



SELLER DISCLOSURES TO BUYER

IMPORTANT: this is a critical part of the sale, since you are under a *legal obligation* to disclose important, material facts that you know about your property. Better to OVER-disclose than under-disclose, since failure to disclose can land you in court.

Please fill out this form completely, giving a copy to both the Buyer and to your escrow officer for the file. Any "Yes" answer should be explained below in "Explanations".

Property Ownership and Home Owners Association Info:

Address: _____ Legal Owners: _____

 Does seller currently occupy the property: _____
 Yes No
 Approx. Year Structure Built: _____
 Is property part of a HOA? _____
 Yes No (if no, skip to next section)
 HOA Dues: \$_____ per _____ (month, yr.)
 HOA Mgmt. Company: _____

Property Placement:

	Yes	No	Don't Know
Does anyone claim an easement or right to use some of the property?	_____	_____	_____
Does the property rest on a landfill?	_____	_____	_____
Is the property in a designated flood plain?	_____	_____	_____
Is the property in a designated fire danger zone?	_____	_____	_____
Is the property in a designated earthquake danger zone?	_____	_____	_____
Are you aware of any encroachments, boundary line disputes, or unrecorded easements on the property?	_____	_____	_____

Property Detail:

<i>Are you aware of any:</i>	Yes	No	Don't Know
<input type="checkbox"/> Roof leaks or prior roof repairs?	_____	_____	_____
<input type="checkbox"/> Settling or earth movement?	_____	_____	_____
<input type="checkbox"/> Past or present movement of floors, walls, foundation?	_____	_____	_____
<input type="checkbox"/> Chimney or fireplace problems?	_____	_____	_____
<input type="checkbox"/> Past or present damage due to pests, termites, dry rot or other wood-boring insects?	_____	_____	_____
<input type="checkbox"/> Past or present problems with heating/cooling systems?	_____	_____	_____
<input type="checkbox"/> Past or present plumbing problems?	_____	_____	_____
<input type="checkbox"/> Past or present water heater problems?	_____	_____	_____
<input type="checkbox"/> Past or present electrical system problems?	_____	_____	_____
<input type="checkbox"/> Past or present problems with any built-in appliances?	_____	_____	_____
<input type="checkbox"/> Any problems with a pool, spa, or sauna if you have it?	_____	_____	_____
<input type="checkbox"/> Any water leakage or moisture in a basement or crawl space if you have it?	_____	_____	_____

Other

	Yes	No	Don't Know
<input type="checkbox"/> Have there been any additions/structural changes/alterations to property?	_____	_____	_____
▪ If Yes, were permits required?	_____	_____	_____
▪ Were required permits obtained?	_____	_____	_____
<input type="checkbox"/> Is the drinking water source public or private?	Private _____	Public _____	_____
<input type="checkbox"/> Is the sewer system public or private?	Private _____	Public _____	_____
<input type="checkbox"/> Has the property ever been the subject of litigation?	_____	_____	_____
<input type="checkbox"/> Has there ever been fire/flood/wind damage to the property that required repairs?	_____	_____	_____

Explanations: (use this area to explain any "Yes" answers given above; attach additional sheets if necessary):



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. This disclosure statement is not a substitute for inspections and/or warranties.

_____	_____	_____	_____
Seller Signature	Date	Seller Signature	Date

BUYER'S RECEIPT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase Agreement with Seller, the property is being sold in its present 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 here or stated in the Purchase Agreement.

_____	_____	_____	_____
Buyer Signature	Date	Buyer Signature	Date