PROPERTY DISCLOSURE STATEMENT

Seller: _____.

Buyer: _____.

Property address: _____. Parcel number: _____.

Date of this statement: _____

State form notice: Many states require sellers to use an official disclosure form. This statement is not an official state form. If the law of the state where the Property is located requires one for this sale, the Seller must also complete and deliver that form, and this statement supplements it.

1. PURPOSE AND HOW TO READ THE ANSWERS

The Seller gives this statement to disclose the conditions of the Property that the Seller actually knows about on the date above. It is not a warranty by the Seller or any agent and is not a substitute for inspections. "Yes" means the Seller knows of the condition, "No" means the Seller does not know of it, and "Unknown" means the Seller does not have enough information to answer. Explain every "Yes" and "Unknown" answer on the line below that section.

2. ABOUT THE PROPERTY

Type: [ ] House [ ] Condo or townhouse [ ] Multi-family (_____ units) [ ] Manufactured home [ ] Vacant land

Year built: _____ Built before 1978? [ ] Yes [ ] No [ ] Not sure

Occupancy: [ ] Seller lives there [ ] Tenants [ ] Vacant [ ] Second home

3. STRUCTURE AND ROOF

Has the roof leaked, now or in the past? [ ] Yes [ ] No [ ] Unknown

Any defect or damage in the foundation, walls, floors, ceilings or other structural parts? [ ] Yes [ ] No [ ] Unknown

Has water come into the basement, crawl space or living areas from outside? [ ] Yes [ ] No [ ] Unknown

Explanation: _____

4. WATER, PLUMBING, ELECTRICAL, HEATING AND COOLING

Water supply: [ ] Public [ ] Private well [ ] Shared well [ ] Other [ ] Unknown

Sewage disposal: [ ] Public sewer [ ] Septic [ ] Other [ ] Unknown

Any leaks, backups or other problems with the plumbing, water heater, water supply or sewage system? [ ] Yes [ ] No [ ] Unknown

Any problem with the electrical system, wiring, outlets or panel? [ ] Yes [ ] No [ ] Unknown

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Any problem with the heating, ventilation or air conditioning? [ ] Yes [ ] No [ ] Unknown

Explanation: _____

5. ENVIRONMENTAL CONDITIONS

Mold growth in the home, or any treatment for mold? [ ] Yes [ ] No [ ] Unknown

Radon testing done, or a radon mitigation system installed? [ ] Yes [ ] No [ ] Unknown

Homes built before 1978: any known lead-based paint or lead-based paint hazards? [ ] Yes [ ] No [ ] Unknown (The separate federal lead-based paint disclosure and pamphlet are also required for covered housing.)

Underground storage tanks, asbestos, contaminated soil or water, or other hazardous substances? [ ] Yes [ ] No [ ] Unknown

Explanation: _____

6. FLOODING, PERMITS AND LEGAL MATTERS

Has the Property flooded, or had storm or water damage? [ ] Yes [ ] No [ ] Unknown

Any part of the Property in a special flood hazard area on a FEMA flood map? [ ] Yes [ ] No [ ] Unknown

Any insurance claim by the Seller for damage to the Property? [ ] Yes [ ] No [ ] Unknown

Work done without a required permit or final inspection? [ ] Yes [ ] No [ ] Unknown

Any notice of a building, zoning, health or code violation? [ ] Yes [ ] No [ ] Unknown

Any lawsuits, judgments or liens, other than a loan to be paid off at closing? [ ] Yes [ ] No [ ] Unknown

Any unusual easements, encroachments, shared driveways or boundary disputes? [ ] Yes [ ] No [ ] Unknown

Explanation: _____

7. OWNERS' ASSOCIATION

Part of a homeowners', condominium or property owners' association? [ ] Yes [ ] No [ ] Unknown Name: _____ Dues: _____

Any special assessment, approved or proposed? [ ] Yes [ ] No [ ] Unknown Any pending lawsuit involving the association? [ ] Yes [ ] No [ ] Unknown

Explanation: _____

8. RENTAL UNITS, MANUFACTURED HOMES AND LAND

Multi-family: units rented now? [ ] Yes [ ] No [ ] Unknown Leases, rents and deposits: _____

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Manufactured home: permanently attached to a foundation? [ ] Yes [ ] No [ ] Unknown Land: [ ] Included in the sale [ ] Leased lot or park [ ] Unknown

Vacant land: legal access to a public road? [ ] Yes [ ] No [ ] Unknown Utilities at the property line? [ ] Yes [ ] No [ ] Unknown Wetlands, fill, dumping or soil problems? [ ] Yes [ ] No [ ] Unknown

Explanation: _____

9. OTHER KNOWN CONDITIONS

Reports the Seller has (inspections, surveys and similar): _____

Other conditions that materially affect the value or desirability of the Property:

_____

10. SELLER'S CERTIFICATION AND BUYER'S ACKNOWLEDGMENT

The Seller certifies that this statement is true and complete to the best of the Seller's actual knowledge on the date signed, and will promptly tell the Buyer in writing if an answer becomes inaccurate before closing.

The Buyer acknowledges receiving a copy of this statement, understands that it is not a warranty and reflects only the Seller's knowledge, and may have the Property inspected by professionals of the Buyer's choosing.

SIGNATURES

Seller

Signature: _____ Date: _____

Printed Name: _____

Seller

Signature: _____ Date: _____

Printed Name: _____

Buyer

Signature: _____ Date: _____

Printed Name: _____

Buyer

Signature: _____ Date: _____

Printed Name: _____

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