



PROPERTY INFORMATION CHECKLIST



Special Note to Selling Agent: Please have purchaser sign this form and submit with offer to purchase.

TO BE COMPLETED BY SELLER (Please Print)

Date _____

Property Address: _____ Age of structure: _____

Seller's Name(s): _____ Date of purchase: _____

Occupied by: _____ Seller _____ Tenant _____ Vacant

Purpose of Disclosure: The following discloses information known by the Seller regarding the subject property. Unless otherwise stated, the Seller does not possess any expertise nor greater knowledge of the property other than that obtained by owning the property. The following information should not be construed as a warranty or a substitute for professional inspections. This form is only the opinion of the Seller (s) as to the condition of the property and is completed to the best of the information, knowledge, and belief of the Seller (s), and therefore, IS NOT a warranty or guaranty of the condition of the property. The Seller (s) agree this form may be given to any prospective purchaser, any real estate salesperson, and appraiser, any inspector, any mortgage company, or any other person that may assist or facilitate the sale of the property. **PURCHASER IS ENCOURAGED TO OBTAIN PROFESSIONAL INSPECTIONS.**

_____ (Firm Name), its agents and employees are only conduits of this information, and specifically do NOT make any statements of fact, warranties or representations about the condition, history or size of the property, and for showing consideration for the release of liability both the Seller (s) and Purchaser (s) hereby release brokerage from all liability, loss and damages associated therewith or related thereto and indemnify and hold harmless brokerage therefrom.

Instruction to Seller: (1) Answer all questions and initial all applicable boxes. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply, write NA (non-applicable). (6) If you do not know the facts, write unknown.

This will be presented to the prospective buyers:

Seller's initials

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF THE SELLER'S AGENT(S) OR SUBAGENT(S).

	<u>Age</u>	<u>Repairs</u>
Stove, exhaust fans	_____	_____
microwave	_____	_____
Dishwasher	_____	_____
Disposal	_____	_____
Trash compactor	_____	_____
Ceiling fans	_____	_____
Electrical	_____	_____
Roof	_____	_____
Foundation	_____	_____
Air Conditioning System(s)	_____	_____
Heating System(s)	_____	_____
Water Heater(s)	_____	_____
Plumbing	_____	_____
Electrical	_____	_____
Sprinkler System	_____	_____
Intercom	_____	_____
Central Vacuum	_____	_____
Attic Fan	_____	_____
Other:	_____	_____
_____	_____	_____
_____	_____	_____

Are you (Seller) aware of any of the following:

- Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property? Yes No
- Encroachments, easements or similar matters that may affect your interest in the property? Yes No
- Room additions, structural modifications, or other alterations or repairs made on the property? Did you obtain necessary permits? Yes No

4. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site? Yes No
5. Any settling from any cause, or slippage, sliding, or other soil problems? Yes No
6. Water damage, flooding, drainage or grading problems? Yes No
7. Damage to property or structures from fire, earthquake, floods or landslides? Yes No
8. Zoning violations, nonconforming uses, violations of "setback" requirements? Yes No
9. Deed restrictions or obligations? Yes No
10. Homeowner's Association
 - (a) Is the property subject to the rules or regulations of any homeowner's associations? Yes No
 - (b) Are you aware of any problems relating to any common area? Yes No
 - (c) Are you aware of any condition which may result in an increase in assessments? Yes No
 - (d) Is the homeowner's association responsible for the cost of all exterior and roof repairs to all units? Yes No
 - (e) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex? (If yes, please explain) _____ Yes No
 - (f) How much are your monthly or annual Homeowner Association dues? _____
11. Any "common area" (i.e., pools, tennis courts, walkways or other co-owned areas)? Yes No
12. That the home contains Asbestos or Urea formaldehyde foam insulation? Yes No
13. Has this home ever been treated for wood destroying organisms of any kind; and are you aware of Any previous infestation damage of any kind? Yes No
14. Is your property in a federally designated flood zone requiring flood insurance? Yes No
15. Do you currently have any installed equipment, rented or leased, that does not contractually convey with the property? (security system, satellite dish, gas grill) Yes No
16. Are you aware of any other facts, conditions or circumstances which may adversely affect the value of this property? Yes No
17. Lead Based Paint – Was house built before 1978? Yes No
Was Lead Based Paint Disclosure signed? Yes No
18. SEPTIC TANK – Last time cleaned out? _____ Have any repairs been made or any problems existed in the past? If YES, please explain _____ Yes No
Was septic system approved by county health department? Yes No
19. STRUCTURAL CONDITION – Have any repairs been made or any problems existed in the past? If YES, please explain _____ Yes No
20. PLUMBING CONDITION (Including Whirlpool Bath) – Have any repairs been made or any problems existed in the past? If YES, please explain _____ Yes No
21. POOL & HOT TUB EQUIPMENT CONDITION – Pool liner age? _____ Have any repairs been made or any problems existed in the past? If YES, please explain _____ Yes No
22. WATER IN BASEMENT, CRAWL SPACE OR SLAB AREA – Has there ever been any water seepage, leakage, moisture, dampness or standing water in the basement, crawl space and/or on or through slab areas or sump pump? If YES, specify repairs and when completed _____ Yes No
23. FIREPLACE/CHIMNEY – Date last cleaned _____ Does fireplace/chimney function properly? Yes No
24. BOUNDARY/PROPERTY LINES – Do you know the exact boundary lines of your parcel of land? Yes No
Do you have a copy of your last survey? Yes No

OTHER MATTERS AFFECTING THE PROPERTY – TO THE BEST OF YOUR KNOWLEDGE:

1. Has the property been tested for Radon Gas? Yes No Unknown
2. Are there any flooding, drainage, erosion, or grading problems on the property? Yes No Unknown
3. Does the property lack frontage on a public road? Yes No Unknown
4. Are there any natural gas or oil wells? Yes No Unknown
5. Other _____ (Attach additional sheets if needed)

Seller/Owners represent that to the best of their knowledge, information and belief, the above information is accurate and correct as (as of the above date). However, Seller does not make any warranties by disclosing such information. Representations by the Seller are those of the Seller. Broker and sales associates make no representations, warranties or statement concerning the above. Seller authorizes his/her agent to provide copies of this disclosure to any person in connection with the anticipated sale of the subject property. Seller agrees to notify Purchaser of any natural changes which may become known prior to the closing of the sale. The purchaser relies exclusively upon these statements made by the seller.

Seller _____ Date _____

Seller _____ Date _____

I/We acknowledge receipt of a copy of this disclosure and understand that this information is a description of the property to the best of the Seller's knowledge and not a warrant by the Seller or his/her agent or subagent and this information is not a substitute for professional inspections. Purchaser is encouraged to get home inspection and structural engineer report at their own expense.

Purchaser _____ Date _____

Purchaser _____ Date _____