

Seller's Property Disclosure

Very Important — Please Read Carefully

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

Date _____ Property Address _____

When completing this disclosure, if you are unsure about any of the following questions, do not guess but rather put a question mark (?) after no.

Are you (Seller) aware of any problems (past, present, or potential) with your property or any component, appliances, equipment, system, etc.? If the answer to the above question is yes, you are aware of a problem, check appropriate space(s) below otherwise leave blank.

1.

_____ A/C or Heating	_____ Driveway	_____ Included Appliances	_____ Roof
_____ Attic	_____ Electrical System	_____ Interior Walls	_____ Slab(s)
_____ Basement	_____ Exterior Walls	_____ Insulation	_____ Sprinkler System
_____ Burglar Alarm	_____ Fireplace	_____ Intercom	_____ Walls/Fences
_____ Chimney	_____ Floors	_____ Plumbing/Sewer/Septic/Well	_____ Windows
_____ Doorbell	_____ Foundation	_____ Pool	_____ Other
2. Additions, structural modifications, alterations or repairs to the property, not in compliance with building codes or required permits? Yes ___ No ___
3. Settling, structural cracks in slab or foundation, underground springs, or other soil or structural problems? Yes ___ No ___
4. Flooding, drainage or grading problems? Yes ___ No ___ Has your home ever flooded? Yes ___ No ___ Have any other parts of your property flooded? Yes ___ No ___ If yes, where? _____ Are you currently required to have flood insurance? Yes ___ No ___
5. Damage, treatment or repairs to your property, since you have owned the property, due to fungus, termite or beetle infestation? Yes ___ No ___
6. Damage to your property (old, new or otherwise) due to smoke, fire or other cause (excluding hurricane damage, repaired)? Yes ___ No ___
7. Do you have a survey? Yes ___ No ___ Are you aware of any easements (other than over head utility) or encroachments on your lot? Yes ___ No ___ Any violations of property set back lines, restrictive covenants? Yes ___ No ___
8. Any zoning variances or non-conforming uses? Yes ___ No ___. What is your property zoned?
Residential ___ Business ___ Retail ___ Other ___ Any street widening, traffic routing (existing or proposed) near to or affecting your property or any adjacent property? Yes ___ No ___
9. Are you reserving mineral rights? Yes ___ No ___. Are your mineral rights leased? Yes ___ No ___
10. Homeowners association? Yes ___ No ___ . Homeowners association fee \$ _____ per _____. What authority does the association have over your property? _____. Any future assessments pending? Yes ___ No ___
11. Condo fee? Yes ___ No ___ Condo fee \$ _____ per _____. Any future assessments pending? Yes ___ No ___
12. Are you in a Historical District? Yes ___ No ___ Any unusual deed restrictions? Yes ___ No ___
13. Actions, causes of actions, lawsuits, liens, judgments, rights of redemption, (current or potential) against or affecting your property? Yes ___ No ___
14. Are there any leases on the property or any of its components (tenants, equipment, alarm system, exterior lighting, appliances etc.)? Yes ___ No ___
15. Is the property connected to city sewer or septic tank? _____ If septic tank, when was it last inspected or pumped? _____
16. Is the home connected to city water or is it on well water? _____ Is the sprinkler system (if any) connected to a well? Yes ___ No ___
17. Has the property been tested for: radon gas Yes ___ No ___; lead based paint Yes ___ No ___ toxic mold Yes ___ No ___
18. To your knowledge, does the property contain urea formaldehyde form insulation or any asbestos material? Yes ___ No ___
19. Any sewer, water connection or any other fees or assessments due now, or in the future to your knowledge? Yes ___ No ___
20. Any conditions, factors or stigmas affecting the value or health/safety of inhabitants of the property? Yes ___ No ___
21. Have you received any notification under the Community Notification Act (Megan's Law) of a sex offender residing in your area? Yes ___ No ___
22. Is the exterior of your home built of synthetic stucco? Yes ___ No ___ If yes, what kind? _____
23. Is the exterior of your home built of masonite siding? Yes ___ No ___
24. Is there a landfill (compacted or otherwise) anywhere on your property? Yes ___ No ___

25. Any repairs that you are aware of needed now or in the near future? Yes ___ No ___
26. Rooms with fireplaces . Are fireplaces working? Yes ___ No ___ Are they wood burning? Yes ___ No ___
 Have fireplaces ever been inspected? Yes ___ No ___ When? _____. Have fireplaces ever been cleaned? Yes ___
 No ___ When? _____
27. Do you have a termite contract (don't confuse a termite contract with pest control service)? Yes ___ No ___ Do you have a Formosan rider (termite contracts do not cover Formosan termites without a rider at additional expense)? Yes ___ No ___ Is your termite contract for treatment of infestation only or treatment and damage repair? _____.
 Who is your termite company? _____. Note: If you are sure you have a termite contract but are unsure, what kind, do not answer these questions other than you have a termite contract and the company you have the contract with.
28. If the answer to any of the question 1 through 27 are yes note the question number and explain. Attach additional pages to this disclosure if necessary. _____

Additional pages attached? Yes ___ No ___

29. Air condition: Number of units ___ Gas or Electric _____ Approx. Age _____ Repairs or replacements (what and when) _____
30. Heat: Number of units _____. Gas or Electric _____ Approx. Age _____. Repairs or replacements (what and when) _____
31. Approximate monthly utility bills: Water \$ _____ Winter: Gas \$ _____ Elec. \$ _____
 Summer: Gas \$ _____ Elec \$ _____
32. Approximate age of roof _____ Any leaks or repairs to existing roof? Yes ___ No ___ If yes, explain: _____
33. Are there hardwood floorings under any carpeting? Yes: ___ No : ___. If yes, where? _____
34. What do you estimate the heated and cooled square footage of your home to be? _____ Where did you get this figure? _____
 Are there any rooms that are not vented for heat and air that are included in your square footage figure? Yes ___ No _____.
 Where? _____ (Note: square footage is not warranted by Seller, Broker or Agent to be accurate. Buyer is advised to verify sq .11. if this is material in buyer's decision to buy.)
35. Is there anything normally considered a part of the real estate that you do not plan to leave with the property (anything attached, i.e. chandeliers, ceiling fans, bathroom mirrors, sconces, blinds, shutters, etc.)? Seller reserves: _____
36. What (if any) window treatments remain: _____
37. Is there anything not warranted to be in "working order" that would pertain to: electrical, plumbing, heating, air conditioning, appliances remaining with the property? Items not warranted: _____
38. Please list the appliances remaining with the property and the approximate age if known: _____
39. What is the amount of your yearly taxes on your property? \$ _____. Is homestead claimed for the current year? Yes ___ No ___
40. Age of your home? _____ If your home was built prior to 1978, a lead based paint disclosure must be completed in addition to this disclosure.
41. Other comments concerning your property: _____

I (we) the Seller(s) acknowledge that this information will be provided to any interested party and certify that the information herein is true and correct to the best of my knowledge as of the date signed below. I agree to promptly provide Broker with written notice of any changes in the above information.

Seller: _____ Date: _____ Witness: _____

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.

I (we) the Seller(s), certify that as of this date, there have been no changes in information above. Buyer acknowledges receipt and acceptance of this disclosure.

Seller: _____ Date: _____ Buyer: _____ Date: _____
 Seller: _____ Date: _____ Buyer: _____ Date: _____
 Witness: _____ Date: _____ Witness: _____ Date: _____