



SELLERS REAL ESTATE DISCLOSURE STATEMENT FOR UNIMPROVED PROPERTY
TO BE COMPLETED BY SELLER WHEN PROPERTY IS LISTED

Please answer each of the following questions. If you do not know the answer or have checked anything in the left-hand column, please explain why in the space provided at the end of this form.

Property Address or Location: _____

Legal Description: _____

Real Property Tax ID No: _____

Owner's Name(s): _____

1. How long have you owned the property? _____ years

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

2. ENCROACHMENTS/EASEMENTS. (e.g. fences, buildings, rockeries, driveways, garden, etc.)

- A. Does anything on your property extend onto (encroach on) your neighbor's property?
B. Does anything on your neighbor's property extend onto (encroach on) your property?
C. Are you aware of any easement or other's rights affecting the property? (If yes, describe in the remarks space below)

☐ No ☐ Yes
☐ No ☐ Yes
☐ No ☐ Yes

3. ACCESS. If the property is not on a public street:

- A. Is there a road or easement for access to the property?
B. If your answer to A is "Yes," is it recorded?
C. If the road or access is shared with any other property, is there a written agreement for sharing the maintenance and repair costs?
D. If your answer to C is "Yes," is a copy attached to this form?
E. If the road or other access is improved, is there any standing or running water, flooding or mud that affects use of the access during any time of the year?

☐ No ☐ Yes
☐ Yes ☐ No

4. SURVEY.

☐ Yes ☐ No
☐ No ☐ Yes

- A. Has the property ever been surveyed?
B. If your answer to A is "Yes," is a copy of the survey attached?

5. PROPERTY BOUNDARIES. Describe: (e.g. fence, hedge, survey stakes, rockery, etc)

North Line: _____
South Line: _____
East Line: _____
West Line: _____

6. ZONING & RESTRICTIONS.

☐ Yes ☐ No
☐ Yes ☐ No

- A. The present zoning of the property is _____.
B. Are you aware of any restrictions on use of the property, including future construction?
C. Is the property or any part of it in a designated shoreline master plan, slide area, wetland or other environmentally sensitive area?

7. SOIL STABILITY AND CONTAMINATION.

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

- A. Are you aware of any settlement, earth movement, cracking, slides, or similar problems on the property or in the immediate area?
B. To the best of your knowledge, has any part of the property been built up with fill dirt, waste, or other material?
C. Has there ever been a service station, auto repair shop, dry cleaners, printing shop, manufacturing facility, or any other use of the property which might have contaminated the soil?
D. Has the property been tested for hazardous waste contamination? (If "Yes," attach a copy of the inspection report.)
E. Do you have any reason to believe that the soils may not be acceptable for the installation of a septic system? (If "Yes," describe in the remarks space below.)

☐ No ☐ Yes
☐ Yes ☐ No

☐ Yes ☐ No
☐ No ☐ Yes
☐ Yes ☐ No

8. FLOODING OR SEEPAGE.

- A. Is there standing water on the property during any time of the year?
B. If your answer to A is "Yes" have you done anything to correct the problem?
C. Is the property located in a designated flood zone or flood plain?

9. SEWAGE.

- A. Is the property served by: ☐ public sewer main, ☐ septic tank system, ☐ other disposal system (Describe): _____
B. Where is the nearest public sewer main located? ☐ Across the _____ side(s) of the property; ☐ Other (Describe): _____
C. If there is a sewer main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the sewer?
D. If your answer to C is "Yes," how much is the charge? \$ _____

☐ No ☐ Yes

☐ Yes ☐ No

10. PUBLIC WATER.

- A. Is the property served by a public water main?
B. Where is the nearest water main located? ☐ Across the _____ side(s) of the property; ☐ Other (Describe): _____
C. If there is a water main across one or more sides of the property, is there a connection or hook-on charge payable before the property can be connected to the water main?
D. If your answer to C is "Yes," how much is the charge? \$ _____

☐ No ☐ Yes

11. WELL. If the property is served by a water well.

- A. Is it a private well serving only this property? If yes, provide location, depth, source. _____
B. Will it provide an adequate year round supply of water for the property?
C. Have water samples been submitted to the Health Department for testing?
D. If your answer to C is "Yes," did the water samples tested meet present government public drinking standards?
E. Does the well system operate satisfactorily (e.g. pipes, tank, pump, etc.)?
F. If the well serves anyone other than your property, is there a written maintenance agreement for sharing costs of repair and replacement?
G. If your answer to F is "Yes," is a copy of the agreement attached to this form?

☐ No ☐ Yes

☐ No ☐ Yes

☐ No ☐ Yes

☐ No ☐ Yes

☐ No ☐ Yes

☐ No ☐ Yes

☐ No ☐ Yes

12. ELECTRICITY & GAS.

- A. Is the entire property served by electricity (except for any electrical power lines that will have to be constructed from the property line to serve any construction on the property)?
B. If your answer to A is "No," where are the nearest electric power lines located? Describe: _____
C. Is the entire property served by gas (except for any gas mains that will have to be constructed from the property line to serve any construction on the property)?
D. If your answer to C is "No," where are the nearest gas mains located? Describe: _____
E. If the entire property is not served by gas mains and electrical power lines, how much will it cost to extend these to serve the property?
Electric \$ _____ Gas \$ _____

☐ No ☐ Yes

☐ No ☐ Yes

13. NEIGHBORHOOD.

- A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property?
B. Are there any manufacturing, quarrying, or other uses or conditions in the vicinity of the property, which cause smoke, smell, noise, or other pollution.
C. Are there any abandoned coal or other mine shafts under or in the general vicinity of the property?
D. Are you aware of any street or utility improvements planned that will affect and/or be assessed against the property?
E. Are you aware of any zoning or land use changes planned or being considered that will affect the property?
F. Has the Federal Aviation Administration rated the property neighborhood for aircraft noise?
G. Is there water access (lakes, rivers, streams, etc.) included in the purchase of this property? If "Yes," how or where are these rights defined? _____
H. Are you aware of any building restrictions that may affect the value of this property? If "Yes," please explain. _____

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

14. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS.

- A. Are there any recorded or unrecorded agreements or covenants requiring future owners of the property to pay for (and/or waiving the right to protest) future public improvements including, but not limited to: roads or streets; flood and/or storm water control; street lighting; sewer, water, telephone, electrical, gas and/or other utilities?

15. DEVELOPER INFORMATION.

- A. If this information relates to a development where the owner plans to install utilities as either a part of the purchase price and/or a part of the marketing plan for the property, include the projected date for installation on the following:

Electric	Date	Source
Natural Gas	Date	Source
Public Water	Date	Source
Public Sewer	Date	Source
Paved Streets	Date	Source
Street Lights	Date	Source

16. OTHER.

☐ Yes ☐ No

- A. Are you aware of anything else which would adversely affect the value or desirability of the property?

☐ Yes ☐ No

- B. Are there any government protected or declared endangered wildlife on or in the vicinity of the property?

☐ Yes ☐ No

- C. Are there any loans tied to this property? If "Yes," please disclose.

ALL ITEMS (1-16) WHICH ARE EITHER NOT ANSWERED OR ARE CHECKED IN THE LEFT HAND COLUMN MUST BE EXPLAINED BELOW. PLEASE ADD A SEPARATE SHEET IF THERE IS INSUFFICIENT ROOM:

Item Number	Remarks
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[illegible]

THE FOREGOING INFORMATION IS FURNISHED TO THE BEST OF MY/OUR KNOWLEDGE AFTER CAREFUL CONSIDERATION OF EACH OF THE QUESTIONS. I/WE UNDERSTAND THAT REPRESENTATION WILL BE MADE TO PROSPECTIVE BUYERS BASED ON THE FOREGOING INFORMATION, AND I/WE AUTHORIZE COPIES OF THIS TO BE GIVEN TO PROSPECTIVE BUYERS. I/WE AGREE TO SAVE THE DESIGNATED SELLERS LICENSEE OR NEUTRAL LICENSEE AND OTHER MEMBERS OF THE MULTIPLE LISTING SERVICE HARMLESS FROM ANY CLAIM THAT THE FOREGOING INFORMATION IS INCORRECT.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____

Seller: _____ Date: _____

WE AUTHORIZE YOU AND OTHER MEMBERS OF THE MULTIPLE LISTING SERVICE TO GIVE A COPY OF THIS FORM TO PROSPECTIVE BUYERS.