



North Dakota Real Estate Commission

# Seller's Property Disclosure Form

[www.realestatend.org](http://www.realestatend.org)

2019.07.31

## North Dakota law requires a written property disclosure for the sale, exchange, or purchase of real property if:

- (1) a real estate broker, real estate broker associate, or real estate salesperson who is associated with a real estate brokerage firm represents or assists a party to the transaction; and
- (2) the real property is an owner-occupied primary residence located in North Dakota being sold or exchanged by the owner.

Before the parties sign an agreement for the sale, exchange, or purchase of real property, the seller shall make a written disclosure to the prospective buyer.

The written disclosure must include **all material facts of which the seller is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property of which the seller is aware.**

The written disclosure must include **latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property. The seller shall make the written disclosure in good faith and based upon the best of the seller's knowledge at the time of the disclosure.**

*North Dakota Century Code 47-10-02.1*

This form is designed to guide you, the seller, in making the legally required disclosures and to assist you to avoid inadvertent nondisclosures of material facts as required by statute. You must disclose all material facts that are required by law, even if not specifically asked in this form. Additional space for disclosure is provided on the last page of this form, and you may attach any additional information as necessary.

Today's date:	<u>12-11-2024</u>	
Name/s of seller/s:	<u>Leo and Arlene L. Hoffman Irrevocable Trust</u>	
Address of property being sold:	<u>Bernadette Keller, Trustee</u>	
	<u>4761 38th Drive</u>	
	<u>Esmond, ND <del>5850</del> 58332</u>	
How long have you owned the property? State in number of years and months.	<u>65-70</u> # of years	# of months
How long have you occupied the property? Provide dates of occupancy.	<u>1951 to present</u>	

Initials of seller BR

Initials of buyer \_\_\_\_\_

UNK=unknown

A. Structure		YES	NO	UNK
1	What is the age of the structure? <u>56</u> # of years _____ # of months			
2	Has the structure been altered? (for example, additions, altered roof lines, changes to load-bearing walls)	<input checked="" type="checkbox"/>		
	If "Yes," please specify what was done, when and by whom. <i>Loft was added in 2009 by Michael Hossner Extended roof in "</i>			
3	During your ownership, has there been work on the property which required building permits?			<input checked="" type="checkbox"/>
	If "Yes," was a permit obtained?			<input checked="" type="checkbox"/>
4	Has the property been damaged by fire, smoke, wind, floods, hail, snow, frozen pipes, or broken water line?	<input checked="" type="checkbox"/>		
	If "Yes," explain: <i>Electrical fire in 1983</i>			
5	Does the roof leak or has it leaked in the past?		<input checked="" type="checkbox"/>	
	If "Yes," explain:			
6	Has there been any damage from condensation or ice buildup?		<input checked="" type="checkbox"/>	
	If "Yes," explain:			
7	Is there any dry rot in the structure?			<input checked="" type="checkbox"/>
	If "Yes," explain:			
8	Has the siding been damaged?	<input checked="" type="checkbox"/>		
	If "Yes," explain: <i>Siding has been replaced due to age.</i>			
9	Has the flooring or floors been damaged?	<input checked="" type="checkbox"/>		
	If "Yes," explain: <i>Carpet removed in basement due to water damage</i>			
10	Has there been damage to windows?	<input checked="" type="checkbox"/>		
	If "Yes," explain: <i>Windows replaced summer of 2024</i>			
11	Has there been damage to doors?		<input checked="" type="checkbox"/>	
	If "Yes," explain:			
12	Are the rain gutters and downspouts functional?	<input checked="" type="checkbox"/>		
	If "No," explain:			

Initials of seller BR

Initials of buyer \_\_\_\_\_

UNK=unknown

A. Structure, <i>continued</i>		YES	NO	UNK
13	Has there been damage to the roof or shingles? If "Yes," explain:		✓	
14	Have you been paid for damage claims by insurance coverage? If "Yes," explain:			✓
15	Has there been any water damage to the structure? If "Yes," explain: <i>Rain seepage in basement</i>	✓		
16	Are there cracks in the floor or walls of the basement? If "Yes," explain:		✓	
17	Is a drain or sump pump installed and working properly? If " <u>No</u> ," explain:		✓	
18	Are there cracks in the driveway, garage floor, sidewalks, patio, or other outside hard surface areas? If "Yes," explain:		✓	
19	Are there additional property conditions that have not been described above (for example, uneven floors, material cracks or settling, shifting, deterioration, or other problems with the foundation, floors, or walls)? If "Yes," explain:			✓
20	Has there been any other damage to the interior or exterior of the structure from any cause? If "Yes," explain:			✓

UNK=unknown

B. Water and Sewer		YES	NO	UNK
1	What is the source of household water? <i>Circle one:</i> city <u>well</u> rural			
2	What is the type of sewer system? <i>Circle one:</i> city <u>septic tank with drain field</u>			
3	Is the sewer system in working order? If " <u>No</u> ," explain:	✓		

Initials of seller BR

Initials of buyer \_\_\_\_\_

UNK=unknown

B. Water and Sewer, <i>continued</i>		YES	NO	UNK
4	Have you had problems such as back up, leakage, or other problems with sewer or septic systems?	✓		
	If "Yes," explain: <i>Plugged toilets; garbage disposal plugged</i>			
5	Have there been any plumbing leaks?	✓		
	If "Yes," explain: <i>leak in pipe joint in basement</i>			
6	Are the toilets functioning properly?	✓		
	If "No," explain:			
7	Have you had clogged drains?	✓		
	If "Yes," explain: <i>garbage disposal</i>			
8	Is there a water well/s on the property?			
9	Are there any shut off, disconnected, or abandoned wells, underground water, or sewer tanks on the property?			✓


UNK=unknown

C. Electrical and Mechanical		YES	NO	UNK
1	Are there any electrical outlets, switches, utilities not in proper working order?			✓
	If "Yes," explain:			
2	Have you had any problems with the electrical system?	✓		
	If "Yes," explain: <i>No ceiling heat in upstairs bedroom</i>			
3	Have you had any problem with the heating system?	✓		
	If "Yes," explain:			
4	Have you had any problem with the water heater?		✓	
	If "Yes," explain:			
5	Have you had any problem with the air conditioning?		✓	
	If "Yes," explain:			
6	Have you had any problem with the fireplace? (Mark NA in "NO" if the property does not include a fireplace.)		NA	
	If "Yes," explain:			

Initials of seller BR

Initials of buyer \_\_\_\_\_

UNK=unknown

D. Environmental Conditions		YES	NO	UNK
1	Are there underground storage tanks?		✓	
2	Are there asbestos-containing materials in the property?			✓
	If "Yes," explain:			
3	Are there any lead hazards (such as lead paint, lead pipes, lead in soil)?			✓
	If "Yes," attach all available records and reports about lead-based hazards.			
4	Has the property been tested for radon?		✓	
	If "Yes," when and what were the results?			
5	Are there or have there been any rodent, animal, or insect infestations?		✓	
	If "Yes," explain:			
6	Are there or have there been pets on the property?	✓		
	If "Yes," explain: <i>Cats, dogs</i>			
7	Are there drainage or flood issues?	✓		
	If "Yes," explain: <i>Seepage of rain</i>			
8	Has there been flooding on the property?	✓		
	If "Yes," explain: 			
9	Is the property in a flood zone?		✓	
	If "Yes," explain:			
10	Are you aware of any manufacture, storage, or use of methamphetamines on the property?		✓	
	If "Yes," explain:			
11	Is there visible evidence, or are you aware of mold growth in basement, closets, bathrooms, or any other areas of the property?		✓	
	If "Yes," explain:			

Initials of seller BR

Initials of buyer \_\_\_\_\_

UNK=unknown

E. Land Use		YES	NO	UNK
1	Is the property subject to any deed restrictions, covenants, or reservations? If "Yes," explain:		✓	
2	Is the property subject to any easements, shared driveways, party walls, or encroachments from or on adjacent property? If "Yes," explain:		✓	
3	Are there any existing leases? If "Yes," explain:		✓	
4	Is there a homeowners' association that has authority over the property? If "Yes," explain:		✓	

This form continues on the next 2 pages.

Initials of seller BR

Initials of buyer \_\_\_\_\_

### F. Systems and Appliances

Mark "Yes" if listed item is in working order, "No" if it does not work, and "NA" if not applicable. \*Use the space at the end of the list to provide explanations for any items that do not work, and to provide any other comments.

		In working order:					In working order:		
		YES	NO*	NA			YES	NO*	NA
1	Air conditioner	✓			26	Landscape lighting	✓		
2	Air exchanger			✓	27	Lawn sprinkler system			✓
3	Attic fan			✓	28	Microwave oven	✓		
4	Bathroom vent fans	✓			29	Oven	✓		
5	Built-in vacuum system			✓	30	Plumbing systems	✓		
6	Carbon monoxide detectors			✓	31	Plumbing fixtures & mechanisms	✓		
7	Ceiling fans		✓		32	Pool			✓
8	Clothes washer	✓			33	Range	✓		
9	Clothes dryer	✓			34	Range exhaust hood	✓		
10	Central heating system	✓			35	Refrigerator	✓		
11	Dehumidifier			✓	36	Satellite dish			✓
12	Dishwasher	✓			37	Sauna			✓
13	Doorbell	✓			38	Security system	✓		<del>✓</del>
14	Drain tile system			✓	39	Septic tank	✓		
15	Electrical systems	✓			40	Smoke detectors		✓	<del>✓</del>
16	Fireplace			✓	41	Steam room/shower	✓		
17	Freezer	✓			42	Sump pump			✓
18	Gas grill	✓			43	Television cable	✓		
19	Garbage disposal		✓		44	Trash compactor		✓	
20	Garage door opener	✓			45	Washer & dryer hookups	✓		
21	Heating stove			✓	46	Water heater	✓		
22	Hot tub			✓	47	Water treatment systems	✓		
23	Humidifier			✓	48	Window air conditioners			✓
24	Internet cable	✓			49	Window treatments			✓
25	In-wall speakers			✓	50	Other			

\*Use the space below to explain or comment on items on the list directly above. Identify listed items by number as well as by item name.

Initials of seller BR

Initials of buyer \_\_\_\_\_

**ADDITIONAL DISCLOSURES:**

This space is provided for any additional disclosures not included above and for further explanation. Attach additional pages and documents as necessary.

As the seller you are required to disclose all material facts of which you are aware that could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property of which you are aware.

This written disclosure must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property. ***You must make the written disclosure in good faith and based upon the best of your knowledge at the time of the disclosure.***

**ACKNOWLEDGEMENTS:**

The Seller acknowledges that this disclosure was made in good faith and based upon the best of the Seller's knowledge at the date listed below.

Seller:	<i>Bernadette Keller</i>	Date:	<i>12-11-2024</i>
Seller:		Date:	

The Buyer/Prospective Buyer acknowledges receipt of this Property Condition Statement. The Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. THE BUYER ACKNOWLEDGES AND UNDERSTANDS THAT THIS DOCUMENT IS NOT INTENDED TO BE A WARRANTY OF ANY KIND OR A SUBSTITUTE FOR ANY INSPECTION OF THE PROPERTY THE BUYER MAY WISH TO OBTAIN.

Buyer:		Date:	
Buyer:		Date:	

*Brokerage firms for both the seller and the buyer are required to retain a copy of the written disclosure completed and signed by the seller and signed by the prospective buyer.*

Initials of seller *BR*

Initials of buyer \_\_\_\_\_

# WELL DISCLOSURE STATEMENT

For use in North Dakota only

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

1 Date: 12/11/2024 Page 1 of \_\_\_\_\_

2 Address 4761 38th Drive

3 City ESMOND County Benson State ND Legally described as \_\_\_\_\_

4  
5 Location Map  is  is not attached.

6 This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in  
7 this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

8 **THE FOLLOWING WELLS ARE LOCATED ON THE ABOVE DESCRIBED REAL PROPERTY:**

	Well No. (If Applicable)	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED	DATE LAST TESTED
9	Well 1	<u>X</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	Well 2	<u>X</u>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11	Well 3	<u>Not that I'm aware of</u>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

14 Are you in possession of test results?  Yes (attached)  No  
15 Is there a well on the property containing contaminated water?  Yes  No Not to my knowledge

16 **OTHER WELL INFORMATION:**  
17 Comments:

21 **SEALED WELL INFORMATION:** For each well designated as sealed, complete this section.  
22 When was the well sealed? \_\_\_\_\_  
23 Who sealed the well? \_\_\_\_\_

- 24 **WELL TYPE:** Use one of the following terms to describe the well type.
- 25 • **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use. Examples  
26 of water wells are: domestic wells, drive-point wells, dug wells, remedial wells and municipal wells.
  - 27 • **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically large-  
28 diameter wells connected to a large pressure distribution system.
  - 29 • **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is  
30 typically used to access groundwater for the extraction of samples.
  - 31 • **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction or  
32 use of underground spaces.
  - 33 • **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract  
34 groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat loops).

35 INITIAL(S): SELLER BR DATE 12/11/2024 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

36

ADDRESS: 4761 38th Drive, Esmond, ND 58332

37 **WELL USE STATUS:** Indicate the use status of each well.

38 #1 • **IN USE:** A well is "in use" if the well is operated on a daily, regular or seasonal basis. A well in use includes a well  
39 that operates for the purpose of irrigation, fire protection or emergency pumping.

40 #2 • **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not been  
41 sealed by a licensed well contractor.

42 • **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material  
43 throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has a metal  
44 or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry into the well. A  
45 "capped" well is not a "sealed" well.

46 If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing contractor,  
47 check the well status as "not in use."

48 If you have questions please contact the North Dakota Department of Health at 701-328-4619.

49 Use Location Map form to show the location of well(s) and/or subsurface sewage treatment system on the real property.

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

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

56 Bernadette Rollee                      12/11/2024  
57 Seller Signature                                      Date                                      Seller Signature                                      Date

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

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

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

64 \_\_\_\_\_  
65 Buyer Signature                                      Date                                      Buyer Signature                                      Date

66 **SELLER'S STATEMENT OF CHANGES SINCE DATE DISCLOSURE WAS ORIGINALLY COMPLETED:** the date  
67 below, Seller of the property hereby states that the material facts stated above are the same, except for the changes as indicated  
68 below: (If no changes have occurred, please note "NONE" in space provided.)  
69

70

71 \_\_\_\_\_  
72 Seller Signature                                      Date                                      Seller Signature                                      Date

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

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

75 \_\_\_\_\_  
76 Buyer Signature                                      Date                                      Buyer Signature                                      Date

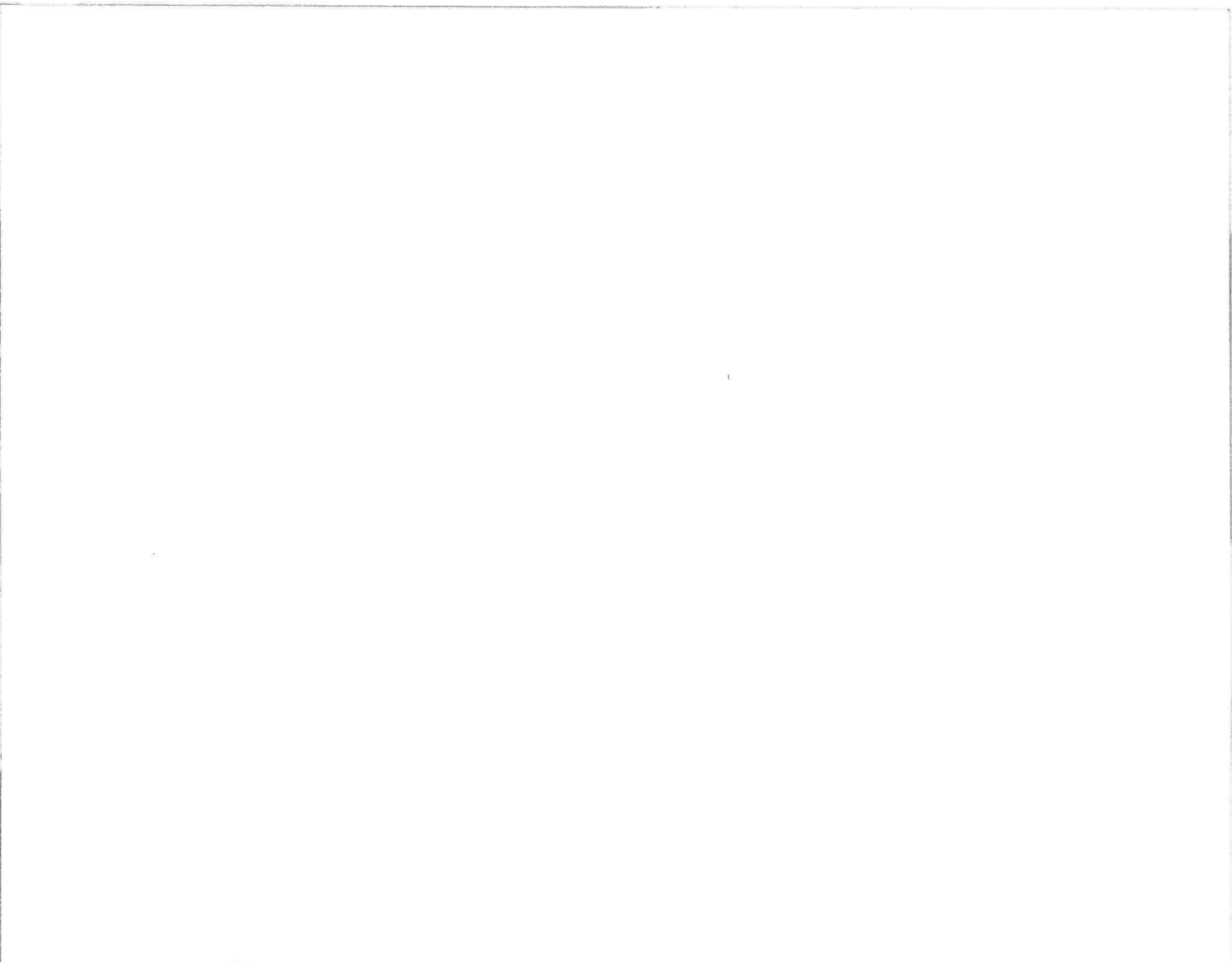
**LOCATION MAP**  
**For use in North Dakota only**

1 Address: 4761 38th Drive, Esmond, ND 58332

2 Use the space below to sketch the property lines of the real property and indicate the location of any buildings as well  
3 as the approximate location of any of the following:

4 (Check all that apply)  <sup>Septic Tank</sup> Subsurface Sewage Treatment System  Well  Methamphetamine Production Area

5 Also give approximate distances between landmarks, buildings and property lines as precisely as  
6 possible.



7 Bernadette Rella 12/11/2024  
8 Seller Signature Date

Buyer Signature Date

9  
10 Seller Signature Date

Buyer Signature Date

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

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

1 Date: 12/11/2024 Page \_\_\_\_\_ of \_\_\_\_\_

2 Addendum to Purchase Agreement dated \_\_\_\_\_, 20\_\_\_\_\_, pertaining to the purchase and sale of the  
3 property at 4761 38th Drive, Esmond, ND 58332.

4 **Lead Warning Statement**

5 *Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*  
6 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead*  
7 *poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,*  
8 *reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to*  
9 *pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on*  
10 *lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-*  
11 *based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

12 **Seller's Disclosure**

13 (a) Presence of lead-based paint and/or lead-based paint hazards (check one):

14  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). \_\_\_\_\_

15  
16  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

17 (b) Records and reports available to the seller (check one):

18  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-  
19 based paint hazards in the housing (list documents below).

20  
21  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

22 **Purchaser's Acknowledgment (initial)**

23 (c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

24 (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

25 (e) Purchaser has (check one):

26  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the  
27 presence of lead-based paint and/or lead-based paint hazards; or

28  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-  
29 based paint hazards.

30 **Agent's Acknowledgment (initial)**

31 (f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her  
32 responsibility to ensure compliance.

33 **Certification of Accuracy**

34 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
35 have provided is true and accurate.

36 Bernadette Riller 12/11/2024 \_\_\_\_\_  
37 Seller Signature Date Buyer Signature Date  
38  
39 \_\_\_\_\_  
40 Seller Signature Date Buyer Signature Date  
41 \_\_\_\_\_  
42 Agent Date Agent Date

# SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE

For use in North Dakota only

1 Date: 12/11/2024 Page 1 of \_\_\_\_\_  
2 Address 4961 384th Drive  
3 City ESMOND County Benson State ND Legally described as \_\_\_\_\_  
4 \_\_\_\_\_

5 **This is not a warranty or guarantee of any kind by the Seller or any Licensee representing any parties.**

6 LOCATION MAP  IS  IS NOT ATTACHED.

7 Seller authorizes Brokers or Salespersons to provide the following information to prospective Buyers. Information presented in this form is  
8 not intended to be part of any contract between Buyer(s) and Seller(s).

9 Legal requirements may exist relating to various aspects of location and status of subsurface sewage treatment systems. Buyer is advised to  
10 contact the local unit(s) of government or state agency which regulates subsurface sewage treatment systems or qualified professional for  
11 further information.

12 Seller certifies that the following subsurface sewage treatment system is on or serving the above-described property. Use Location  
13 Map form to show the location of subsurface sewage treatment system and/or wells.

14 Is the subsurface sewage treatment system(s) currently in use?  Yes  No

15 TYPE: Check appropriate box(es) ? ?  
16  Septic Tank:  with drain field  with mound system  seepage tank  with open end

17 Is this system a straight-pipe system?  Yes  No  Unknown Not aware

18  Sealed System (holding tank)

19  Other (Describe): \_\_\_\_\_

20 Date system installed: ? Installer name/phone: ?

21 TANK: Size: ? How often pumped: Every 2-3 years When last pumped: Fall 2024

22 ? DRAIN FIELD: Size: Unknown DRAIN FIELD LOCATION - See Location Map

23 **NOTE: If any water use appliances, bedrooms or bathrooms have been added to the property, the system may no longer comply**  
24 **with applicable sewage treatment system laws and regulations. Describe any water use appliances, bedrooms or bathrooms added**  
25 **during your ownership.** \_\_\_\_\_

26 Describe all work performed to the subsurface sewage treatment system since you have owned the property:

27 Septic tank was replaced - year unknown  
28

29 Date work performed/by whom: \_\_\_\_\_

30 Is the system entirely within the property boundary lines, including set back requirements?  Yes  No  Unknown

31 Location if not on subject property: \_\_\_\_\_

32 Is the system shared?  Yes  No How many units on system? \_\_\_\_\_ Annual fee: \$ \_\_\_\_\_

33 Comments:  
34

35 Approximate number of people using the system regularly 0; showers, baths taken per week 0;  
36 laundry wash loads per week 0.

37 Distance between well and subsurface sewage treatment system less than 100 ft.

38 INITIAL(S): SELLER BK DATE 12/11/2024 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
39 SELLER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

40 ADDRESS: 4761 38th Drive, Esmond, ND 58332 Page 2

41 Seller shall disclose below any knowledge relative to the compliance status of the subsurface sewage treatment system.

42  
43

44 Have you received any notices from any government agencies relating to the subsurface sewage treatment system?

45 (If "Yes", see attached notice.)  Yes  No

46 Are there any known defects in the subsurface sewage treatment system?  Yes  No

47 If "Yes", please explain:

48

49 Any previous inspection report pertaining to the subsurface sewage treatment system in Seller's possession must be attached to this  
50 Disclosure Statement.

51  \_\_\_\_\_ additional pages are attached.

52 Listing Broker and Licensees make no representations and are not responsible for any conditions regarding subsurface sewage  
53 treatment system on the property.

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

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

60 Bernadette Keller 12/11/2024 \_\_\_\_\_  
61 Seller Signature Date Seller Signature Date

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

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

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

68 \_\_\_\_\_  
69 Buyer Signature Date Buyer Signature Date

70 **SELLER'S STATEMENT OF CHANGES SINCE DATE DISCLOSURE WAS ORIGINALLY COMPLETED:** the date  
71 below, Seller of the property hereby states that the material facts stated above are the same, except for the changes as indicated below:  
72 (If no changes have occurred, please note "NONE" in space provided.)  
73

74

75 \_\_\_\_\_  
76 Seller Signature Date Seller Signature Date

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

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

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80 Buyer Signature Date Buyer Signature Date