion, contraction, or movement other than situations related to normal conditions  No  Yes – explain \_\_\_\_\_  
239. \_\_\_\_\_  
240. Further Explanation on above items: \_\_\_\_\_  
241. \_\_\_\_\_  
242. \_\_\_\_\_

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_



243. **FLOOD DISCLOSURE: INCLUDING OVERLAND AND RIVER FLOODING**

244. This region experiences high water elevation flood events including overland and river flooding. This is intended to provide information to prospective Buyer concerning the effects of these events on the property.

245. Is the property in a designated floodplain?  Yes  No  unknown

247. Do you carry flood insurance?  No  Yes If "Yes", is it transferrable?  No  Yes explain \_\_\_\_\_

248. \_\_\_\_\_

249. **Note: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their purchase.**

253. Has access to the property ever been affected in any way due to flood water?  No  Yes explain \_\_\_\_\_

254. \_\_\_\_\_

255. Have you ever experienced flood water on the property?  No (If "No", skip to line 268)  Yes explain \_\_\_\_\_

256. \_\_\_\_\_

257. Have you ever collected a flood insurance claim on the property?  No  Yes explain \_\_\_\_\_

258. \_\_\_\_\_

259. If "Yes", were all insured repairs made?  Yes  No explain \_\_\_\_\_

260. \_\_\_\_\_

261. Have you ever made ANY non-insured repairs to the property as a result of flood water?  No  Yes explain \_\_\_\_\_

262. \_\_\_\_\_

263. Have buildings ever been touched or affected by flood water?  No  Yes explain \_\_\_\_\_

264. \_\_\_\_\_

265. If "Yes", check all that apply:  Basement  Lower level  Main floor  Upper level  Second floor  Garage

266.  Outbuildings  other \_\_\_\_\_

267. Source(s) of flood water (check all that apply):  River  Overland  other \_\_\_\_\_ Approx. depth \_\_\_\_\_

268. Have temporary sandbags, ring dikes or other protective devices been used to protect buildings from flood water?

269.  No  Yes explain and include location \_\_\_\_\_

270. \_\_\_\_\_

271. Has flood water ever touched any of the temporary sandbags, dikes, or other preventative devices?  No  Yes explain \_\_\_\_\_

272. \_\_\_\_\_

273. Have any permanent dikes been installed to protect the property from flood water?  No  Yes explain and include location \_\_\_\_\_

274. \_\_\_\_\_

275. Is the property located within 2 city blocks (approx. 1,000 feet) of a  City  Community  Neighbor's dike erected

276. to prevent flood water?  No  Yes explain and include location \_\_\_\_\_

277. \_\_\_\_\_

278. Have any other preventative measures been taken to prevent flood water (e.g. plug drains, install sump pump back-up, etc.)?

279.  No  Yes explain \_\_\_\_\_

280. Have you made permanent changes to the property to provide additional flood protection?  No  Yes explain \_\_\_\_\_

281. \_\_\_\_\_

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_



282. **SELLER’S RADON DISCLOSURE STATEMENT**

283. **Radon Warning Statement:** Homes in the area may have radon gas levels that exceed EPA standards. If you have concerns about  
284. radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection  
285. a condition of your purchase. For additional information, visit the EPA website: [www.epa.gov/radon](http://www.epa.gov/radon)

286. Has the property been tested for radon?  No  Yes If “Yes”, attach the most current records and reports pertaining to radon  
287. concentrations, mitigation, or remediation. If a mitigation system has been installed, include the system description and  
288. documents.

289. Are you aware of any radon gas levels in the home that exceed EPA standards?  No  Yes If “Yes”, explain: \_\_\_\_\_

290. \_\_\_\_\_  
291. \_\_\_\_\_

292. **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed  
293. answer. If more space is needed, sign/date and attach additional page(s).  \_\_\_\_\_ additional pages are attached

294. \_\_\_\_\_  
295. \_\_\_\_\_  
296. \_\_\_\_\_  
297. \_\_\_\_\_  
298. \_\_\_\_\_  
299. \_\_\_\_\_  
300. \_\_\_\_\_  
301. \_\_\_\_\_  
302. \_\_\_\_\_  
303. \_\_\_\_\_  
304. \_\_\_\_\_  
305. \_\_\_\_\_

306. **OTHER:** Is Seller aware of any material fact not otherwise referred to that could adversely and significantly affect Buyer’s use  
307. or enjoyment of the property?  No  Yes If “Yes”, please explain in detail \_\_\_\_\_

308. \_\_\_\_\_  
309. \_\_\_\_\_  
310. \_\_\_\_\_  
311. \_\_\_\_\_  
312. \_\_\_\_\_

313. **ELECTRONIC SURVEILLANCE:**

314. Are there any electronic surveillance devices on the property?  Yes  No. If “Yes”, what type:  Audio  Visual  
315. If “Yes”, Seller(s) understands that Broker must disclose this information to all parties. Seller(s) should seek appropriate  
316. legal advice if Seller(s) intends to utilize technology that may intercept audio or visual communications between persons  
317. other than Seller(s).

INITIAL(S): BUYER  DATE \_\_\_\_\_ BUYER  DATE \_\_\_\_\_

318. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (“FIRPTA”):**

319. Section 1445 of the Internal Revenue Code provides that a transferee (“Buyer”) of a United States real property interest must be  
320. notified in writing and must withhold tax if the transferor (“Seller”) is a foreign person and no exceptions from FIRPTA withholding  
321. apply. Buyer and Seller agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code. Seller shall  
322. represent and warrant, under the penalties of perjury, whether Seller is a “foreign person” (as the same is defined within FIRPTA),  
323. prior to closing. Any representations made by Seller with respect to this issue shall survive the closing and delivery of the deed.  
324. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement reasonably  
325. necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers  
326. or Social Security numbers.


327. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyers responsibility  
328. for withholding the applicable tax, Buyer and Seller should seek legal and tax advice regarding FIRPTA compliance,  
329. as the respective licensee’s representing or assisting either party will be unable to assure either party whether the  
330. transaction is exempt from FIRPTA withholding requirements.

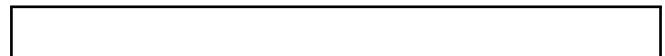
331. Seller represents and warrants, under penalty of perjury, that Seller  IS  IS NOT a foreign person (i.e., a non-resident  
332. alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of income taxation.  
333. (see lines 319-330) This representation and warranty shall survive the closing of the transaction and delivery of the deed.

334. **This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or Broker/Licensee representing or**  
335. **assisting any party in the transaction and is not a suitable substitute for any inspections or warranties Buyer may wish to**  
336. **obtain. The information disclosed is given to the best of the Seller’s knowledge.**

337. **SELLER’S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)**

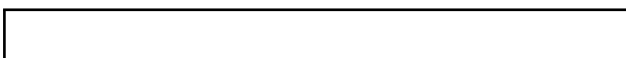
338. Seller(s) hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any parties in  
339. this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the  
340. property. Seller(s) hereby acknowledges that the information provided in this document is true and accurate to the best of  
341. Seller’s knowledge as of the date listed below. Seller(s) is obligated to continue to notify Buyer in writing of any facts that differ  
342. from the facts disclosed here (new or changed) of which Seller is aware that occur up to the time of closing.  
343. To disclose new or changed facts, please use the **Amendment to Sellers Property Disclosure Statement or Sellers Disclosure**  
344. **Alternatives.**

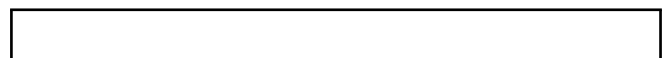
345.  12/15/2022  
346. Seller Signature Date

  
Seller Signature Date

347. **BUYER’S ACKNOWLEDGEMENT: (TO BE SIGNED AT TIME OF PURCHASE AGREEMENT)**

348. Buyer(s) acknowledges receipt of this Seller’s Property Disclosure Statement. Buyer(s) acknowledges that real estate  
349. licensees representing the sale of this property has not made statements concerning the condition of the property other than those  
350. listed in this Seller’s Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this  
351. statement independently.  
352. **Buyer(s) acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for**  
353. **any inspection of the property Buyer may wish to obtain.**

354.   
355. Buyer Signature Date

  
Buyer Signature Date

BROKERS AND THEIR LICENSEES INVOLVED IN THIS REAL ESTATE TRANSACTION MAKE NO REPRESENTATIONS  
HEREIN AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS STATED ON THIS DISCLOSURE.