

## Concept

Acknowledgement of Receipt by Buyer	Buyer acknowledges that they have received all documentations
Additions/Remodels	Have you, or any former owners, or property managers or tenants remodeled, made any additions, made any structural changes, or other alterations to the Property?
Alternate/Additional Power Systems	Any alternate/additional power system that supplies power to the Property (solar, wind, or generator)? <input type="checkbox"/> Any past or present problems with the alternate/additional power system supplying the Property? <input type="checkbox"/> Is the equipment for the alternate/additional power system leased? <input type="checkbox"/> Contact information for further questions regarding the alternate/additional power system.
Appliances	Any problems with dishwasher, disposal, dryer, freezer, indoor grill, micro-wave, oven, range, refrigerator, trash compactor, washer
Boundaries & Easements	Any fence, deck or other improvement extends onto any adjoining property? Anything on any adjoining property extends onto this property? Any boundary disputes or conflicts involving your property and any adjoining property? Any unrecorded easements affecting the Property?
Building Code/Zone Compliance	Buyer should consult with local zoning officials to assure that the Buyer's intended use of the Property complies with local zoning requirements. Buyer should also consult local building department to determine if the property codes were obtained for any remodeling.
Buyer Due Diligence Checklist	legally binding document
Disclosure Form Update	If the Seller updates the form, they must resign and date.
Electrical	Any problems with electrical switches, outlets, and/or any portion of the electrical system?
Energy Efficiency	During your ownership of the Property, have you had an independent energy efficiency assessment of the Property conducted? If yes, attach a copy. During your ownership of the Property, have you had an energy efficiency improvements (added insulation, sealing air leaks, efficient lighting, efficient windows, or efficient heating and cooling systems)?
Energy Efficiency	Home Energy Analysis can be provided by certified home efficiency professional to document the energy efficiency levels of an existing home. Buyer is advised to consult with appropriate energy efficiency professionals regarding any property of interest.
Equipment	Any problems with the following: air purifier, audio system, central vacuum, computer network, fire sprinkling system, automatic garage door opener, humidifier, intercom, media system, satellite dish, security system, smoke alarm, tv antenna, water heater, water purifier, water softener, range hood, attic vent fan, bathroom vent fan, or propane tanks?
Exterior & Exterior Features	Any problems with gas barbeque, heated driveway or walkway, lawn sprinkler system, pool, spa/hot tub, roof heat tape, or rain gutters? <input type="checkbox"/> Any problems with any portion of the exterior? (Example: moisture damage behind stucco) <input type="checkbox"/> Has the outdoor sprinkler system been winterized? Very important.
Fireplaces/Stoves	Any problems with fireplace insert, gas fireplace, gas fireplace starter, woodburning fireplace, potbelly stove, or pellet stove?
Flood Zone and Insurance	If Property is located in a Flood Zone, the mortgage lender may require the Buyer obtain and pay for flood insurance on the Property.

Foreign Investment in Real Property Tax Act ("FIRPTA")	The sale of US real property interest by a "foreign person" is subject to income tax withholding under FIRPTA. If FIRPTA applies to you as the Seller, the Buyer may be legally required to withhold a substantial percentage of the total purchase price, as required by law, at closing and remit that amount to the IRS. Choose the box that best describes if Seller is a "foreign person". If you are the agent for a seller that checks yes to being a "foreign person" you definitely want to get your broker involved. It is very important that everything is done appropriately and properly.
Foreign Investment in Real Property Tax Act (FIRPTA)	The sale of US real property interest by a "foreign person" is subject to income tax withholding under FIRPTA. If FIRPTA applies to the Seller, the Buyer may be legally required to withhold a substantial percentage of the total purchase price, as required by law, at closing and remit that amount to the IRS.
Geologic Conditions	Buyer is advised to consult with appropriate professionals regarding possible geologic conditions (soil and terrain stability, the existence of wetlands, drainage problems, and any building and/or zoning requirements).
Hazardous Conditions	Any hazardous conditions, substances, or materials on the on the Property such as: asbestos, lead-based paint, methane gas, radon gas, radioactive or toxic materials, or urea-formaldehyde form insulation, buried storage tanks and lines? Any attempts to mitigate such hazardous conditions? Is the Property currently contaminated from the use, storing or manufacturing of methamphetamines?
Hazardous Waste and Toxic Substances	Buyer is advised to consult the appropriate professionals regarding the possible existence of hazardous waste and toxic substances on the Property. Buyer is advised to make appropriate inquiries into the past uses of the property to ascertain the possible existence of hazardous waste or toxic substances.
Heating/Cooling	Any problems with the heating or air conditioning equipment components or systems? Has the evaporative cooling system been winterized?
Home Warranty Plans	Buyer acknowledges that the Buyer has been advised by the Company of the availability of Home Warranty Plans which provide limited warranties for certain home appliances and certain components of the Property after closing.
Homeowners Association	Is the Property a part of a condominium or other homeowner's association (HOA)? Does the HOA levy dues or assessment for maintenance of common areas and or other common expenses? Is there a fee (sometimes referred to as transfer fee, community enhancement fee, HOA reinvestment fee, etc.) that is due to HOA as a result of the transfer of title to the Property, from the Seller to the Buyer? Contact information for more information on HOA. By signing this disclosure form, the Seller authorizes the release of the HOA information to the Buyer and/or the Buyer's Agent.
Homeowners Insurance	Buyer is advised to consult directly with the insurance company regarding the availability and costs of homeowners insurance for the Property.
Housing Compliance	Buyer is advised to consult with appropriate professionals regarding neighborhood or property conditions (schools; proximity and adequacy of law enforcement; proximity to commercial, industrial or agricultural activities; crime statistics; fire protection, other governmental services; existing and proposed transportation; construction and development; noise or odor from any source; and other hazards, or circumstances).
Income Tax/Legal Consequences	Buyer is advised that this transaction has tax and legal consequences. Ensure the buyer is aware of all parts of the transaction.
Instructions to Seller	The Seller's obligation to disclose to the Buyer any and all defects in the property is: required by law. Be specific when describing any issues. An addendum can be provided, if necessary.

Insurance	During your ownership of Property, have you filed any insurance claims based on damage to the Property? If Property is part of an HOA, do you know if the HOA has filed any insurance claims for loss or damage to any portion of the development?
Interior Features	Any problems with ceiling fans, dumb waiter, elevator, flooring, indoor pool, spa/hot tub, sauna, skylights, steam room/shower or wet bar?
Mold	Any mold on walls, ceilings, floors, or other interior portion of Property? Has the Property been inspected for the existence of mold?
Mold	Buyer is advised to consult with appropriate professionals regarding to determine the possible existence of mold in the Property.
Natural Gas, Electricity, Telephone, Cable TV	Any problems past or present with utility service to the property or with any of the utility service systems? For example: poor telephone reception.
Notice from Company	Buyer is advised not to rely on the company regarding the physical or legal condition of the Property. The following Buyer Due Diligence Checklist is a general listing that the Buyer should consider when evaluating the Property.
Notice from the Company	While the agents are trained in the marketing of real estate, it is the Buyer's responsibility to retain professional services of tax advisors, property inspectors, surveyors, and other professionals to satisfy the Buyer as to any and all aspects of the physical and legal condition of the Property.
Other Moisture Conditions	Any water leakage, water accumulation, or dampness in the basement or crawlspace? Any moisture related damage caused by: flooding, lot drainage, moisture seepage and/or condensation, sewer overflow/backup, leaking or broken pipes, or plumbing fixtures, or leaking appliances, fixtures or equipment? Any attempts to repair any moisture related damage and/or prevent any reoccurrence of water and moisture-related problems. Any wetlands located on the property? Aware of any attempts to mitigate any wetlands issues through the Army Corps of Engineers?
Ownership	How long has the Seller owned the property? Does seller currently occupy the Property? Was/is the Property ever used as a rental? Has this Property been rented or leased?
Physical Condition	Buyer is advised to consult with appropriate professionals regarding all physical aspects (built-in appliances, plumbing fixtures, lines, fittings and systems, heating, air conditioning systems and components, electrical wiring systems, appliances and components, foundation, roof, structure, exterior surfaces, exterior features and equipment, pool/spa systems and components, any diseased trees or landscaping, and moisture seepage and damage from roof, foundation or windows) of the Property.
places to access forms	(i) <a href="http://www.realestate.utah.gov">www.realestate.utah.gov</a> (vast majority of forms covered in this course cannot be accessed until a real estate license is obtained. (ii) after your license is obtained and you have joined the local, state, and National Association of Realtors, you can go to <a href="http://www.utahrealtors.com">www.utahrealtors.com</a> This is the best place to find the most up to date forms. (iii) after you get your license, join the local, state, and National Association of Realtors, join the Multiple Listing Service, there are a bank of forms on the MLS website.
Property Taxes	Buyer is advised that the property may be taxed as "Greenbelt".
Radon Gas	The Buyer is advised to consult with the appropriate professions to determine if elevated levels of radon gas exist in the Property.
Receipt and Acknowledgement of Buyer	The Buyer has the right to include any or all of the above issues as a condition of my offer to purchase any property.

Rental of Property	If Buyer intends to rent the property, the buyer should consult local zoning officials and review any applicable restrictive covenants to determine if renting the Property is legal and does not violate the covenants. Buyer should consult with local governmental authorities to determine if a business or other license is required to use the Property as a rental.
Roof	Any past or present leaks? Other than leaks, any problems such as structural issues, dry rot, moisture and/or ice damage, etc.? Any portion of the roof been repaired or replaced? Any written warranties presently in place? If yes, attached copies of the warranties.
Seller's Property Condition Disclosure	Allow the Seller an opportunity to provide complete and accurate disclosure regarding all material facts affecting the property. Always be honest and open about the property conditions. The Seller MUST fill this out, not the agent.
Sewer/Septic Tank	Sewer service is provided by public sewer or septic tank? If public sewer, who is the public sewer provider? Any problems with the sewer or septic service or components? (Example: broken sewer lines, consistently slow or clogged drains) If septic tank, has the tank been inspected and/or pumped within the past five years? This question is very important. If it hasn't been inspected or pumped in the past 5 years, it probably should be done before selling.
Square Footage/Acreage	Buyer is advised to verify the square footage or acreage through any independent source or means deemed appropriate by the Buyer.
Square footage/Acreage	Information can be obtained from: County records, appraisal, building plans, or other – check which box is applicable. Any figures provided by the Seller are not based on any measurements conducted by the Seller. NEVER measure property as a real estate agent. Be the source of the source, and not the source itself. Buyer should not rely on the Seller, the company, or any agents of the company for a determination regarding the square footage or acreage of the Property.
Structural Items & Soils	Any settlement or heaving of soil (collapsible or expensive soils, poorly compacted fill)? Any sliding or earth movement (landslides, fallen rocks, debris, or mud flows)? Any shifting, deterioration, or other problems with walls or foundation?
structural items & soils (continued)	Any subsurface, man-made debris that has been burned, covered or abandoned including any construction materials, concrete footing or foundations, trash, etc.? Describe any action to repair or mitigate any structural issues or soil issues. Any geologic, soils or engineering reports that have been prepared for the Property? If, so include a copy.
Surveying and Staking	Buyer is advised without an accurate survey of the Property, the Buyer cannot be certain as to the boundaries of the Property, or that any improvements on the Property are not encroaching upon adjoining parcels of property.
Termites/Dry Rot/Pests	Any termites, dry rot, rodents, or pests? Any damage caused by termites, dry rot, rodents, or pests? Any warranties or other termite or pest control coverage presently in place? If so, attach a copy.
Title Issues/Homeowners Association	Buyer is advised that the title insurance companies offer a variety of insurance policies. Buyer should carefully review with legal counsel and with title insurer (a) the available title insurance coverage, (b) the contents of any Commitment for Title Insurance on the Property, (c) the contents of all documents affecting the Property that are a matter of public record, including any restrictive covenants (CC&Rs).
Transaction Documents Receipt	This receipt is used whether you represent the Buyer or the Seller. This receipt proves that you have delivered certain documents to your client. Broker may require this form even if you are using an electronic document delivery service. Its crucial that you keep confirmations of all transactions
Transaction Documents Receipt	Every time you deliver documents to your client you have your client initial and check box for which documents you are delivering.

Unpaid Assessments	Any HOA, municipal, special improvement district or other assessment that are presently owing against the Property? Any HOA, municipal, special improvement district or other assessment that have been approved but not yet levied against the Property?
Up to Date Forms	Always make sure you are using the most up-to date form. Form number is located in the footer.
Use of Property	(i)Any past or present non-conforming, illegal uses of the Property? (Violation of local zoning laws, renting the property without a license when such is required) (ii) Any existing or legal action affecting the Property? (iii)Any past or present violations of any local, state, or federal law, or of any restrictive covenants relating to the Property? (iv) Any portion of the Property presently assessed for property tax purposes, such as "Greenbelt"?
Utility Services	Buyer is advised to consult with appropriate professionals regarding the location of utility service lines and the availability and cost of all utility services for the Property (sewer, natural gas, electricity, telephone, and cable TV).
Verification by seller	Seller verifies that they prepared the disclosure and that, in their full knowledge, everything is correct. Seller agrees that they will update or correct this form if anything changes or becomes inaccurate along the way. Seller authorizes the Company to provide copies of this form to Buyers, real estate brokers and agents.
Water	Buyer is advised to consult with the water service provider for the Property and with appropriate professionals regarding the source, quality and availability for water for the Property; and regarding the applicable fees and costs, use and restrictions, and ownership of water rights and water systems.
water	Name of public or private water service provider. If private, are water share assessments paid in full? Any past or present problems with any water service provided? (Example: Water quality or inadequate water pressure) Is a well presently located on the Property? If well is presently located, any past or present problems with well? (Example: Water quality or inadequate water pressure, faulty pump) Is water right for the well represented by a contract with a special improvement or water conservancy district? If non applicable check NO. If water right for the well is not based on a contract with a special improvement or well conservancy district, what is the State Engineer "Index Number" for your water right?