

RECOMMENDATION to Executive Committee

AGENDA ITEM:

Approval of the attached revisions to the AAR Residential Seller's Property Disclosure Statement

BACKGROUND:

By way of a workgroup chaired by Trudy Moore, the Residential Seller's Property Disclosure Statement was revised. The revised form was approved by the Risk Management Committee on March 24, 2014.

BUDGET IMPACT:

None

RECOMMENDATION FROM:

Risk Management Committee

Risk Management proposes that the attached revised Residential Seller's Property Disclosure Statement be approved for release to all members on or about June 2, 2014.

MOTION:

TO APPROVE THE ATTACHED REVISED RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT FOR RELEASE ON OR ABOUT JUNE 2, 2014.

FOR MORE INFORMATION CONTACT:

Tahona Epperson (928- 649-4643) or Scott Drucker (602-248-7787/800-426-7274)

RESIDENTIAL SELLER DISCLOSURE ADVISORY

DRAFT

Document updated:
June 2014



WHEN IN DOUBT – DISCLOSE!



Arizona law requires the seller to disclose material (important) facts about the property, even if you are not asked by the buyer or a real estate agent. These disclosure obligations remain even if you and the buyer agree that no Seller's Property Disclosure Statement ("SPDS") will be provided.

The SPDS is designed to assist you, the seller, in making these legally required disclosures and to avoid inadvertent nondisclosures of material facts. To satisfy your disclosure obligations and protect yourself against alleged nondisclosure, you should complete the SPDS by answering all questions as truthfully and as thoroughly as possible. Attach copies of any available invoices, warranties, inspection reports, and leases, to insure that you are disclosing accurate information. Use the blank lines to explain your answers. If you do not have the personal knowledge to answer a question, it is important not to guess – use the blank lines to explain the situation.



If the buyer asks you about an aspect of the property, you have a duty to disclose the information, even if you do not consider the information material.* You also have a legal duty to disclose facts when disclosure is necessary to prevent a previous statement from being misleading or misrepresented: for example, if something changes.

If you do not make the legally required disclosures, you may be subject to civil liability. Under certain circumstances, nondisclosure of a fact is the same as saying that the fact does not exist. Therefore, nondisclosure may be given the same legal effect as fraud.

If you are using the Arizona Association of REALTORS® ("AAR") Residential Resale Real Estate Purchase Contract, the seller is required to deliver "a completed AAR Residential SPDS form to the Buyer within five (5) days after Contract acceptance." If the Seller does not provide the SPDS as the Contract requires, the Seller is potentially in breach of the Contract, thereby enabling the Buyer to cancel the transaction and receive the earnest money deposit.

* By law, sellers are not obligated to disclose that the property is or has been: (1) a site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. However, the law does not protect a seller who makes an intentional misrepresentation. For example, if you are asked whether there has been a death on the property and you know that there was such a death, you should not answer "no" or "I don't know." Instead you should either answer truthfully or respond that you are not legally required to answer the question.

R RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
June 2014



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing on page 7, you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

1. As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto,
2. plus fixtures and personal property described in the Contract.
3. **PROPERTY ADDRESS:** _____
(STREET ADDRESS) (CITY) (STATE) (ZIP)
4. Does the Property include any leased land? Yes No
5. Explain: _____
6. Is the Property located in an unincorporated area of the county? Yes No If yes, and five or fewer parcels of land other than subdivided land
7. are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.
8. **LEGAL OWNER(S) OF PROPERTY:** _____ Date Purchased: _____
9. The Property is currently: Owner-occupied Leased Estate Foreclosure Vacant If vacant, how long? _____
10. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)
11. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____
12. _____
13. Is the legal owner(s) of the Property a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property
14. Tax Act (FIRPTA)? Yes No If yes, consult a tax advisor; mandatory withholding may apply.
15. Is the Property located in a community defined by the fair housing laws as housing for older persons? Yes No
16. Explain: _____
17. Approximate year built: _____. If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

18. **NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of**
19. **information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona**
20. **Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov.**

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Initials>

BUYER	BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

- YES NO**
21. Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
22. _____
23. Are you aware if there are any association(s) governing the Property?
24. If yes, provide contact(s) information: Name: _____ Phone #: _____
25. Name: _____ Phone #: _____
26. If yes, are there any fees? How much? \$ _____ How often? _____
27. How much? \$ _____ How often? _____
28. Are you aware of any association fees payable upon transfer of the Property? Explain: _____
29. _____
30. Are you aware of any proposed or existing association assessment(s)? Explain: _____
31. _____
32. Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
33. Explain: _____
34. Are you aware of any of the following recorded against the Property? (Check all that apply):
35. Judgment liens Tax liens Other non-consensual liens
36. Explain: _____
37. Are you aware of any assessments affecting the Property? (Check all that apply):
38. Paving Sewer Water Electric Other
39. Explain: _____
40. Are you aware of any title issues affecting the Property? (Check all that apply):
41. Recorded easements Use restrictions Lot line disputes Encroachments
42. Unrecorded easements Use permits Other _____
43. Explain: _____
44. Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
45. If yes, provide the name of the CFD: _____
46. _____
47. Are you aware of any public or private use paths or roadways on or across the Property?
48. Explain: _____
49. Are you aware of any problems with legal or physical access to the Property? Explain: _____
50. The road/street access to the Property is maintained by the County City Homeowners' Association Privately
51. If privately maintained, is there a recorded road maintenance agreement? Explain: _____
52. Are you aware of any violation(s) of any of the following? (Check all that apply):
53. Zoning Building Codes Utility Service Sanitary health regulations
54. Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) of violation if available.)
55. Explain: _____
56. _____
57. Are you aware of any homeowner's insurance claims having been filed against the Property?
58. Explain: _____
59. **NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.**
60. _____
61. _____

BUILDING AND SAFETY INFORMATION

- YES NO ROOF / STRUCTURAL:**
62. **NOTICE TO BUYER: Contact a professional to verify the condition of the roof.**
63. _____
64. Are you aware of any past or present roof leaks? Explain: _____
65. _____
66. Are you aware of any other past or present roof problems? Explain: _____
67. _____

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Initials>

BUYER	BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

68. YES NO Are you aware of any roof repairs? Explain: _____
69. _____
70. YES NO Is there a roof warranty? (Attach a copy of warranty if available.)
71. YES NO If yes, is the roof warranty transferable? Cost to transfer _____
72. YES NO Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____
73. _____
74. YES NO Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: _____
75. _____
76. YES NO Are you aware of any chimney or fireplace problems, if applicable? Explain: _____
77. _____
78. YES NO Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
79. Flood Fire Wind Expansive soil(s) Water Hail Other _____
80. Explain: _____

WOOD INFESTATION:

81. Are you aware of any of the following:
82. _____
83. YES NO Past presence of termites or other wood destroying organisms on the Property?
84. YES NO Current presence of termites or other wood destroying organisms on the Property?
85. YES NO Past or present damage to the Property by termites or other wood destroying organisms?
86. Explain: _____
87. _____
88. YES NO Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
89. If yes, date last treatment was performed: _____
90. Name of treatment provider(s): _____
91. YES NO Is there a treatment warranty? (Attach a copy of warranty if available.)
92. YES NO If yes, is the treatment warranty transferrable?

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history. www.sb.state.az.us

HEATING & COOLING:

95. Heating: Type(s) _____
96. Approximate Age(s) _____
97. Cooling: Type(s) _____
98. Approximate Age(s) _____
99. _____
100. YES NO Are you aware of any past or present problems with the heating or cooling system(s)?
101. Explain: _____

PLUMBING:

102. YES NO Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
103. If yes, identify: _____
104. YES NO Are you aware of any past or present plumbing problems? Explain: _____
105. _____
106. YES NO Are you aware of any water pressure problems? Explain: _____
107. Type of water heater(s): Gas Electric Solar Approx. age(s): _____
108. YES NO Are you aware of any past or present water heater problems? Explain: _____
109. _____
110. YES NO Is there a landscape watering system? If yes, type: automatic timer manual both
111. YES NO If yes, are you aware of any past or present problems with the landscape watering system?
112. Explain: _____
113. YES NO Are there any water treatment systems? (Check all that apply):
114. water filtration reverse osmosis water softener Other _____
115. Is water treatment system(s) owned leased (Attach a copy of lease if available.)
116. YES NO Are you aware of any past or present problems with the water treatment system(s)?
117. Explain: _____
118. _____

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Initials>

_____	_____
BUYER	BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

YES	NO	
119.		SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:
120.	<input type="checkbox"/>	Does the Property contain any of the following? (Check all that apply):
121.	<input type="checkbox"/>	<input type="checkbox"/> Swimming pool <input type="checkbox"/> Spa <input type="checkbox"/> Hot tub <input type="checkbox"/> Sauna <input type="checkbox"/> Water feature
122.	<input type="checkbox"/>	If yes, are either of the following heated? <input type="checkbox"/> Swimming pool <input type="checkbox"/> Spa If yes, type of heat: _____
123.	<input type="checkbox"/>	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
124.		Explain: _____
125.		ELECTRICAL AND OTHER RELATED SYSTEMS:
126.	<input type="checkbox"/>	Are you aware of any past or present problems with the electrical system? Explain: _____
127.		_____
128.	<input type="checkbox"/>	Is there a security system? If yes, is it (Check all that apply):
129.	<input type="checkbox"/>	<input type="checkbox"/> Leased (Attach a copy of lease if available.) <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Other _____
130.	<input type="checkbox"/>	Are you aware of any past or present problems with the security system? Explain: _____
131.		_____
132.	<input type="checkbox"/>	Does the Property contain any of the following systems or detectors?(Check all that apply):
133.	<input type="checkbox"/>	<input type="checkbox"/> Smoke/fire detection <input type="checkbox"/> Fire suppression (sprinklers) <input type="checkbox"/> Carbon monoxide detector
134.		If yes, are you aware of any past or present problems with the above systems? Explain: _____
135.		_____
136.		MISCELLANEOUS:
137.	<input type="checkbox"/>	Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _____
138.		_____
139.	<input type="checkbox"/>	Are you aware of or have you observed any of the following on the Property? (Check all that apply):
140.	<input type="checkbox"/>	<input type="checkbox"/> Scorpions <input type="checkbox"/> Rabid animals <input type="checkbox"/> Bee swarms <input type="checkbox"/> Rodents <input type="checkbox"/> Reptiles <input type="checkbox"/> Bed Bugs <input type="checkbox"/> Other: _____
141.		Explain: _____
142.	<input type="checkbox"/>	Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____
143.		Name of service provider(s): _____ Date of last service: _____
144.	<input type="checkbox"/>	Are you aware of any work done on the Property, such as building, plumbing, electrical or other improvements or alterations or room conversions? (If no, skip to line 156.)
145.		Explain: _____
146.		_____
147.		_____
148.		_____
149.		_____
150.	<input type="checkbox"/>	Were permits for the work required? Explain: _____
151.	<input type="checkbox"/>	If yes, were permits for the work obtained? Explain: _____
152.	<input type="checkbox"/>	Was the work performed by a person licensed to perform the work? Explain: _____
153.	<input type="checkbox"/>	Was approval for the work required by any association governing the property? Explain: _____
154.		If yes, was approval granted by the association? Explain: _____
155.	<input type="checkbox"/>	Was the work completed? Explain: _____
156.	<input type="checkbox"/>	Are there any security bars or other obstructions to door or window openings? Explain: _____
157.	<input type="checkbox"/>	Are you aware of any past or present problems with any built-in appliances? Explain: _____
158.		_____
159.	<input type="checkbox"/>	Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)
160.		Explain: _____
161.		_____

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Initials>

BUYER	BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

UTILITIES

162. **DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?**
- | YES | NO | | PROVIDER | |
|------|--------------------------|--------------------------|---|-------|
| 163. | <input type="checkbox"/> | <input type="checkbox"/> | Electricity: | _____ |
| 164. | <input type="checkbox"/> | <input type="checkbox"/> | Fuel: <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil | _____ |
| 165. | <input type="checkbox"/> | <input type="checkbox"/> | Cable / Satellite: | _____ |
| 166. | <input type="checkbox"/> | <input type="checkbox"/> | Internet:..... | _____ |
| 167. | <input type="checkbox"/> | <input type="checkbox"/> | Telephone: | _____ |
| 168. | <input type="checkbox"/> | <input type="checkbox"/> | Garbage Collection: | _____ |
| 169. | <input type="checkbox"/> | <input type="checkbox"/> | Fire:..... | _____ |
| 170. | <input type="checkbox"/> | <input type="checkbox"/> | Irrigation:..... | _____ |
| 171. | <input type="checkbox"/> | <input type="checkbox"/> | Water Source: | |
| 172. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water | _____ |
| 173. | | | <input type="checkbox"/> Private well <input type="checkbox"/> Shared well If water source is a private or shared well, complete and attach | |
| 174. | | | Domestic Water Well/Water Use Addendum. | |

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

178. Are you aware of any past or present drinking water problems? Explain: _____
179. _____
180. U.S. Postal Service delivery is available at: Property Cluster Mailbox Post Office Other _____
181. Are there any alternate power systems serving the Property? If yes, indicate type (Check all that apply):
182. Solar Wind Generator Other _____
183. If yes, are you aware of any past or present problems with the alternate power system(s)? Explain: _____
184. _____
185. If there are any alternate power systems serving the Property, are they leased? Explain: _____
186. _____
187. If yes, provide name and phone number of the leasing company (Attach copy of lease if available): _____
188. _____

ENVIRONMENTAL INFORMATION

- | YES | NO | |
|------|--------------------------|--------------------------|
| 189. | <input type="checkbox"/> | <input type="checkbox"/> |
| 190. | <input type="checkbox"/> | <input type="checkbox"/> |
| 191. | | |
| 192. | <input type="checkbox"/> | <input type="checkbox"/> |
| 193. | | |
| 194. | <input type="checkbox"/> | <input type="checkbox"/> |
| 195. | | |
- Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
- Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other
- Explain: _____
- Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply):
- Soil settlement/expansion Drainage/grade Erosion Fissures Other _____
- Explain: _____

NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at www.azre.gov.

198. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
199. Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal
200. Odors Nuisances Sand/gravel operations Other _____
201. Explain: _____
202. Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?
203. _____

NOTICE TO BUYER: The Arizona Board of Technical Registration (BTR) maintains a list of unremediated sites at www.azbtr.gov. To determine if the property was once on the list but has been remediated, contact the BTR. >>

Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

206. Are you aware if the Property is located in the vicinity of a public or private airport?
207. Explain: _____

NOTICE TO SELLER AND BUYER: Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record a document at the County Recorder's Office disclosing if the Property is under restricted air space and to maintain the State Land Department Military Airport Map on its website at www.azre.gov.

213. Is the Property located in the vicinity of a military airport or ancillary military facility?
214. Explain: _____

215. Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
216. Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage
217. Explain: _____

218. Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
219. Superfund / WQARF / CERCLA Wetlands area Natural Area Open Spaces

220. Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
221. If yes, describe location: _____

222. Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
223. _____

NOTICE TO BUYER: Your mortgage lender may require you to purchase flood insurance in connection with your purchase of the Premises. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the areas where properties are located. Due to amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance any available information about how those premiums may increase in the future.

235. Are you aware of any portion of the Property ever having been flooded? Explain: _____

236. _____
237. Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____

238. _____
239. Are you aware of any past or present mold growth on the Property? If yes, explain: _____
240. _____

SEWER/WASTEWATER TREATMENT

YES NO

241. Is the entire Property connected to a sewer?

242. If no, is a portion of the Property connected to a sewer? Explain: _____
243. _____

244. If the entire Property or a portion of the Property is connected to a sewer, has a professional verified the sewer connection?
245. If yes, how and when: _____

NOTICE TO BUYER: Contact a professional to conduct a sewer verification test.

246. _____
247. Type of sewer: Public Private Planned and approved sewer system, but not connected
248. Name of Provider: _____

249. Are you aware of any past or present problems with the sewer? Explain: _____

250. Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 263.)

251. If yes, the Facility is: Conventional septic system Alternative system; type: _____

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Initials>

BUYER	BUYER

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- YES NO
252. If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
253. If yes, name of contractor: _____ Phone #: _____
254. Approximate year Facility installed: _____ (Attach copy of permit if available.)
255. Are you aware of any repairs or alterations made to this Facility since original installation?
256. Explain: _____
257. _____
258. Approximate date of last Facility inspection and/or pumping of septic tank: _____
259. Are you aware of any past or present problems with the Facility? Explain: _____
260. _____

NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.

OTHER CONDITIONS AND FACTORS

263. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making
264. process, the value of the Property, or its use? Explain: _____
265. _____

ADDITIONAL EXPLANATIONS

266. _____
267. _____
268. _____
269. _____
270. _____
271. _____
272. _____
273. _____
274. _____
275. _____
276. _____

277. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's

278. knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller

279. to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges

280. receipt of Residential Seller Disclosure Advisory titled *When in Doubt — Disclose*.

281. _____ MO/DA/YR ^ SELLER'S SIGNATURE ^ SELLER'S SIGNATURE MO/DA/YR

282. **Reviewed and updated: Initials:** _____ / _____ MO/DA/YR
SELLER SELLER

283. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual

284. knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in

285. regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to

286. consider obtaining a home warranty protection plan.

287. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site

288. of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as

289. having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.

290. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer**

291. **shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

292. _____ MO/DA/YR ^ BUYER'S SIGNATURE ^ BUYER'S SIGNATURE MO/DA/YR

Initials>

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