

## Sellers Disclosure Statement Very Important Document - Please Read Carefully

This Disclosure Statement has been completed by the Seller and not by the REALTOR®. Neither the Broker nor Agent has verified the information contained herein, nor is this information warranted to be accurate by Broker or Agent.

Authority dated: \_\_\_\_\_ Property address: \_\_\_\_\_

This disclosure statement has been completed by the Seller(s) and is to be attached and made part of the Sales Buyer(s) and Seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between Buyer(s) and Seller(s) with respect to any advice/inspection/defects. If you are unsure about any questions, put a question mark (?) after No.

ARE YOU, THE SELLER, AWARE OF ANY PROBLEMS OR POTENTIAL PROBLEMS (Defects, Malfunctions, etc.), PAST OR PRESENT, WITH ANY COMPONENT OF YOUR PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: Yes \_\_\_\_ No \_\_\_\_  
IF YES, CHECK YES AND ALSO ANY APPROPRIATE SPACES BELOW.

A/C or Heating	Doorbell	Floors	Intercom
Attic	Driveways	Foundation	Plumbing / Sewer / Septic / Well
Basement	Electrical System(s)	Included Appliances	Pool
Burglar Alarm	Exterior Walls	Interior Walls	Roof
Chimney	Fireplace	Insulation	Slab(s)

Other (Describe)

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If any of the above is checked, please explain. (Attach additional sheet if necessary)

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ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING (PAST OR PRESENT)? Circle 'Yes' or 'No' where applicable.

1. Additions, structural modifications, or alterations/repairs not in compliance with building codes or necessary permits. [ Yes / No ]
2. Landfill (compacted or otherwise) on the property or any portion thereof? [ Yes / No ]
3. Settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or other soil or structural problems? [ Yes / No ]
4. Flooding problems, drainage problems or standing water problems? [ Yes / No ]  
Has the property or the dwelling ever flooded? [ Yes / No ] When? \_\_\_\_\_  
Are you currently required to have flood insurance? [ Yes / No ]  
Do you know if the property is in a flood zone that may require flood insurance? [ Yes / No ]
5. Damage to property (repaired or otherwise) from wood destroying organisms while you own the property? [ Yes / No ]  
If damage occurred, please specify the repair date? \_\_\_\_\_  
Has the property been treated for wood destroying organisms? [ Yes / No ] If so, when?  
Does the property currently have a termite contract in force? [ Yes / No ] Name of company  
Does the termite contract include Formosan coverage? [ Yes / No ]  
Is your termite contract for treatment of infestation only or treatment and damage repair? [ Treatment Only / Treatment & Repair ]
6. Damage to property (repaired or otherwise) from fire, smoke, wind, water, or other cause? [ Yes / No ]  
How many fireplaces? \_\_\_\_\_; Wood burning? [ Yes / No ]  
Have the fireplaces ever been inspected? [ Yes / No ]  
Have they ever been cleaned? [ Yes / No ]
7. What is your property zoned? [ Residential / Business / Retail / Other ]  
Any zoning violations, nonconforming uses, violations of "setback" lines or encroachments? [ Yes / No ]  
Any proposed changes (or existing circumstances) in zoning, variances, traffic routing or street widening near to or affecting property or any adjacent property? [ Yes / No ]  
Is a copy of an existing survey available? [ Yes / No ]  
Deed restrictions, easements or restrictive covenants? [ Yes / No ]
8. Homeowner's / Condominium Association [ Yes / No ]  
What authority does the Association have over the property? \_\_\_\_\_  
Association Dues: \$ \_ paid [ Monthly / Quarterly / Annually ]  
Officer to verify current status (if known): \_\_\_\_\_
9. Are there any leases on the property or any of its components (tenants, equipment, alarm system, exterior lighting, appliances etc.)? [ Yes / No ]
10. Any legal actions, causes of actions, lawsuits, liens, judgments, rights of redemption, or bankruptcy proceedings (past, present or potential) against seller/property threatening or affecting subject property? [ Yes / No ]
11. Is the property connected to city sewer or septic tank? [ Sewer / Septic ]  
If septic tank, when was it last inspected or pumped? \_\_\_\_\_  
Is the home connected to city water or is it on well water? [ City / Well ]  
Is the sprinkler system (if any) connected to a well? [ Yes / No ]
12. Has the property been tested for radon gas? [ Yes / No ] Lead-Based Paint? [ Yes / No ] Toxic Mold? [ Yes / No ]
13. To your knowledge, does the property contain urea formaldehyde foam insulation or any asbestos material? [ Yes / No ]
14. Any sewer, water connection or any other fees or assessments due now, or in the future to your knowledge? [ Yes / No ]
15. Any conditions, factors or stigmas affecting the value or health/safety of inhabitants of the property? [ Yes / No ]
16. Have you received any notification under the Community Notification Act (Megan's Law) of a sex offender residing in your area? [ Yes / No ]

17. Is the exterior of your home synthetic stucco? [ Yes / No ] If yes, what kind? \_\_\_\_\_ Masonite Siding? [ Yes / No ]
18. Any repairs that you are aware of needed now or in the near future? [ Yes / No ]
19. If answered yes to any of the above questions note the question number and explain. Attach additional pages if necessary.  
Additional pages attached? [ Yes / No ]
20. A/C: # of Units \_\_\_\_\_ [ Gas / Electric ] Age? \_\_\_\_\_ Repairs or replacements? (when) \_\_\_\_\_
21. Heat: # of Units \_\_\_\_\_ [ Gas / Electric ] Age? \_\_\_\_\_ Repairs or replacements? (when) \_\_\_\_\_
22. Monthly Utility Bills: Water \$ \_\_\_\_\_  
Winter: Gas \$ \_\_\_\_\_ Electric \$ \_\_\_\_\_  
Summer: Gas \$ \_\_\_\_\_ Electric \$ \_\_\_\_\_
23. Approximate age of roof: \_\_\_\_\_ Any leaks or repairs to existing roof? [ Yes / No ].  
If yes, explain: \_\_\_\_\_
24. Hardwood flooring under carpeting? [ Yes / No ]  
If yes, where? \_\_\_\_\_
25. Estimated heated and cooled square footage of home: \_\_\_\_\_  
Figure obtained how? \_\_\_\_\_ (Note: square footage is not warranted by the Seller, Broker or Agent to be accurate.  
Buyer is advised to verify square footage if this is material to buyer's decision to buy.)
26. Reserved items considered real estate (anything attached, i.e. chandeliers, ceiling fans, shutters, etc.) \_\_\_\_\_
27. Window treatments to remain (if any): \_\_\_\_\_
28. Items not warranted to be in "working order" pertaining to: elec., plumbing, H/AC, appliances remaining with property: \_\_\_\_\_
29. List the appliances remaining with the property and the approximate age (if known): \_\_\_\_\_
30. Amount of yearly taxes on property \$ \_\_\_\_\_  
Is homestead claimed for the current year? [ Yes / No ]
31. How old is your home? \_\_\_\_\_  
If home was built prior to 1978, a lead based paint disclosure must be completed in addition to this disclosure.
32. Other comments concerning your property: \_\_\_\_\_

THIS IS NOT A CONTRACT. Above information does not warrant of any items mentioned. Concerns regarding above information should be specifically addressed in a separate contract for purchase of the property.

Seller(s) acknowledge(s) the above information will be provided to any interested party and certifies that the information is true and correct to the best of Seller(s) knowledge as of the date signed by the Seller(s). Seller(s) agree(s) to promptly provide Broker with written notice of any changes to the above information.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

Seller certifies that as of this date there have been no changes, or if any changes, they are as follows: \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_