

RESIDENTIAL SELLER DISCLOSURE ADVISORY

DRAFT

Document updated:
February 2023



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, receipts, permits, warranties, inspection reports, and leases, to ensure 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.

Note: These disclosures are warranties that survive closing.

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 three (3) 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)*

DRAFT

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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 9, 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. **LEGAL OWNER(S) OF PROPERTY:** _____ Date Purchased: _____
4. **PROPERTY ADDRESS:** _____
(STREET ADDRESS) (CITY) (STATE) (ZIP)
5. Does the Property include any leased land? Yes No
6. Explain: _____
7. Are you aware if the Property is located in an unincorporated area of the county? Yes No If yes, and five or fewer parcels of land other than
8. subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.
9. **NOTICE TO SELLER: Arizona law imposes certain requirements on the sale or lease of subdivided and unsubdivided land or lots. If a sale involves six or more parcels, lots, or fractional interests being sold, certain requirements are imposed on the Seller for a Subdivision Public Report. Information may be obtained by contacting the Arizona Department of Real Estate. A.R.S. 32-2101 (56) and (57).**
10. _____
11. _____
12. The Property is currently: Owner-occupied Leased Estate Foreclosure Vacant If vacant, how long? _____
13. Other: _____
14. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)
15. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____
16. _____
17. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?
18. Yes No If yes, consult a tax advisor; mandatory withholding may apply.
19. Is the Property located in a community defined as an age restricted community? Yes No
20. Explain: _____
21. Approximate year built: _____. If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.
22. Are you aware if the property is designated as a historic home or located in a historic district? (A.A.C. R12-8-301) Yes No
23. **NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov.**
24. _____
25. _____

Initials >

BUYER BUYER

YES NO

- 26. Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals
- 27. or options to purchase? Explain: _____
- 28. Are you aware if there are any association(s) governing the Property?
- 29. If yes, provide contact(s) information: Name: _____ Phone #: _____
- 30. Name: _____ Phone #: _____
- 31. If yes, are there any fees? How much? \$ _____ How often? _____
- 32. How much? \$ _____ How often? _____
- 33. Are you aware of any HOA regulations surrounding length of time for rentals? Explain: _____
- 34. _____
- 35. Are you aware if the Property has any notices of potential violations or unresolved violations imposed by the HOA?
- 36. Explain: _____
- 37. Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
- 38. Explain: _____
- 39. Are you aware of any of the following recorded against the Property? (Check all that apply):
- 40. Judgment liens Tax liens Other non-consensual liens
- 41. Explain: _____
- 42. Are you aware of any assessments affecting the Property? (Check all that apply):
- 43. Paving Sewer Water Electric Other
- 44. Explain: _____
- 45. Are you aware of any of the following title issues affecting the Property? (Check all that apply):
- 46. Recorded easements Use restrictions Lot line disputes Encroachments
- 47. Unrecorded easements Use permits Other _____
- 48. Explain: _____
- 49. Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
- 50. If yes, provide the name of the CFD: _____
- 51. If yes, are there any fees? How much? \$ _____ How often? _____
- 52. Are the CFD fees included in the Property taxes?
- 53. Are you aware of any public or private use paths or roadways on or across the Property? Explain: _____
- 54. _____
- 55. Are you aware of any problems with legal or physical access to the Property? Explain: _____
- 56. _____
- 57. The road/street access to the Property is maintained by the County City Homeowners' Association Privately
- 58. If privately maintained, is there a recorded road maintenance agreement? Explain: _____
- 59. _____
- 60. Are you aware of any violation(s) of any of the following? (Check all that apply):
- 61. Zoning Building Codes Utility Service Sanitary health regulations
- 62. Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) of violation if available.)
- 63. Explain: _____
- 64. Are you aware of any homeowner's insurance claims having been filed against the Property?
- 65. Explain: _____

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.

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Initials >

BUYER	BUYER

BUILDING AND SAFETY INFORMATION

YES NO

ROOF / STRUCTURAL:

NOTICE TO BUYER: Contact a professional to verify the condition of the roof.

- 69. _____
- 70. _____
- 71. Approximate age of roof? _____
- 72. Are you aware of any past or present roof leaks? Explain: _____
- 73. _____
- 74. Are you aware of any other past or present roof problems? Explain: _____
- 75. _____
- 76. Are you aware of any roof repairs? Explain: _____
- 77. _____
- 78. Is there a roof warranty? (Attach a copy of warranty if available.)
- 79. If yes, is the roof warranty transferable? Cost to transfer _____
- 80. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____
- 81. _____
- 82. Are you aware of any past or present cracks or settling involving the foundation, exterior walls or slab? Explain: _____
- 83. _____
- 84. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____
- 85. _____
- 86. Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
- 87. Flood Fire Wind Expansive soil(s) Water Hail Other _____
- 88. Explain: _____

WOOD INFESTATION:

- 89. Are you aware of any of the following:
- 90. _____
- 91. Past presence of termites or other wood destroying organisms on the Property?
- 92. Current presence of termites or other wood destroying organisms on the Property?
- 93. Past or present damage to the Property by termites or other wood destroying organisms?
- 94. Explain: _____
- 95. _____
- 96. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
- 97. If yes, date last treatment was performed: _____
- 98. Name of treatment provider(s): _____
- 99. Is there a treatment warranty? (Attach a copy of warranty if available.)
- 100. If yes, is the treatment warranty transferrable?

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history. www.opm.azda.gov

HEATING & COOLING:

- 104. Heating: Type(s) _____
- 105. Approximate Age(s) _____
- 106. Cooling: Type(s) _____
- 107. Approximate Age(s) _____

YES	NO	
108.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present problems with the heating or cooling system(s)?
109.		Explain: _____
110.		PLUMBING:
111.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
112.		If yes, identify: _____
113.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present plumbing problems? Explain: _____
114.		_____
115.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any water pressure problems? Explain: _____
116.		Type of water heater(s): <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Solar Approx. age(s): _____
117.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present water heater problems? Explain: _____
118.		_____
119.	<input type="checkbox"/>	<input type="checkbox"/> Is there a landscape watering system? If yes, type: <input type="checkbox"/> Automatic Timer <input type="checkbox"/> Manual <input type="checkbox"/> Both
120.	<input type="checkbox"/>	<input type="checkbox"/> If yes, are you aware of any past or present problems with the landscape watering system?
121.		Explain: _____
122.	<input type="checkbox"/>	<input type="checkbox"/> Are there any water treatment systems? (Check all that apply):
123.		<input type="checkbox"/> Water Filtration <input type="checkbox"/> Reverse Osmosis <input type="checkbox"/> Water Softener <input type="checkbox"/> Other _____
124.		Is water treatment system(s) <input type="checkbox"/> Owned <input type="checkbox"/> Leased (Attach a copy of lease if available.)
125.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present problems with the water treatment system(s)?
126.		Explain: _____
127.		SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:
128.	<input type="checkbox"/>	<input type="checkbox"/> Does the Property contain any of the following? (Check all that apply):
129.		<input type="checkbox"/> Swimming pool <input type="checkbox"/> Spa <input type="checkbox"/> Hot tub <input type="checkbox"/> Sauna <input type="checkbox"/> Water feature
130.	<input type="checkbox"/>	<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: _____
131.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
132.		Explain: _____
133.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware if a swimming pool was: <input type="checkbox"/> Removed <input type="checkbox"/> Capped/decked over <input type="checkbox"/> Filled
134.		Explain: _____
135.	<input type="checkbox"/>	<input type="checkbox"/> Do you own any pool equipment? Explain: _____
136.		_____
137.		ELECTRICAL AND OTHER RELATED SYSTEMS:
138.		Type of wiring: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other _____
139.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present problems with the electrical system? Explain: _____
140.		_____
141.	<input type="checkbox"/>	<input type="checkbox"/> Is there a security system? If yes, is it (Check all that apply):
142.		<input type="checkbox"/> Leased (Attach a copy of lease if available.) <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Other _____
143.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present problems with the security system? Explain: _____
144.		_____
145.	<input type="checkbox"/>	<input type="checkbox"/> Does the Property contain any of the following systems or detectors? (Check all that apply):
146.		<input type="checkbox"/> Smoke/fire detection <input type="checkbox"/> Fire suppression (sprinklers) <input type="checkbox"/> Carbon monoxide detector
147.	<input type="checkbox"/>	<input type="checkbox"/> If yes, are you aware of any past or present problems with the above systems? Explain: _____
148.		_____

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Initials>

BUYER	BUYER

YES NO

MISCELLANEOUS:

149.
 150. Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _____
 151. _____

152. Are you aware of or have you observed any of the following on the Property? (Check all that apply):
 153. Scorpions Rabid animals Bee swarms Rodents Reptiles Bed Bugs Other: _____

154. Explain: _____

155. Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____

156. Name of service provider(s): _____ Date of last service: _____

157. Are you aware of any work performed on the Property, such as building, plumbing, electrical or other improvements or
 158. alterations or room conversions? (If no, skip to line 181.)

NOTICE TO SELLER AND BUYER: A contractor's license is required for work performed on a property unless the aggregate contract price, including labor and material, is less than \$1,000, the work performed is of a "casual or minor nature," and no building permit is required. An unlicensed property owner may also perform work themselves if the property is intended for occupancy solely by the owner. If, however, the property is listed or offered for sale or rent within one year of the completed work, it is considered prima facie evidence that the owner performed the work for purposes of sale or rent. Owners of property who are acting as developers, who improve structures or appurtenances to structures on their property for the purpose of sale or rent, and who contract with a licensed general contractor must identify the licensed contractors' names and license numbers in all sales documents. (A.R.S. § 32-1121)

168. List the names and license numbers of all contractors and scope of work that has been performed on the Property in the past year:

Contractor Name	License Number	Scope of Work
_____	_____	_____
_____	_____	_____
_____	_____	_____

173. Explain: _____

174. _____

175. Were permits for the work required? Explain: _____

176. If yes, were permits for the work obtained? Explain: _____

177. Was the work performed by a person licensed to perform the work? Explain: _____

178. Was approval for the work required by any association governing the property? Explain: _____

179. If yes, was approval granted by the association? Explain: _____

180. Was the work completed? Explain: _____

181. Are there any security bars or other obstructions to door or window openings? Explain: _____

182. Are you aware of any past or present problems with any built-in appliances? Explain: _____

183. _____

184. Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)

185. Explain: _____

186. _____

UTILITIES

187. **DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?**

YES NO

NAME OF PROVIDER

189. Cable / Satellite: _____

190. Electricity: _____

191. Fire: _____

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Initials>

_____	_____
BUYER	BUYER

- | | YES | NO | NAME OF PROVIDER |
|------|--------------------------|--------------------------|--|
| 192. | | | |
| 193. | <input type="checkbox"/> | <input type="checkbox"/> | Fuel: <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil _____ |
| 194. | <input type="checkbox"/> | <input type="checkbox"/> | Garbage Collection: _____ |
| 195. | <input type="checkbox"/> | <input type="checkbox"/> | Internet: _____ |
| 196. | <input type="checkbox"/> | <input type="checkbox"/> | Irrigation: _____ |
| 197. | <input type="checkbox"/> | <input type="checkbox"/> | Telephone: _____ |
| 198. | <input type="checkbox"/> | <input type="checkbox"/> | Water Source: _____ |
| 199. | | | <input type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water _____ |
| 200. | | | <input type="checkbox"/> Private well <input type="checkbox"/> Shared well If water source is a private or shared well, complete and attach Domestic Water |
| 201. | | | 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.

- | | | | |
|------|--------------------------|--------------------------|---|
| 205. | <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of any past or present drinking water problems? Explain: _____ |
| 206. | | | _____ |
| 207. | <input type="checkbox"/> | <input type="checkbox"/> | U.S. Postal Service delivery is available at: <input type="checkbox"/> Property <input type="checkbox"/> Post Office <input type="checkbox"/> Other _____ |
| 208. | <input type="checkbox"/> | <input type="checkbox"/> | Cluster Mailbox, Box Number _____ Location _____ |
| 209. | <input type="checkbox"/> | <input type="checkbox"/> | Are there any alternate power systems serving the Property? (If no, skip to line 220.) |
| 210. | | | If yes, indicate type (Check all that apply): |
| 211. | | | <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Generator <input type="checkbox"/> Other _____ |
| 212. | <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of any past or present problems with the alternate power system(s)? Explain: _____ |
| 213. | | | _____ |
| 214. | <input type="checkbox"/> | <input type="checkbox"/> | Are any alternate power systems serving the Property leased? Explain: _____ |
| 215. | | | _____ |
| 216. | | | If yes, provide name and phone number of the leasing company (Attach copy of lease if available): _____ |
| 217. | | | _____ |

NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

SEWER/WASTEWATER TREATMENT

- | | YES | NO | |
|------|--------------------------|--------------------------|---|
| 220. | <input type="checkbox"/> | <input type="checkbox"/> | Is the entire Property connected to a sewer? |
| 221. | <input type="checkbox"/> | <input type="checkbox"/> | If no, is a portion of the Property connected to a sewer? Explain: _____ |
| 222. | | | _____ |
| 223. | <input type="checkbox"/> | <input type="checkbox"/> | If the entire Property or a portion of the Property is connected to a sewer, are you aware if a professional verified the |
| 224. | | | sewer connection? If yes, how and when: _____ |
| 225. | <input type="checkbox"/> | <input type="checkbox"/> | Is there a lift pump? Explain: _____ |
| 226. | | | NOTICE TO BUYER: Contact a professional to conduct a sewer verification test. |
| 227. | | | Type of sewer: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Planned and approved sewer system, but not connected |
| 228. | | | Name of Provider: _____ |
| 229. | <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of any past or present problems with the sewer? Explain: _____ |
| 230. | <input type="checkbox"/> | <input type="checkbox"/> | Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 245.) |
| 231. | | | If yes, the Facility is: <input type="checkbox"/> Conventional septic system <input type="checkbox"/> Alternative system; type: _____ |

- YES NO**
232. If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
233. If yes, name of contractor: _____ Phone #: _____
234. Approximate year Facility installed: _____ (Attach copy of permit if available.)
235. Are you aware of any repairs or alterations made to this Facility since original installation?
236. Explain: _____
237. _____
238. Approximate date of last Facility inspection and/or pumping of septic tank: _____
239. Are you aware of any past or present problems with the Facility? Explain: _____
240. _____
241. Are you aware if a Facility was: Abandoned Capped Removed
242. Explain: _____

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.

ENVIRONMENTAL INFORMATION

- YES NO**
245. Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
246. Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other
247. Explain: _____
248. Are you aware of any past or present issues or problems in close proximity to the Property related to any of the
249. following? (Check all that apply):
250. Soil settlement/expansion Drainage/grade Erosion Fissures Other _____
251. 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.

254. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
255. Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal
256. Odors Nuisances Sand/gravel operations Other _____
257. Explain: _____
258. Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of,
259. or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?
260. Are you aware if the Property is located in the vicinity of a public or private airport?
261. 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.

262. Is the Property located in the vicinity of a military airport or ancillary military facility?
263. Explain: _____
264. _____
265. _____
266. _____

- | YES | NO | |
|------|--------------------------|--|
| 269. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply): |
| 270. | | <input type="checkbox"/> Asbestos <input type="checkbox"/> Radon gas <input type="checkbox"/> Lead-based paint <input type="checkbox"/> Pesticides <input type="checkbox"/> Underground storage tanks <input type="checkbox"/> Fuel/chemical storage |
| 271. | | Explain: _____ |
| 272. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply): |
| 273. | | <input type="checkbox"/> Superfund / WQARF / CERCLA <input type="checkbox"/> Wetlands area <input type="checkbox"/> Natural Area Open Spaces |
| 274. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware of any open mine shafts/tunnels or abandoned wells on the Property? |
| 275. | | If yes, describe location: _____ |
| 276. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware if any portion of the Property is in a flood plain/way? Explain: _____ |
| 277. | | _____ |
| 278. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware of any portion of the Property ever having been flooded? Explain: _____ |
| 279. | | _____ |
| 280. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____ |
| 281. | | _____ |
| 282. | <input type="checkbox"/> | <input type="checkbox"/> Are you aware of any past or present mold growth on the Property? Explain: _____ |
| 283. | | _____ |

NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

- 284.
- 285.
- 286.
- 287.
- 288.
- 289.
- 290.
- 291.
- 292.
- 293.
- 294.
- 295.
- 296.
- 297.

OTHER CONDITIONS AND FACTORS

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

ADDITIONAL EXPLANATIONS

- 301. _____
- 302. _____
- 303. _____
- 304. _____
- 305. _____
- 306. _____
- 307. _____
- 308. _____
- 309. _____
- 310. _____

311. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's
312. knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller
313. to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges
314. receipt of Residential Seller Disclosure Advisory titled *When in Doubt – Disclose*.

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

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

317. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual
318. knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts
319. in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to
320. consider obtaining a home warranty protection plan.

321. **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 of
322. 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 having
323. 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.

324. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer**
325. **shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

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