

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below. Write Yes (Y), No (N), or Unknown (U).

___ Range	___ Oven	___ Microwave
___ Dishwasher	___ Trash Compactor	___ Disposal
___ Washer/Dryer Hookups	___ Window Screens	___ Rain Gutters
___ Security System	___ Fire Detection Equipment	___ Intercom System
___ TV Antenna	___ Cable TV Wiring	___ Satellite Disk
___ Ceiling Fan(s)	___ Attic Fan(s)	___ Exhaust Fan(s)
___ Central A/C	___ Central Heating	___ Wall/Window Air Conditioning
___ Plumbing System	___ Septic System	___ Public Sewer System
___ Patio/Decking	___ Outdoor Grill	___ Fences
___ Pool	___ Sauna	___ Spa ___ Hot Tub
___ Pool Equipment	___ Pool Heater	___ Automatic Lawn Sprinkler System
___ Fireplace(s) & Chimney (Woodburning)	___ Fireplace(s) & Chimney (Mock)	
___ Gas Lines (Nat./LP)	___ Gas Fixtures	

Garage: ___ Attached ___ Not Attached ___ Carport

Garage Door Opener(s): ___ Electronic ___ Control(s)

Water Heater: ___ Gas ___ Electric

Water Supply: ___ City ___ Well ___ MUD ___ Co-op

Roof Type: _____ Age: _____ (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any item, equipment, or system in or on the property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain (attach additional sheets as necessary). _____

5. Are you (Seller) aware of any of the following? Write Yes (Y) if you aware, write No (N) if you are not aware.

___ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

___ Homeowners' Association or maintenance fees or assessments.

___ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

___ Any notices of violations of deed restrictions of governmental ordinances affecting the condition or use of the Property.

___ Any lawsuits directly or indirectly affecting the Property.

___ Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

Date

Signature of Seller

Date

Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Date

Signature of Purchaser

Date

Signature of Purchaser