



PROPERTY DISCLOSURE LAND, LOTS & ACREAGE

Seller(s) Name (s): _____

Property Address: _____

Subdivision: _____ Zoning: _____

NOTICE TO SELLER(S): Each Seller(s) is obligated to disclose to a Buyer(s) all known facts that materially affect the value of the property being sold and that are not readily observable. The Disclosure Statement is designed to assist Seller(s) in complying with disclosure requirements and to assist Buyer(s) in evaluating the property being considered. The listing real estate Broker, and their respective Agents will also rely upon this information when they evaluate, market and present Seller(s) property to prospective Buyer(s). Seller(s) will provide this information at time of listing but in no event later than three (3) days from date of listing.

NOTICE TO BUYER(S): This is a disclosure of Seller(s) personal knowledge of the condition of the property as of the date signed by the Seller(s) and is not a substitute for any inspections or warranties that Buyer(s) may wish to obtain. It is not a warranty of any kind by Seller(s) or a warranty representation by listing Broker, the selling Broker or their Agents or a guarantee that the Seller(s) has disclosed all defects.

PLEASE ANSWER ALL QUESTIONS: Explain any "Yes" answer under remarks or on attached sheet referring to the number of the question. Use check or X marks in the space provided by the appropriate response.

1. NEIGHBORHOOD

	YES	NO	NO PRESENTATION
a) Are you aware of any proposed recent changes in zoning or property usage in your immediate area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Are there any neighborhood conditions affecting your property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Has this property ever been used for agricultural purposes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Is the property subject to roll back taxes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) If above answer is yes, how much? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. HOMEOWNERS ASSOCIATION

	YES	NO	NO PRESENTATION
a) Is there a homeowners association?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is membership mandatory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Current dues are \$ _____ per _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Is the property subject to covenants codes and restrictions by Homeowners or other authority?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Are there any conditions that may result in dues increase or special assessment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Is there assigned parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. ENVIRONMENTAL

	YES	NO	NO REPRESENTATION
a) Have there been any environmental studies done on or near the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the property now contain or has it ever contained any toxic substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the property now contain or has it ever contained underground or above ground storage tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the property have any abandoned wells or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Is the property located next to or in close proximity to a dump, junkyard or toxic disposal site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. DRINKING WATER

	YES	NO	NO REPRESENTATION
a) Is public or community water available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) What is the current tap fee? \$ _____ Availability fee? \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Is lake system required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Is a pump needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Is there a well on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Has the well been tested?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. SEWAGE SYSTEM

	YES	NO	NO REPRESENTATION
a) Is public or community sewer system available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) What is the current tap fee? \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Is public or community system a gravity flow or forced main? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Is there a functional tank/cesspool system serving the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) If Yes, when was it last serviced? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Is there a sewage lift pump, lift system or grinder system available or required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Has a perk test been done?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) If yes, then when? _____ and _____ Bedrooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Does the property share a well?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. BOUNDARIES

- a) Has the property ever been surveyed?
 b) Are the boundaries of the property marked in any way?
 c) Are there any encroachments, boundary line disputes or easements relating to the property?
 d) If property does not have road frontage, does it have legal deeded access?

YES	NO	NO REPRESENTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. WATER FRONTAGE

- a) Does any Utility Company own any fringe land on the property above the 360?
 b) Are there any building setbacks above the 360?
 c) Is a dock allowed?
 d) Is the dock permit current? _____
 If yes, dock size limit _____ Permit# _____ Exp Date _____
 e) Is dock private or shared? _____
 f) Does dock have encapsulated flotation?

YES	NO	NO REPRESENTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AS OF 2005, ALL DOCKS MUST HAVE ENCAPSULATED FLOTATION.

7. MISCELLANEOUS

- a) Is this property located on an earthquake fault?
 b) Have any sliding, settling, earth movement, upheaval or earth instability problems occurred on your property or in the immediate neighborhood?
 c) Are there any burial grounds, historical or religious sites on this property?
 d) Are there any problems with the title to this property?
 e) Are there any violations of local, state or federal laws or regulations relating to this property?
 f) Is there any existing or threatened legal actions affecting this property or the sale thereof?
 g) Are there any past or present problems with driveways, walkways, seawalls, fences or retaining walls on this property or adjacent properties?
 h) Are there any bonds or assessments affecting this property?
 i) Have there been any significant changes made to the property within the last five years i.e. topsoil removal, fill, mining, timber cutting, etc.
 j) Has any part of the property been filled or used as a dump site?
 k) Is property currently under a lease or property management agreement?

YES	NO	NO REPRESENTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. GENERAL PROPERTY CONDITION

- a) Is any part of this property located in a flood zone or is it considered wetlands?
 b) Has the property ever had drainage or flooding problem?
 c) Are there any other facts, conditions or circumstances that may affect the value, Beneficial use, or desirability of this property?

YES	NO	NO REPRESENTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. REMARKS: PLEASE EXPLAIN ANY YES ANSWERS (Attach additional sheets if necessary)

The undersigned Seller(s) represents that the information set forth in the foregoing Disclosure Statement is accurate and complete. The Disclosure Statement survives closing but is not a warrant or guarantee of any kind. Seller(s) hereby authorizes Broker to provide this information to prospective Buyer(s) of the property and to Real Estate Brokers and Sales Associates. Seller(s) understand and agrees that Seller(s) will notify Broker in writing immediately if any information set forth in the Disclosure becomes inaccurate in any way.

OWNER ACKNOWLEDGES HAVING EXAMINED THIS STATEMENT BEFORE SIGNING THAT ALL INFORMATION IS TRUE AND CORRECT AS OF THE DATE SIGNED.

OWNER SIG: _____
 DATE: _____

OWNER SIG: _____
 DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF BUYER(S)

I/We have carefully inspected the property. I/We have been advised to have examined by professional inspectors.

I/We understand that unless stated otherwise in my contract with Seller(s), the property is being sold in its present condition only without warranties or guarantees of any kind by Seller(s) or any Broker or Agent. I/We state that no representation concerning the condition of the property are being relied upon by me/us except as disclosed above or stated within the Sales Contract.

PURCHASER(S) IS ENCOURAGED TO OBTAIN HIS/HER OWN INSPECTION BY A LICENSED INSPECTOR OR PROFESSIONAL. THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, PLEASE CONSULT AN ATTORNEY.

BUYER: _____

BUYER: _____

DATE: _____

DATE: _____

PROPERTY ADDRESS: _____

A.R.E AGENT _____