

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS

CITY STATE ZIP

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a 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 the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does seller currently occupy property?	_____	_____	_____
2. If not, when did seller last occupy property?	_____	_____	_____
3. Is any part of the property leased?	_____	_____	_____
4. Does anyone claim an easement on or a right to use all or some of the property?	_____	_____	_____
5. Does property rest on a landfill?	_____	_____	_____
6. Is the property in a designated flood plain?	_____	_____	_____
7. Is the property in a designated fire danger zone?	_____	_____	_____
8. Is the property in a designated earthquake danger zone?	_____	_____	_____
9. Are you aware of any settling/earth movement?	_____	_____	_____
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	_____	_____	_____
11. How old is the structure?	_____	_____	_____
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	_____	_____	_____
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	_____	_____	_____
14. Is your property currently under warranty by a licensed pest control company?	_____	_____	_____
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?	_____	_____	_____
16. Has there been fire, wind, or flood damage that required repair?	_____	_____	_____
17. Has there ever been water leakage or dampness within basement or crawl space?	_____	_____	_____

These forms are provided as a tool to assist in the "For Sale By Owner" transactions. Capital Abstract & Title does not represent the Buyer or Seller in any way.

18. Have there been any additions, structural changes, or alterations to the property? _____

19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? _____

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? _____

23. Is there polybutylene plumbing (other than the primary service line) on the property? _____

24. Are you aware of any toxic substances on the property? _____

25. Has the property been tested for radon? _____

26. Are there or have there ever been fuel storage tanks below ground on the property? _____

27. Is property subject to covenants and restrictions? _____

28. Is there a mandatory association fee? _____

29. If so, how much monthly/yearly? \$ _____ / _____.

30. Is there an initiation fee? _____

31. Are special assessments approved by the association? _____

32. Has the property ever been the subject of litigation? _____

33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property? _____

34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement? _____

35. Does the property contain asbestos? _____

36. Does the property contain lead paint? _____

41. Additional explanations or disclosures (please attach additional sheets if necessary) :

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The following checked items are currently on the property and will be included in the sale:

- | | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Fire Alarms | <input type="checkbox"/> Central Air |
| <input type="checkbox"/> Central Heating | <input type="checkbox"/> Window A/C Unit | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Oven | <input type="checkbox"/> Microwave | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Pool | <input type="checkbox"/> Washer/Dryer Hookups |
| <input type="checkbox"/> Hot Tub/Jacuzzi | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Pool Barrier | <input type="checkbox"/> Safety Cover for Hot Tub | | |

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. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of 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 _____ DATE _____

BUYER _____ DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.