

SELLER'S REAL PROPERTY DISCLOSURE STATEMENT

Comprehensive Multi-State Version

IMPORTANT INSTRUCTIONS TO SELLERS:

- Complete this form to the best of your current, actual knowledge.
 - You are legally obligated to disclose all known material defects and facts that materially affect the value of the property.
 - If you do not know the answer to a question, answer "Do Not Know" - do not guess.
 - For any "Yes" answers, provide an explanation in the space provided or attach additional pages if necessary.
 - This disclosure form is not a warranty or guarantee of any kind.
 - This disclosure statement should not be construed as a substitute for any inspections or warranties the buyer may wish to obtain.
- Note: Different states have different disclosure requirements. This form is designed to address the most common disclosure requirements but may not satisfy all legal requirements in all states. Consult with a qualified real estate attorney if you have questions about specific requirements in your state.*

Property Address:

City, State, Zip:

APN / Parcel Number:

Seller's Name(s):

Date of This Disclosure:

SECTION 1: GENERAL PROPERTY INFORMATION

1. When did you acquire the property?
2. Do you currently occupy the property? ☐ Yes ☐ No
3. If no, when did you last occupy the property?
4. Year property was built (approximate if unknown):
5. Property Type: ☐ Single Family ☐ Condo ☐ Townhome ☐ Other
6. Is the property part of a Common Interest Development (HOA, Condo Association, etc.)? ☐ Yes ☐ No ☐ Do Not Know
7. If yes, HOA/Association name and contact information:
8. Monthly HOA/Association fees: \$
9. HOA/Association fees include:
10. Is the property subject to any special assessments? ☐ Yes ☐ No ☐ Do Not Know
11. If yes, explain:

SECTION 2: TITLE AND OWNERSHIP ISSUES

1. Are you aware of any encroachments, boundary disputes, or easements affecting the property? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Are you aware of any pending or threatened legal action affecting the property? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
3. Are you aware of any liens or assessments affecting the property? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
4. Are there any zoning violations, nonconforming uses, or setback violations? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:

SECTION 3: STRUCTURAL COMPONENTS

- Foundation/Slab**
1. Are you aware of any cracks, settlement, or other problems with the foundation? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Has there been any repair, reinforcement, or replacement of any portion of the foundation? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
- Roof**
1. Age of roof (approximate):
2. Has the roof leaked during your ownership? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
3. Has the roof been repaired, recovered or replaced during your ownership? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain when and by whom:

- Walls/Ceilings/Floors**
1. Are you aware of any past or present cracks or flaws in the walls, ceilings or floors? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Are you aware of any past or present water leakage or moisture in the walls, ceilings or floors? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
- Windows**
1. Are you aware of any cracked, broken or leaking windows? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Are you aware of any failed window seals or condensation between window panes? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:

SECTION 4: SYSTEMS AND UTILITIES

- Electrical System**
1. Are you aware of any damaged, dangerous, or faulty electrical system components? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Has the electrical system been modified or updated? ☐ Yes ☐ No ☐ Do Not Know
- If yes, when and by whom:
- Plumbing System**
1. Type of plumbing system: (copper, galvanized, PVC, PEX, other)
2. Are you aware of any leaks, backups, or other problems with the plumbing system? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
3. Type of water supply: ☐ Public ☐ Well ☐ Private/Shared Well ☐ Other ☐ Public ☐ Well ☐ Private/Shared ☐ Other
4. Type of sewage disposal: ☐ Public ☐ Septic ☐ Other ☐ Public ☐ Septic ☐ Other
5. If septic, when was it last serviced?

- Heating and Air Conditioning**
1. Type of heating system: (Forced Air, Heat Pump, Boiler, Electric, Gas, Other)
2. Age of heating system (approximate):
3. Is the heating system operational? ☐ Yes ☐ No ☐ Do Not Know
4. Type of air conditioning: (Central, Window Units, None, Other)
5. Age of air conditioning system (approximate):
6. Is the air conditioning system operational? ☐ Yes ☐ No ☐ Do Not Know

SECTION 5: WATER INTRUSION AND MOLD

1. Are you aware of any past or present water intrusion in the property? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Are you aware of any past or present mold or mildew in the property? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
3. Has the property been tested for mold? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain results and any remediation performed:
4. Has the property ever flooded or experienced other water damage? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
5. Are you aware of any drainage problems on the property? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:

SECTION 6: ENVIRONMENTAL AND HAZARDOUS CONDITIONS

1. Are you aware of any substances, materials, or products on the property that may be an environmental hazard, including but not limited to: asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks (above or below ground), or contaminated soil or water? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Has the property been tested for radon? ☐ Yes ☐ No ☐ Do Not Know
- If yes, provide date and results:
3. Are you aware of any current or previous pest infestations (e.g., termites, carpenter ants, rodents, etc.)? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain and describe any treatments:
4. Is the property located in a flood zone or wetlands area? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:

SECTION 7: POOL/SPA/HOT TUB

1. Does the property have a swimming pool, spa, or hot tub? ☐ Yes ☐ No
- If yes, specify type: ☐ Pool ☐ Spa ☐ Hot Tub
2. If yes, when was it installed?
3. Are there any known problems or defects with the pool, spa, or hot tub? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
4. Is the pool/spa/hot tub equipped with approved safety features as required by law? ☐ Yes ☐ No ☐ Do Not Know
- If no, explain:

SECTION 8: ADDITIONAL DISCLOSURES

1. Are you aware of any features of the property shared in common with adjoining landowners, such as walls, fences, or driveways? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
2. Are you aware of any federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:
3. Are you aware of any past or present problems/conditions that could affect a buyer's use or enjoyment of the property that are not disclosed elsewhere on this form? ☐ Yes ☐ No ☐ Do Not Know
- If yes, explain:

STATE-SPECIFIC NOTICES:
CALIFORNIA: The presence of certain types of mold may adversely affect the health of certain individuals. Assessments and tests for the presence of mold can be performed by qualified professionals.
FLORIDA: Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county health department.
NEVADA: There may be other disclosures required by Nevada law. Seller(s) may wish to consult an attorney or other appropriate professional.
TEXAS: The presence of wetlands, toxic substances, or other environmental hazards which may affect the property are not the responsibility of the broker or seller unless specifically disclosed.
ILLINOIS: These disclosures are not a substitute for inspections or warranties that the buyer may wish to obtain.

SELLER'S CERTIFICATION

Seller certifies that the information provided in this disclosure is complete and accurate to the best of Seller's knowledge and belief as of the date signed by the Seller. Seller authorizes the Listing Broker to provide this information to prospective buyers.

Seller's Signature Date

Seller's Signature Date

BUYER'S ACKNOWLEDGMENT

Buyer acknowledges receipt of this disclosure statement. Buyer understands that this disclosure statement is not a warranty and that it is not intended to be a substitute for any property inspection the buyer may wish to obtain. Buyer understands that the disclosures made above are the representations of the Seller and are not the representations of any real estate licensee or other party.

Buyer's Signature Date

Buyer's Signature Date