

Exit Realty Leaders

SELLER'S PROPERTY DISCLOSURE STATEMENT

It is hereby acknowledged that the following disclosures are made by the seller regarding matters that could affect the condition and/or value of the property and that these disclosures are true and accurate to the best of the seller's knowledge.

PROPERTY ADDRESS: _____

SELLER NAMES: _____

1. TITLE AND ACCESS

- a. Do you know of existing, pending or potential legal actions and/or liens concerning this property? YES ___ NO ___ If yes, please explain: _____
- b. Do you know of any encroachments, boundary disputes or third party claims affecting the property? YES ___ NO ___ If yes, please explain: _____
- c. Are you aware of any encroachments that could affect the value or desirability of the property? YES ___ NO ___ If yes, please explain: _____
- d. Is access to your property on a county maintained road? YES ___ NO ___
- e. If not, who maintains the road? _____
- f. Is there a recorded maintenance agreement? YES ___ NO ___ If so, please explain: _____
- g. Is there a fee for maintenance? YES ___ NO ___ If so, how much & who is paid? _____

2. LAND

- a. Do you know of any past or present settling or soil movement problems on the property or on the adjacent properties? YES ___ NO ___ If yes, please explain: _____
- b. Do you know of any past or present drainage or flood problems on your property? YES ___ NO ___ If yes, please explain: _____
- c. Are you aware of any past or present problems with driveways, walkways, patios, seawalls, retaining wall on your property or adjacent properties due to drainage, flooding, or soil movements? YES ___ NO ___ If so, please explain: _____
- d. Is the property a designated flood zone? YES ___ NO ___ UNKNOWN ___
- e. Has the property ever flooded? YES ___ NO ___ If yes, please explain: _____
- f. Does your lot have a deeded access to open water? YES ___ NO ___
If yes, Lake ___ River ___ Gulf ___ Saltwater ___ Freshwater ___
- g. Do you have a certified survey showing location of home, well, sewer, and elevation? YES ___ NO ___ If so, who did the survey? _____ Phone# _____

3. STRUCTURE

- a. Are you aware of any structural condition that could affect the value or desirability of the property? YES ___ NO ___ If so, please explain: _____
- b. Has the structure ever, in the past or present, had any termite infestations? YES ___ NO ___ If so, please explain: _____
- c. Do you currently have a contract with a termite/pest control company? YES ___ NO ___ If so, what is the name of the company? _____
- d. Is the service contract transferable to the new owner? YES ___ NO ___ How much does the contract cost? _____
- e. What is the exterior construction? (block, wood, etc) _____

4. **ROOF**

- a. How old is the present roof? _____ UNKNOWN _____
- b. Is there a warranty on the roof? YES ___ NO ___ If so, by whom? _____
- c. Is the warranty transferable to the new owner? YES ___ NO ___ If so, what was done to repair it and who did the repairs? _____
- d. Are you aware of any roof defects? YES ___ NO ___ If so, explain: _____
- e. What type of roof is it? (ex asphalt, tile, wood, etc) _____

5. **UTILITIES**

- a. What is the depth of the well? Feet ___ Unknown ___ Public ___
How much is your average monthly water bill? _____ Name of water company _____
Has your water ever been tested? YES ___ NO ___ If so, by what company _____
Do you have a water softener? YES ___ NO ___ If so do you own ___ rent ___ the tank? If so, from what company? _____
- b. Sewer System: Private Septic? ___ If so, where is the septic tank located? _____
Have you ever had the septic system pumped? YES ___ NO ___ If so, when? _____
Have you ever had a problem or leakage from the tank? YES ___ NO ___ If so, when? _____
Public system? ___ How much is your average monthly bill? _____
What company? _____
- c. Are there any plumbing leaks around or under the sinks, toilets, bathtubs, showers, pool, Jacuzzi, or spas? YES ___ NO ___ If so, explain? _____
- d. What type of plumbing is in the property? _____
- e. Does your cable company service your area? YES ___ NO ___ If so, which company? _____
- f. Do you use any antenna devices for the home? YES ___ NO ___ If yes, what are these devices and will they be staying with the home? (Please note if any part of the component will be removed from the home) _____

6. **ELECTRICAL**

- a. Are you aware of any damaged or malfunctioning switches or receptacles? YES ___ NO ___ If so, explain? _____
- b. Are you aware of any defects, malfunctioning or illegal installation of electrical equipment inside or outside the property? YES ___ NO ___ If so, explain? _____
- c. What is the name of the electric company? _____ METER# _____
- d. How much is your average monthly electric bill? _____

7. **POOL**

- a. Are you aware of any condition that could affect the value or desirability of the pool or Jacuzzi? YES ___ NO ___ If so, explain? _____
- b. What is the size of the pool? _____ Age of the pool? _____
Construction? _____
- c. Is the pool heated? YES ___ NO ___ If so, what type of heat is supplied? _____
Do you currently use the heater? YES ___ NO ___ Is the heater in working condition? YES ___ NO ___
- d. What type of chemicals are used in the pool? _____
- e. Do you use a pool cleaning company? YES ___ NO ___ If so, what company? _____
- f. Is there a cleaning system built in the pool? YES ___ NO ___ If so, what kind? _____
Is the spa heated separately from the pool? YES ___ NO ___ If so, explain? _____

8. HEATING, AIR CONDITIONING AND OTHER SYSTEMS

- a. Type of heating: Heat Pump ___ Ceiling ___ Electric ___ Other ___ Brand? _____
Age _____
- b. Water Heater: Electric ___ Gas ___ Solar ___ Owned ___ Rented ___
- c. Burglar Alarm System: YES ___ NO ___ Owned ___ Leased ___ If leased, what company? _____
Cost per month? _____ Does alarm sound at fire and police station? YES ___ NO ___ If so,
explain? _____
- d. Type of air conditioning: Central ___ Wall Units ___ How Many _____
- e. Smoke detectors: How Many? ___ Electric ___ Battery ___
- f. Electric garage door opener? YES ___ NO ___ How many transmitters? _____
- g. Lawn sprinklers? YES ___ NO ___ Auto Time? YES ___ NO ___
- h. Are all systems in working order? YES ___ NO ___ If not, explain _____

9. APPLIANCES

- a. Are you aware of any appliances included with the sale that are in need of repair or replacement?
YES ___ NO ___ If so, explain? _____
- b. What is the brand name and age of: Stove _____ Refrigerator _____
Dishwasher _____ Microwave _____ Washer _____
Dryer _____ Other _____
- c. Will any fixtures, appliances, cabinets, drapery rods or items normally associated with the sale of
a home be removed from the property prior to closing? YES ___ NO ___ If so, what?

10. ENERGY SAVING FEATURES

- a. Does your home have any special features such as Solar Heat ___ for water tank ___ for pool ___
Double Pane Windows ___ Roof Turbines ___ Other _____
- b. Is the home on an "Energy Management Plan" with your local utility? YES ___ NO ___

11. INSURANCE

- a. What is the name and address of current insurance company? _____
- b. Do you currently have flood insurance? YES ___ NO ___ If yes, with whom? _____
- c. Have you ever made a claim to FEMA? YES ___ NO ___ If yes, what percentage was used? _____

12. OWNERSHIP

- a. What company prepared your title insurance at purchase? _____
- b. Are you aware of additional information that should be disclosed? YES ___ NO ___ If so,
explain? _____
- c. Are you aware of any environmental concerns or radon gas presence? YES ___ NO ___ If so,
explain? _____
- d. Does ownership of this property require an association fee? YES ___ NO ___ If yes, how much and
what does it include? _____
- e. Is the association controlled by homeowners? YES ___ NO ___ N/A ___
- f. Who is the president of the association? _____
- g. Must membership be approved? YES ___ NO ___ UNKNOWN ___ N/A ___
- h. Does ownership require a maintenance fee? YES ___ NO ___ UNKNOWN ___
If yes, how much and what does it include? _____
- i. Is there anyone else that will be required to be a party to the transfer of this property?
YES ___ NO ___ If so, who? _____ PHONE# _____

Summary: The answers and explanations are true and complete to the best of my/our knowledge. This statement has been prepared to assist prospective purchasers to evaluate the property and is not meant to be a warranty or guarantee as to the condition of the lot. If any condition changes from this date, I/we will notify the listing broker. I/we, the seller(s) agree to indemnify damages and all attorney fees if I/we misrepresent or have misrepresented the information to our listing agent or potential buyers.

SELLER _____ **DATE** _____

SELLER _____ **DATE** _____

NOTE: Buyer acknowledges receipt of this property disclosure, which was prepared by the seller(s). In no way does the transfer of this document by EXIT Realty Leaders, or its Agents act to verify or substantiate the content or legitimacy of the information provided.

BUYER _____ **DATE** _____

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Utility	Your Provider	Phone Number
TELEPHONE		
ELECTRIC		
WATER		
SEWER		
CABLE		
GARBAGE		
PEST		
LAWN		