

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

For use in North Dakota only

This form approved by the Fargo-Moorhead Area Association of REALTORS® which disclaims any liability arising out of the use or misuse of this form.

1 ADDRESS: 1361 33rd Street NE, Arvilla, ND 58214 PAGE 1

2 Seller authorizes Brokers or Salespersons to provide the following information to prospective Buyer. This is not a warranty or guarantee
3 of any kind by Seller or any Licensee representing any parties and is not a substitute for inspections or warranties the parties may wish to
4 obtain. Information presented in this form is not intended to be part of any contract between Buyer and Seller.

SELLER:

- You are to personally complete this form.
- Please answer all line items, even if your answer is "unknown".
- If more space is needed, place additional comments on Page 9 and include the line number you are referencing.

BUYER:

- You are encouraged to thoroughly inspect the property personally or have it inspected by a third party and to inquire about any specific areas of concern.

SELLER & BUYER:

- THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
- The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- Please initial by any changed answers or mistakes made on this form.

GENERAL INFORMATION:

17 Date you purchased/built (acquired) the home? _____

18 Was the structure moved to this site? ☒ no ☐ yes ☐ unknown If yes, when? _____

19 Type of title evidence ☐ abstract ☐ registered (Torrens) ☒ unknown

20 Location of abstract or owners duplicate certificate of title _____

21 Are all structures located within the boundaries of the property? ☒ yes ☐ no explain ☐ unknown

23 Have you occupied the home continuously in the past 12 months? ☐ yes ☒ no explain

25 Is this property on a public or private road? ☒ public ☐ private explain ☐ public - no maintenance explain

27 Is the home suitable for year round use? ☒ yes ☐ no explain

29 Have you ever collected insurance claims on the property? (other than flood) ☒ no ☐ yes explain
(For flood insurance claims, see page 7, line 265)

32 If yes, were all repairs made? ☐ yes explain ☐ no explain

34 Has the structure(s) been altered (e.g. additions, changes to load bearing walls)? ☒ no ☐ yes explain

35 What was done, when and by whom (owner/contractor) _____

37 Has remodeling, plumbing, electrical or other work been done on the property? ☒ no ☐ yes explain

39 Permit required? ☐ yes ☐ no Permit obtained? ☐ yes ☐ no explain

41 Was the work approved by the appropriate government inspector(s), if required? ☐ yes ☐ no explain ☒ n/a

43 Do you currently have or have you previously had pets? ☒ no ☐ yes explain

45 INITIAL(S): SELLER REL DATE 5-6-25 BUYER _____ DATE _____

46 SELLER _____ DATE _____ BUYER _____ DATE _____

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48 PROPERTY DETAILS / CONDITIONS:

49 Roof, siding, walls, ceilings, floors, basement, crawlspace, slab, sidewalks, driveway, garage(s), shed(s), outbuilding(s) etc.:

50 What is the age of the roofing material on the home? 14 years ☐ unknown done in 2011

51 What is the age of the roofing material on the garage/outbuildings etc.? 14 years ☐ unknown

52 Siding/exterior type: ☒ vinyl ☐ metal ☐ wood ☐ stucco ☐ brick ☐ rock ☐ shingle shake ☐ other

53 What is the age of the siding material? 14 years ☐ unknown done in 2011

54 Insulation added during your ownership? ☐ attic ☐ ceiling ☐ walls ☐ floors Date Type

55 Foundation type: ☐ slab ☐ crawl space ☒ poured ☐ block ☐ wood ☐ brick ☐ combination ☐ other

56 under siding is 1 inch foilback cell foam insulation
Is/Are there any past or present: (check all that apply and explain amount, frequency, location, repairs, and/or corrections):

57 ☐ Damaged siding

58 ☐ Damaged rain gutters

59 ☐ Damaged downspouts

60 ☐ Damage to the roof or shingles

61 ☐ Past/present roof leaks

62 ☐ Repairs/replacements to the roof or shingles

63 ☐ Interior damage from condensation/ice build-up

64 ☐ Damaged floor covering

65 ☐ Flooring or floor covering repaired or replaced due to damage

66 ☐ Dry rot

67 ☐ Interior or exterior damage from any cause

68 ☐ Damage from fire, smoke, wind, flood, hail, snow, broken water line, or disaster

69 ☐ Cracks in the sidewalks, patio, retaining walls, or other outside hard surfaced areas

70 ☐ Cracked floors/walls

71 ☐ Bulging floors/walls

72 ☐ Visible foundation movement

73 ☐ Flooding: (If checked, note details on flood disclosure page 7)

74 ☐ Leakage/seepage/dampness (other than flooding)

75

76 ☐ Wet floors/walls (other than flooding)

77

78 ☐ Sewer backup (other than flooding)

79

80 ☐ Sewer blockage

81 ☐ Sewer line service Date of last service How often

82 ☐ Clogged drains

83 INITIAL(S): SELLER R.E.S. DATE 5-8-25 BUYER DATE

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86 ***SELLER: PLEASE MAKE SURE TO CHECK ALL LINE ITEMS***

87 YES: Means item is in working order.

88 NO: Means item is not in working order.

89 N/A: Means the item is not physically located on the property or Seller is unaware item exists on the property.

90 Answers below do not guarantee item is included or not included in sale. See purchase agreement for inclusions/exclusions.

91 ☐yes ☐no ☒n/a Air conditioning ☐central ☐wall ☐window ☐ductless AC unit _____
92 Date of last AC service _____
93 ☒yes ☐no ☐n/a Bathroom vent/exhaust fan(s) _____
94 ☐yes ☐no ☒n/a Bathroom jetted tub/whirlpool _____
95 ☐yes ☐no ☒n/a Carbon monoxide detector(s) _____
96 ☐yes ☐no ☒n/a Ceiling fan(s) _____
97 ☐yes ☐no ☒n/a Central vacuum _____
98 ☒yes ☐no ☐n/a Dishwasher _____
99 ☒yes ☐no ☐n/a Doors _____
100 All available? ☒yes ☐no _____
101 Any damaged? ☐yes ☒no _____
102 ☐yes ☐no ☒n/a Doorbell(s) _____
103 ☐yes ☒no ☐n/a Drain tile system(s) _____
104 ☒yes ☐no ☐n/a Dryer (clothes) _____
105 ☐yes ☐no ☒n/a Electric attic fan _____
106 ☐yes ☐no ☒n/a Electrical systems _____
107 ☐yes ☐no ☒n/a Electronic air purifier _____
108 ☐yes ☐no ☒n/a Exhaust fans/systems (other than kitchen/bath) _____
109 ☒yes ☐no ☐n/a Exterior locks _____
110 Keys for each lock? ☒yes ☐no _____
111 ☐yes ☐no ☒n/a Fireplace/heating stove ☐gas ☐electric ☐wood ☐other _____
112 ☐yes ☐no ☒n/a Fireplace chimney/flue components _____
113 Date of last FP/chimney cleaning _____
114 ☐yes ☒no ☒n/a Fireplace remote control(s) How many? _____
115 ☐yes ☒no ☒n/a Fireplace fan _____
116 ☐yes ☒no ☐n/a Fire sprinkler system _____
117 ☒yes ☐no ☐n/a Freezer (free standing) chest freezers _____
118 ☐yes ☒no ☐n/a Fuel tanks ☐owned ☐rented _____
119 (Type of fuel in tank) ☐oil ☐propane ☐gas ☐other LP tank in yard _____
120 ☐yes ☐no ☒n/a Furnace humidifier _____
121 ☐yes ☐no ☒n/a Garage door opener(s) How Many? _____
122 ☐yes ☐no ☒n/a Garage door opener remote(s) How many? _____
123 ☐yes ☐no ☒n/a Garage door auto reverse _____
124 ☒yes ☐no ☐n/a Garage floor drain _____
125 ☐yes ☐no ☒n/a Garbage disposal _____
126 ☐yes ☐no ☒n/a Heat exchanger _____
127 ☒yes ☐no ☐n/a Heat pump _____
128 ☒yes ☐no ☐n/a Heating system- primary What type? electric _____

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130 SELLER _____ DATE _____ BUYER _____ DATE _____

132	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Heating system- supplemental What type? <u>LP gas</u>
133				Date of last heating system(s) service _____
134	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Hot tub _____
135	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Intercom _____
136	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Kitchen cooktop <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> other _____
137	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Kitchen wall oven <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> other _____
138	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Kitchen range (burners/oven) <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> other _____
139	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Kitchen exhaust fan _____
140	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Lawn sprinkler/irrigation system _____
141	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Microwave _____
142	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Plumbing fixtures/mechanisms _____
143	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Plumbing systems _____
144	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Pool and equipment _____
145	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Radon mitigation system _____
146	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Refrigerator/freezer _____
147				Is the water and/or ice maker working properly? <input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> n/a
148	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Sauna/steam shower _____
149	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Security system <input type="checkbox"/> owned <input type="checkbox"/> rented _____
150	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Sewer backup valve <input type="checkbox"/> automatic <input type="checkbox"/> manual _____
151	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Skylights _____
152				Showing signs of damage (i.e. leaking/condensation)? <input type="checkbox"/> yes <input type="checkbox"/> no
153	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Smoke detectors (not hardwired) _____
154	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Smoke detectors (hardwired) _____
155	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Solar collectors _____
156	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Sump pump How many? <u>1</u>
157	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Sump pump backup _____
158	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	TV cable wiring system _____
159	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	TV satellite dish _____
160	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Trash compactor _____
161	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Washer (clothes) _____
162	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Water heater <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> other _____
163	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Water softener <input checked="" type="checkbox"/> owned <input type="checkbox"/> rented _____
164	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Water purifier (or osmosis system) <input type="checkbox"/> owned <input type="checkbox"/> rented _____
165	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Windows _____
166				Any damaged windows (incl. broken glass/seals/frames etc)? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
167	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Window screens _____
168				All available? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
169				Any damaged? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
170	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Window storms (unattached/removable) _____
171				All available? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
172				Any damaged? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no
173	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Window blinds/including patio _____
174	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a	Window treatments (curtains/draperies) _____

175 INITIAL(S): SELLER R.E.P. DATE 5-8-25 BUYER _____ DATE _____

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178 ☐ yes ☐ no ☒ n/a Window mechanisms/hardware (rods/pulls) _____

179 ☐ yes ☐ no ☒ n/a Wired sound system _____

180 ☐ yes ☐ no ☒ n/a Wireless systems connected via internet protocol ("IP") (not incl personal property) such as

181 wireless security systems, thermostats, door locks, etc. _____

182 OTHER: _____

183 _____

184 _____

185 _____

186 _____

187 Is/Are there any of the following? (check all that apply and explain – attach documentation if available):

188 ☐ Covenants _____

189 ☐ Deed restrictions _____

190 ☐ Encroachments _____

191 ☐ Easements _____

192 ☐ Reservations _____

193 ☐ Zoning infractions _____

194 ☐ Right of first refusal _____

195 ☐ Existing lease _____

196 ☐ Shared features (walls/fences/driveways) _____

197 ☐ Non-conforming uses _____

198 ☐ Homeowner's association \$ _____ per _____

199 ☐ Life estate _____

200 ☐ Violations of setback requirements _____

201 ☐ Notice from any assessing authority of a new improvement project, the cost which may be assessed against the property

202 _____

203 ROUGH-INS FOR FUTURE AMENITIES:

204 Are you aware of any existing rough-ins for future amenities that were added during construction or a remodel?

205 ☒ Plumbing rough-in for future wet bar, bathroom, sprinkler system, etc.

206 ☐ Electrical rough-in for hot tub, sound system, generator, etc.

207 ☐ Heat rough-in for future gas, electric baseboard, garage heater, etc.

208 ☐ Gas rough-in for future fireplace, grill, firepit, etc.

209 ☐ Other _____

210 If you checked any above, please provide details and location

211 bathroom basement and wet bar

212 _____

213 _____

214 _____

215 INITIAL(S): SELLER G.E.L. DATE 5-8-25 BUYER _____ DATE _____

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218 **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

219 Check appropriate box: Seller certifies that Seller ☐ does ☐ does not know of a subsurface sewage treatment system on or
220 serving the above-described real property. (If does, see *Subsurface Sewage Treatment System Disclosure Statement*.)

221 ☐ There is a subsurface sewage treatment system on or serving the above-described real property.
222 (See *Subsurface Sewage Treatment System Disclosure Statement*.)

223 ☐ There is an abandoned subsurface sewage treatment system on the above-described real property.
224 (See *Subsurface Sewage Treatment System Disclosure Statement*.)

225 **WELL DISCLOSURE STATEMENT AND CERTIFICATE:**

226 Seller certifies that Seller ☒ does ☐ does not know of one or more wells located on the property. (If does, see Well Disclosure
227 Statement.)

228 Are there any wells serving the property that are not located on the property? ☐ yes ☒ no

229 If yes, how many properties or residences does the shared well serve? _____

230 Is there a maintenance agreement for the shared well? ☐ yes ☐ no ☐ unknown

231 If yes, what is the annual maintenance fee? \$ _____

232 Is there a well on or serving the property that contains contaminated water? ☐ yes ☒ no ☐ unknown

233 To your knowledge, is the property in a Special Well Construction Area? ☐ yes ☒ no

234 Additional Comments _____

235 **ENVIRONMENTAL CONCERNS:**

236 Was fill dirt brought in since you acquired the property or any time since? ☒ no ☐ yes ☐ unknown

237 If yes, date _____ explain _____

239 Has there been visible mold growth on the property? ☒ no ☐ yes If yes, explain what caused the mold, when it occurred and
240 what action was taken to remove it and prevent it from recurring
241 _____
242 _____
243 _____

244 To your knowledge, have any of the following existed or do they currently exist on the property (check all that apply/explain):

245 ☐ Asbestos _____

246 ☐ Insect, animal, or pest infestations _____

247 ☐ Diseased or dead/dying trees/shrubs _____

248 ☐ Hazardous wastes/substances _____

249 ☐ Underground storage tanks _____

250 ☐ Drainage/standing water issues _____

251 ☐ Illicit drug production/sales _____

252 ☐ Methamphetamine production _____

253 ☐ Signs of soil expansion, contraction, or movement other than situations related to normal conditions _____

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FLOOD DISCLOSURE: INCLUDING OVERLAND AND RIVER FLOODING

This region experiences high water elevation flood events including overland and river flooding. This is intended to provide information to prospective Buyer concerning the effects of these events on the property.

Is the property in a designated 100 year floodplain? ☐ yes ☒ no ☐ unknown

Do you carry flood insurance? ☒ no ☐ yes If yes, is it transferrable? ☐ no ☐ yes explain _____

Note: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their purchase.

Has access to the property ever been impeded due to flood water? ☒ no ☐ yes explain _____

Have you ever experienced flood water on the property? ☒ no (If no, skip to line 294) ☐ yes explain _____

Have you ever collected a flood insurance claim on the property? ☒ no ☐ yes explain _____

If yes, were all insured repairs made? ☐ yes ☐ no explain _____

Have you ever made ANY non-insured repairs to the property as a result of flood water? ☒ no ☐ yes explain _____

Have buildings ever been touched or affected by flood water? ☒ no ☐ yes explain _____

If yes, check all that apply: ☐ basement ☐ lower level ☐ main floor ☐ upper level ☐ second floor ☐ garage
☐ outbuildings ☐ other _____

Source(s) of flood water (check all that apply): ☐ river ☐ overland ☐ seepage (through walls, floor, window wells)
☐ sump pump failure/overflow ☐ sewer back-up ☐ other _____ Approx. depth _____

Have sandbags, ring dikes or other protective devices been used to protect window wells or buildings from flood water?

☒ no ☐ yes explain and include location _____

Has the property been located within 2 city blocks (approx. 1,000 feet) of a ☐ city ☐ community ☐ neighbor's dike erected to prevent flood water? ☒ no ☐ yes explain and include location _____

Have any permanent dikes been installed to protect the property from flood water? ☒ no ☐ yes explain and include location _____

Has flood water ever touched any of the sandbags, dikes, or other preventative devices? ☒ no ☐ yes explain _____

Have any other preventative measures been taken to prevent flood water (e.g. plug drains, install sump pump back-up, etc.)?

☒ no ☐ yes explain _____

Have you made permanent changes to the property to provide additional flood protection? ☒ no ☐ yes explain _____

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300 **PROPERTY TAX DISCLOSURE:**

301 *Check appropriate box:* There ☐ is ☐ is not an exclusion from market value for home improvements on this property. Any
302 valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes
303 shall increase. If a valuation exclusion exists, Buyer is encouraged to look into the resulting tax consequences.

304 **Preferential property tax treatment:** Is the property subject to any preferential property tax status or any other credits affecting
305 the property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)? ☐ no ☐ yes explain

307 If yes, would these terminate upon the sale of the property? ☐ yes ☐ no explain

309 **SELLER'S RADON DISCLOSURE STATEMENT**

310 **Radon Warning Statement:** Homes in the area may have radon gas levels that exceed EPA standards. If you have concerns about
311 radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection
312 a condition of your purchase. For additional information, visit the EPA website: www.epa.gov/radon

313 Has the property been tested for radon? ☒ no ☐ yes If yes, explain

316 Are you aware of any radon concentrations in the property? ☒ no ☐ yes If yes, explain:

319 *If yes, attach the most current records and reports pertaining to radon concentrations, mitigation or remediation. If a mitigation
320 system has been installed, include the system description and documents.*

322 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** As a general rule, 26 U.S. Code § 1445 (hereinafter
323 "FIRPTA") requires a transferee (Buyer) of a United States real property interest to withhold a tax from the proceeds of any
324 disposition of the real property interest if the transferor (Seller) is a foreign person (any person other than a United States person),
325 unless an exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA.
326 **Due to the complexity of the FIRPTA, both the Buyer and the Seller are advised to seek appropriate legal and tax advice
327 regarding FIRPTA compliance, since failure to adhere to the FIRPTA withholding rules could result in legal liability to both
328 the Buyer and Seller and their agents or qualified substitutes.**

329 Seller hereby represents and warrants that Seller ☐ is ☐ is not a foreign person, as defined by the FIRPTA. This representation of
330 the Seller shall survive closing. Seller's agents and Buyer's agents, and any qualified substitute, as those terms are defined by the
331 FIRPTA, may rely upon this representation.

332 If the Seller represents that it is a foreign person, the Buyer may be subject to income tax withholding requirements, and the Buyer
333 could be personally liable for failing to withhold a tax from the proceeds of the real estate disposition, if none of the enumerated
334 exemptions to the FIRPTA apply to the transaction. If the Seller represents that it is a foreign person, but that one of the exemptions
335 to the FIRPTA apply, Buyer may require Seller to provide specific documentation as prescribed by the FIRPTA to verify, under
336 penalty of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller
337 represents that it is not a foreign person, the Buyer, or its agents or qualified substitutes, may require the Seller to provide specific
338 documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller is not a foreign person. On or before
339 closing, the Buyer and Seller agree to complete, execute and deliver any affidavit, instrument, or statement which may reasonably
340 be required to comply with FIRPTA requirements.

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344 **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed answer.
345 If more space is needed, sign/date and attach additional page(s). ☐ _____ *additional pages are attached*

346 _____
347 _____
348 _____
349 _____
350 _____
351 _____
352 _____
353 _____
354 _____
355 _____
356 _____
357 _____
358 _____
359 _____
360 _____
361 _____
362 _____
363 _____
364 _____
365 _____

366 **OTHER:** Is Seller aware of any material fact not otherwise referred to that could adversely and significantly affect Buyer's use or
367 enjoyment of the property? ☐ no ☐ yes *If yes, please explain in detail*

368 _____
369 _____
370 _____
371 _____

372 **This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or Broker/Licensee representing or assisting**
373 **any party in the transaction and is not a suitable substitute for any inspections or warranties Buyer may wish to obtain. The**
374 **information disclosed is given to the best of the Seller's knowledge.**

375 INITIAL(S): SELLER A.E.L. DATE 5-6-25 BUYER _____ DATE _____
376 SELLER _____ DATE _____ BUYER _____ DATE _____

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378 **SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)**

379 Seller hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any parties in this
380 transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.
381 Seller hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's
382 knowledge as of the date listed below. If any of the information becomes inaccurate after it is delivered to Buyer and before
383 closing, the Seller shall notify Buyer and any Licensee representing any party to the transaction in writing of such change.

384 *Richard E L 456-25*
385 Seller Signature Date Seller Signature Date

*****THE FOLLOWING TO BE SIGNED AT TIME OF PURCHASE AGREEMENT*****

386 **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:**

387 Buyer/Prospective Buyer acknowledges receipt of this Seller's Disclosure. Buyer acknowledges that real estate licensees representing
388 the sale of this property have not made statements concerning the condition of the property other than those listed in this Seller's
389 Disclosure. Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. Buyer
390 acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for any
391 inspection of the property Buyer may wish to obtain.

392
393 Buyer Signature Date Buyer Signature Date

394 **SELLER'S STATEMENT OF CHANGES SINCE DATE DISCLOSURE WAS ORIGINALLY COMPLETED:** the date
395 below, Seller of the property hereby states that the material facts stated above are the same, except for the changes as indicated
396 below: (If no changes have occurred, please note "NONE" in space provided.)
397
398

399
400 Seller Signature Date Seller Signature Date

401 **BUYER'S ACKNOWLEDGEMENT OF CHANGES: (TO BE SIGNED AFTER SELLER'S STATEMENT)**

402 *Note: Buyer's signature only needed if changes were noted in Seller's Statement above.*

403
404 Buyer Signature Date Buyer Signature Date

405 Brokers and their licensees involved in this real estate transaction make no representations herein and are not responsible
406 for any conditions as stated on this disclosure.

FMAAR: SELLER DISCLOSURE- 10 (Rev 7/2022)