

SELLER'S PROPERTY DISCLOSURE STATEMENT

1. Date \_\_\_\_\_

2. Page 1 of \_\_\_\_\_ pages

3. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

4. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. 5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. 6. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed by MN Statutes. See Seller's Disclosure Alternatives form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the transaction.

13. INSTRUCTIONS TO BUYER: Buyers 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. NOTE: If Seller answers NO to any of the questions listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware that it exists on the property.

17. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

21. Property located at 1205 310th St, City of Borup MN, County of Norman, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you [X] Acquire [ ] Build the home? Selling for parents Estate (Check one.)

25. (2) Type of title evidence: [X] Abstract [ ] Registered (Torrens)

26. Location of Abstract: Steffes Group

27. To your knowledge, is there an existing Owner's Title Insurance Policy? [ ] Yes [X] No

28. (3) Have you occupied this home continuously for the past 12 months? [X] Yes [ ] No

29. If "No," explain: Was occupied by my mother till she passed away

30. (4) Is the home suitable for year-round use? [X] Yes [ ] No

31. (5) To your knowledge, is the property located in a designated flood plain? [ ] Yes [X] No

32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) [ ] Yes [X] No

33. (7) Is the property located on a public or a private road? [X] Public [ ] Private

34. Are you aware of any

35. (8) encroachments? [ ] Yes [X] No

36. (9) association, covenants, historical registry, reservations or restrictions that affect or may affect the use or future resale of the property? [ ] Yes [X] No

38. (10) easements, other than utility or drainage easements? [ ] Yes [X] No

39. (11) Comments: \_\_\_\_\_

40. \_\_\_\_\_

41. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

43. Property located at 1205 310th St Borup mn 56519

44. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they  
45. currently exist?  
46.

47. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)?  Yes  No

48. If "Yes," give details of what happened and when: \_\_\_\_\_  
49. \_\_\_\_\_  
50. \_\_\_\_\_  
51. \_\_\_\_\_

52. (2) (a) Has/Have the structure(s) been altered?  
53. (e.g., additions, altered roof lines, changes to load-bearing walls)  Yes  No

54. If "Yes," please specify what was done, when and by whom (owner or contractor):  
55. \_\_\_\_\_  
56. \_\_\_\_\_  
57. \_\_\_\_\_

58. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,  
59. retaining wall, general finishing.)  Yes  No

60. If "Yes," please explain: \_\_\_\_\_  
61. \_\_\_\_\_  
62. \_\_\_\_\_  
63. \_\_\_\_\_

64. (c) Were appropriate permits pulled for any work performed on the property?  Yes  No

65. (3) Has there been any damage to flooring or floor covering?  Yes  No

66. If "Yes," give details of what happened and when: Basement floor is heaved

67. Due to Alkline pushing up from the ground  
68. \_\_\_\_\_  
69. \_\_\_\_\_

70. (4) Are you aware of any insect/animal/pest infestation?  Yes  No

71. (5) Do you have or have you previously had any pets?  Yes  No

72. If "Yes," indicate type \_\_\_\_\_ and number \_\_\_\_\_

73. (6) Comments: \_\_\_\_\_  
74. \_\_\_\_\_  
75. \_\_\_\_\_  
76. \_\_\_\_\_

77. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

79. \_\_\_\_\_  
80. Property located at \_\_\_\_\_

81. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they  
82. currently exist?

83. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

84. (1) **THE BASEMENT, CRAWLSPACE, SLAB:**

- |                             |   |                             |                      |                              |                             |
|-----------------------------|---|-----------------------------|----------------------|------------------------------|-----------------------------|
| 85. (a) cracked floor/walls | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | (e) leakage/seepage  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 86. (b) drain tile problem  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | (f) sewer backup     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 87. (c) flooding            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | (g) wet floors/walls | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 88. (d) foundation problem  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | (h) other            | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

89. Give details to any questions answered "Yes": \_\_\_\_\_

90. Alkline posting UP in Basement floor  
91. \_\_\_\_\_  
92. \_\_\_\_\_  
93. \_\_\_\_\_  
94. \_\_\_\_\_  
95. \_\_\_\_\_  
96. \_\_\_\_\_  
97. \_\_\_\_\_  
98. \_\_\_\_\_

99. (2) **THE ROOF:** To your knowledge,

- |  |                              |  |
|--|------------------------------|--|
| 100. (a) what is the age of the roofing material? <u>no sure</u> years |                              |  |
| 101. (b) has there been any interior or exterior damage?               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 102. (c) has there been interior damage from ice buildup?              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 103. (d) has there been any leakage?                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 104. (e) have there been any repairs or replacements made to the roof? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

105. Give details to any questions answered "Yes": \_\_\_\_\_

106. \_\_\_\_\_  
107. \_\_\_\_\_  
108. \_\_\_\_\_  
109. \_\_\_\_\_  
110. \_\_\_\_\_  
111. \_\_\_\_\_  
112. \_\_\_\_\_  
113. \_\_\_\_\_  
114. \_\_\_\_\_

115. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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117. \_\_\_\_\_  
118. Property located at \_\_\_\_\_

**D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**

120. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such  
121. items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF**  
122. specifically referenced in the *Purchase Agreement*.

123. **Cross out only those items not physically located on the property.**

	In Working Order			In Working Order			In Working Order	
	Yes	No		Yes	No		Yes	No
126. Air-conditioning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127. <input type="checkbox"/> Central <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Window			Heating system (supplemental)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> TV cable system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128. Air exchange system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129. Ceiling fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
130. Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input checked="" type="checkbox"/>
131. Doorbell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
132. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
133. Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134. Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135. Exhaust system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
136. Fire sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Security system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window treatments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
138. Fireplace mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Wood-burning stove	<input type="checkbox"/>	<input checked="" type="checkbox"/>
139. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
140. Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>
141. Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
142. Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
143. GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
144. Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>

145. Comments: \_\_\_\_\_  
146. \_\_\_\_\_  
147. \_\_\_\_\_

**E. PRIVATE SEWER SYSTEM DISCLOSURE:**

149. (A private sewer system disclosure is required by MN Statute 115.55.)  
150. (Check appropriate box.)

- 151.  Seller does not know of a private sewer system on or serving the above-described real property.
- 152.  There is a private sewer system on or serving the above-described real property.
- 153. (See *Private Sewer System Disclosure Statement*.)
- 154.  There is an abandoned private sewer system on the above-described real property.
- 155. (See *Private Sewer System Disclosure Statement*.)

156. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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158. \_\_\_\_\_
159. Property located at \_\_\_\_\_
160. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)  
161. (Check appropriate box.)
162.  Seller certifies that Seller does not know of any wells on the above-described real property.
163.  Seller certifies there are one or more wells located on the above-described real property.  
164. (See Well Disclosure Statement.)
165. Are there any wells serving the above-described property that are not located on the property?  Yes  No
166. To your knowledge, is this property in a Special Well Construction Area?  Yes  No
167. **G. PROPERTY TAX TREATMENT:**  
168. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)  
169. (Check appropriate box.)
170. There  IS  IS NOT an exclusion from market value for home improvements on this property. Any  
171. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for  
172. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the  
173. resulting tax consequences.
174. Additional comments: \_\_\_\_\_
175. **Preferential Property Tax Treatment**  
176. Is the property subject to any preferential property tax status or any other credits affecting the property which  
177. would terminate upon the sale of the property?  Yes  No  
178. (e.g., Disability, Green Acres, CRP, RIM)
179. If "Yes," please explain: \_\_\_\_\_
180. \_\_\_\_\_
181. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**  
182. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
183.  Seller is not aware of any methamphetamine production that has occurred on the property.
184.  Seller is aware that methamphetamine production has occurred on the property.  
185. (See Methamphetamine Production Disclosure Statement.)
186. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety  
187. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations  
188. are filed with the county recorder in each county where the zoned area is located. If you would like to determine  
189. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is  
190. located.
191. **J. CEMETERY ACT:**  
192. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person  
193. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains  
194. or human burial grounds is guilty of a felony.  
195. To your knowledge, are you aware of any human remains, burials or cemeteries located  
196. on the property?  Yes  No
197. If "Yes," please explain: \_\_\_\_\_
198. \_\_\_\_\_
199. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts  
200. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,  
201. Subd. 7.

202. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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204.  
205. Property located at \_\_\_\_\_

206. **K. ENVIRONMENTAL CONCERNS:**

207. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist  
208. on the property?

- |                                    |   |  |                            |                              |  |
|------------------------------------|---|--|----------------------------|------------------------------|--|
| 209. Asbestos?                     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Mold?                      | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 210. Diseased trees?               | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Radon?                     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 211. Formaldehyde?                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Soil problems?             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 212. Hazardous wastes/substances?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Underground storage tanks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 213. Lead? (e.g., paint, plumbing) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Other?                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |

214. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental  
215. authority ordering the remediation of a public health nuisance on the property?  Yes  No

216. If answer above is "Yes," seller certifies that all orders  HAVE  HAVE NOT been vacated.  
------(Check one.)-----

217. Give details to any question answered "Yes": \_\_\_\_\_  
218. \_\_\_\_\_  
219. \_\_\_\_\_  
220. \_\_\_\_\_  
221. \_\_\_\_\_  
222. \_\_\_\_\_

223. **L. OTHER DEFECTS/MATERIAL FACTS:**

224. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or  
225. enjoyment of the property or any intended use of the property?  Yes  No

226. If "Yes," explain below: \_\_\_\_\_  
227. \_\_\_\_\_  
228. \_\_\_\_\_  
229. \_\_\_\_\_  
230. \_\_\_\_\_  
231. \_\_\_\_\_

232. **M. ADDITIONAL COMMENTS:**

233. \_\_\_\_\_  
234. \_\_\_\_\_  
235. \_\_\_\_\_  
236. \_\_\_\_\_  
237. \_\_\_\_\_  
238. \_\_\_\_\_

239. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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241. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

242. **N. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion  
243. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture  
244. leaving the home.

245. Examples of exterior moisture sources may be

- 246. • improper flashing around windows and doors,
- 247. • improper grading,
- 248. • flooding,
- 249. • roof leaks.

250. Examples of interior moisture sources may be

- 251. • plumbing leaks,
- 252. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 253. • overflow from tubs, sinks or toilets,
- 254. • firewood stored indoors,
- 255. • humidifier use,
- 256. • inadequate venting of kitchen and bath humidity,
- 257. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 258. • line-drying laundry indoors,
- 259. • houseplants—watering them can generate large amounts of moisture.

260. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result  
261. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.  
262. Therefore, it is very important to detect and remediate water intrusion problems.

263. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to  
264. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health  
265. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to  
266. mold.

267. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you  
268. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the  
269. property inspected for moisture problems before entering into a purchase agreement or as a condition of your  
270. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the  
271. property.

272. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota  
273. Association of REALTORS® web site at [www.mnrealtor.com](http://www.mnrealtor.com).

274. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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276. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

277. Property located at \_\_\_\_\_

278. O. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory  
279. offender registry and persons registered with the predatory offender registry under MN Statute 243.166  
280. may be obtained by contacting the local law enforcement offices in the community where the property  
281. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of  
282. Corrections web site at www.corr.state.mn.us.

283. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE  
284. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

285. P. SELLER'S STATEMENT:

286. (To be signed at time of listing.)

287. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)  
288. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or  
289. entity in connection with any actual or anticipated sale of the property.

290. D. Keith Dall 5-19-21 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

291. Q. BUYER'S ACKNOWLEDGEMENT:

292. (To be signed at time of purchase agreement.)

293. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree  
294. that no representations regarding material facts have been made other than those made above.

295. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

296. R. SELLER'S ACKNOWLEDGMENT:

297. (To be signed at time of purchase agreement.)

298. AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the material facts stated above are the  
299. same, except for changes as indicated below, which have been signed and dated.

300. \_\_\_\_\_  
301. \_\_\_\_\_  
302. \_\_\_\_\_  
303. \_\_\_\_\_  
304. \_\_\_\_\_

305. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

306. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

307. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a  
308. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause  
309. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

310. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
311. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any  
312. other option.

313. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.



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316. **Exceptions**

317. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 318. (1) real property that is not residential real property;
- 319. (2) a gratuitous transfer;
- 320. (3) a transfer pursuant to a court order;
- 321. (4) a transfer to a government or governmental agency;
- 322. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 323. (6) a transfer to heirs or devisees of a decedent;
- 324. (7) a transfer from a cotenant to one or more other cotenants;
- 325. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 326. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 327. (10) a transfer of newly constructed residential property that has not been inhabited;
- 328. (11) an option to purchase a unit in a common interest community, until exercised;
- 329. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 330. (13) a transfer to a tenant who is in possession of the residential real property; or
- 331. (14) a transfer of special declarant rights under section 515B.3-104.

334. **Waiver**

335. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective Buyer  
336. agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or abridge  
337. any obligation for seller disclosure created by any other law.

338. **No Duty to Disclose**

339. A. There is no duty to disclose the fact that the property
- 340. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
  - 341. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  - 342. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
  - 343. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing
  - 344. home.
345. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register  
346. under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner,  
347. provides a written notice that information about the predatory offender registry and persons registered with the  
348. registry may be obtained by contacting the local law enforcement agency where the property is located or the  
349. Department of Corrections.
350. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B  
351. for property that is not residential property.

352. **D. Inspections.**

- 353. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property  
354. if a written report that discloses the information has been prepared by a qualified third party and provided to  
355. the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local  
356. governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise  
357. necessary to meet the industry standards of practice for the type of inspection or investigation that has been  
358. conducted by the third party in order to prepare the written report.
- 359. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information  
360. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

361. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

## RADON DISCLOSURE

Copyright 2013 by Minnesota State Bar Association, Minneapolis, Minnesota. No copyright is claimed for statutory text. BEFORE YOU USE OR SIGN THIS FORM, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS FORM ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association disclaims any liability arising out of use of this form.

This document, dated 5-19-2021, concerns the real property located at:  
[street address] 1205 130th St Borup MN 56519  
and legally described as:

## MINNESOTA RADON AWARENESS ACT

### Minn. Stat. Section 144.496 (2013)

Subdivision 1. Citation. This section may be cited as the "Minnesota Radon Awareness Act."

Subd. 2. Definitions. (a) The following terms used in this section have the meanings given them.

(b) "Buyer" means a person negotiating or offering to acquire for value, legal or equitable title, or the right to acquire legal or equitable title to residential real property.

(c) "Mitigation" means measures designed to permanently reduce indoor radon concentrations.

(d) "Radon test" means a measurement of indoor radon concentrations according to established industry standards for residential real property.

(e) "Residential real property" means property occupied as, or intended to be occupied as, a single-family residence, including a unit in a common interest community as defined in section 515B.1-103, clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

(f) "Seller" means a person who owns legal or equitable title to residential real property.

(g) "Elevated radon concentration" means a radon concentration at or above the United States Environmental Protection Agency's radon action level.

Subd. 3. Radon disclosure. (a) Before signing an agreement to sell or transfer residential real property, the seller shall disclose in writing to the buyer any knowledge the seller has of radon concentrations in the dwelling. The disclosure shall include:

- (1) whether a radon test or tests have occurred on the real property;
- (2) the most current records and reports pertaining to radon concentrations within the dwelling;
- (3) a description of any radon concentrations, mitigation, or remediation;
- (4) information regarding the radon mitigation system, including system description and documentation, if such system has been installed in the dwelling; and
- (5) a radon warning statement meeting the requirements of subdivision 4.

(b) The seller shall provide the buyer with a copy of the Minnesota Department of Health publication entitled "Radon in Real Estate Transactions."

(c) The seller's radon disclosure requirements in this section apply to the transfer of any interest in residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any other option.

(d) The seller's radon disclosure requirements in this section do not apply to any of the following:

- (1) real property that is not residential real property;
- (2) a gratuitous transfer;
- (3) a transfer made pursuant to a court order;
- (4) a transfer to a government or governmental agency;
- (5) a transfer by foreclosure or deed in lieu of foreclosure;
- (6) a transfer to heirs or devisees of a decedent;

- (7) a transfer from a cotenant to one or more other cotenants;
- (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of the seller;
- (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property settlement agreement incidental to that decree;
- (10) an option to purchase a unit in a common interest community, until exercised;
- (11) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- (12) a transfer to a tenant who is in possession of the residential real property; or
- (13) a transfer of special declarant rights under section 515B.3-104.

(e) A seller may provide the written disclosure required under this section to a real estate licensee representing or assisting a prospective buyer. The written disclosure provided to the real estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer. If the written disclosure is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

Subd. 4. Radon warning statement. The radon warning statement must include the following language: Radon Warning Statement. "The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator."

"Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

Subd. 5. Liability; transfer not invalidated. (a) A seller who fails to make a radon disclosure as required by this section, and is aware of material facts pertaining to radon concentrations in the dwelling, is liable to the buyer.

(b) A buyer who is injured by a violation of this section may bring a civil action and recover damages and receive other equitable relief as determined by the court. An action under this subdivision must be commenced within two years after the date on which the buyer closed the purchase or transfer of the real property.

(c) This section does not invalidate a transfer solely because of the failure of any person to comply with a provision of this section. This section does not prevent a court from ordering a rescission of the transfer.

Subd. 6. Effective date. This section is effective January 1, 2014, and applies to agreements to sell or transfer residential real property executed on or after that date.

**Radon Warning Statement**

"The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

**Seller's Disclosure of Radon**

*Seller, answer each question with a check for "yes" or "no" where indicated or "unknown."*

	Yes	No	Unknown
Seller has knowledge of radon concentrations in the dwelling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
One or more radon tests have been conducted in the dwelling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seller has records or reports pertaining to radon concentrations within the dwelling. <i>If Seller has answered "yes," then the most current records and reports pertaining to radon concentrations within the dwelling are attached.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has a mitigation system been installed? <i>If Seller has answered "yes," then information regarding the radon mitigation system, including system description and documentation, is attached.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radon concentrations at or above the U.S. Environmental Protection Agency Radon Action Level are known to be present within the dwelling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radon concentrations have been mitigated to below the U.S. Environmental Protection Agency Radon Action Level.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller(s) signatures: *D. Robert Dall* \_\_\_\_\_

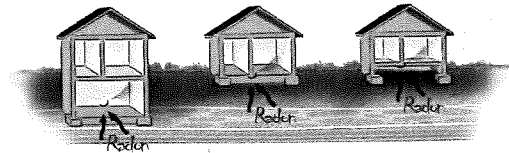
[date] \_\_\_\_\_  
 Buyer received this Disclosure and the brochure entitled "Radon in Real Estate Transactions" published by the Minnesota Department of Health.  
 Buyer(s) signatures: \_\_\_\_\_

# Radon in Real Estate Transactions



All Minnesota homes can have dangerous levels of **radon gas** in them. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the earth. When inhaled, its radioactive particles can damage the cells that line the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon, making it a serious health concern for all Minnesotans.

It **does not matter if the home is old or new** and the only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates **2 in 5 homes built before 2010** and **1 in 5 homes built since 2010** exceed the 4.0 pCi/L action level.



In Minnesota, buyers and sellers in a real estate transaction are free to negotiate radon testing and reduction. Ultimately, it is up to the buyer to decide an acceptable level of radon risk in the home. Prospective buyers should keep in mind that it is inexpensive and easy to measure radon, and radon levels can be lowered at a reasonable cost. The MDH Radon Program website provides more detailed information on radon, including the MDH brochure "Keeping Your Home Safe from Radon."

The Minnesota Radon Awareness Act does not require radon testing or mitigation. However, many relocation companies and lending institutions, as well as home buyers, require a radon test when purchasing a house. The purpose of this publication is to educate and inform potential home buyers of the risks to radon exposure and how to test for and reduce radon as part of real estate transactions.



## Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. This publication is being provided by the seller in order to meet a requirement of the Act. In addition, **before signing a purchase agreement to sell or transfer residential real property**, the seller shall disclose in writing to the buyer any knowledge the seller has of radon concentrations in the dwelling.

The disclosure shall include:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon concentrations, mitigation, or remediation;
4. information regarding the radon mitigation system, including system description and documentation, if such system has been installed in the dwelling; and
5. a radon warning statement

### Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

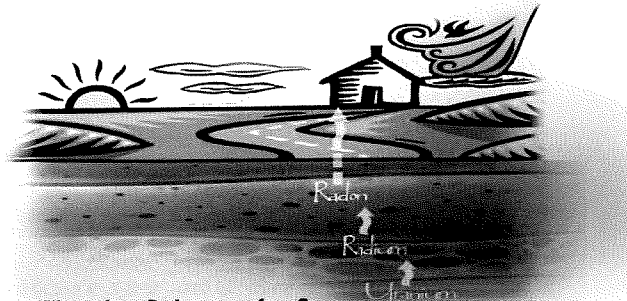
## Radon Facts

### How dangerous is radon?

Radon is the **number one cause of lung cancer in non-smokers** and the second leading cause of lung cancer overall, next to tobacco smoking. Thankfully, much of this risk can be prevented through testing and taking action to reduce high levels of radon gas when and where they are found. Your risk for lung cancer increases with higher levels of radon gas, prolonged exposure and whether or not you are a smoker.

### Where is your greatest exposure to radon?

Radon is present everywhere, and there is no known safe level. Your greatest exposure is where it can concentrate indoors and where you spend most of your time. For most Minnesotans, this is at home. Whether a home is old or new, well-sealed or drafty, with or without a basement, **any home can have high levels of radon**.



### Where does Radon come from?

Radon comes from the soil. It is produced by the natural decay of uranium and radium commonly found in nearly all soils in Minnesota. As a gas, radon moves freely through the soil and eventually into the air you breathe. Our homes tend to draw soil gases, including radon, into the structure.

### I have a new home, aren't radon levels reduced already?

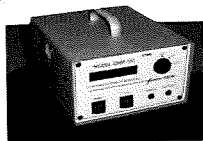
Homes built in Minnesota since June 2009 are required to contain construction features that may limit radon entry. These features are known as passive Radon Resistant New Construction (RRNC). While these passive RRNC features may lower the amount of radon in newer homes, it does not guarantee low levels. It is recommended all new homes be tested for radon, and if elevated levels are found, these passive RRNC features can be easily and inexpensively activated with the addition of a radon fan in the attic. If you are buying a new home, ask if the home has any RRNC features and if the home has been tested.

### What is the recommended action based on my results?

If the average radon in the home is at or **above 4.0 pCi/L, the house should be fixed**. Consider fixing the home if radon levels are between 2 pCi/L and 3.9 pCi/L. While it isn't possible to reduce radon to zero, the best approach is to reduce the radon levels to as low as reasonably achievable. Any amount of radon, even below the recommended action level, carries some risk.

### How are radon tests conducted in real estate transactions?

Because of the unique nature of real estate transactions, involving multiple parties and financial interests, there are special protocols for radon testing.



**Continuous Radon Monitor (CRM)**

*Fastest*

Test is completed by a certified contractor with a calibrated CRM for a minimum of 48 hours.

Test report is analyzed to ensure that it is a valid test.



**Simultaneous Short-term Testing**

*Second fastest*

Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.

Test kits are sent to the lab for analysis.

The two test results are averaged to get the radon level.



**Sequential Short-term Testing**

*Slowest*

One short-term test is performed for a minimum of 48 hours.

Test kit is sent to lab for analysis.

Another short-term kit is used in the same place as the first, started right after the first test is taken down. Test is performed for a minimum of 48 hours.

Test kit is sent to the lab for analysis.

The two test results are averaged to get the radon level.

## Radon Testing

### House conditions when testing

Be aware that any test lasting less than three months requires closed-house conditions.

**Closed-house conditions:** mean keeping all windows and doors closed, except for normal entry and exit.

**Before Testing:** Begin closed-house conditions at least 12 hours before the start of the radon test.

**During Testing:** Maintain closed-house conditions during the entire duration of the short term test. Operate home heating or cooling systems normally during the test.

### Where the test should be conducted

Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. In Minnesota, this is typically in the basement, whether it is finished or unfinished.

The test kit should be placed:

- two to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas
- not in areas of high heat or humidity

If the house has multiple foundation types, it is recommended that each of these be tested. For instance, if the house has one or more of the following foundation types--basement, crawl space, slab-on-grade--a test should be performed in the basement and in at least one room over the crawlspace and one room with a slab-on-grade area.

### Who should conduct radon testing in real estate transactions?

All radon tests should be conducted in accordance with national radon measurement protocols, by a certified and MDH listed professional. This ensures the test was conducted properly, in the correct location and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon web site. A seller may have previously conducted testing in a property. If the test result is at or above the action level the home should be mitigated.

## Radon Mitigation

### Lowering radon in existing homes – Radon Mitigation

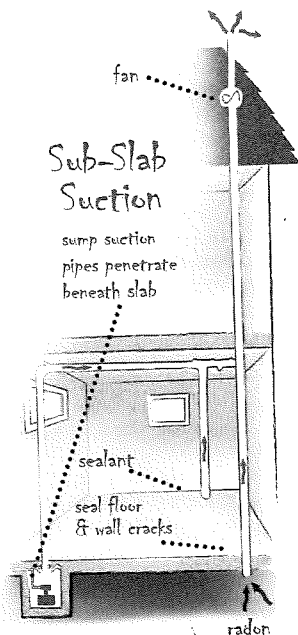
When elevated levels of radon are found, they should be mitigated. Elevated radon concentrations can be easily reduced by a nationally certified and MDH listed radon mitigation professional. A list of these radon mitigation professionals can be found at MDH's Radon web site.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the EPA action level of 4.0 pCi/L. A quality radon reduction (mitigation) system is often able to reduce the annual average radon level to below 2.0 pCi/L.

Active sub-slab suction (also called sub-slab depressurization, or SSD) is the most common and usually the most reliable type of system because it draws radon-filled air from beneath the house and vents it outside. There are standards of practice that need to be followed for the installation of these systems. More information on radon mitigation can be found at the MDH Radon website.

### After a radon reduction system is installed

Perform an independent short-term test to ensure that the reduction system is effective. Make sure the radon system is operating during the entire test. Once a confirmatory radon test shows low levels of radon in the home, be sure to retest the house every two years to confirm continued radon reduction.



**Contact the MDH Radon Program if you are uncertain about anything regarding radon testing or mitigation.**

The MDH Radon Program can provide:

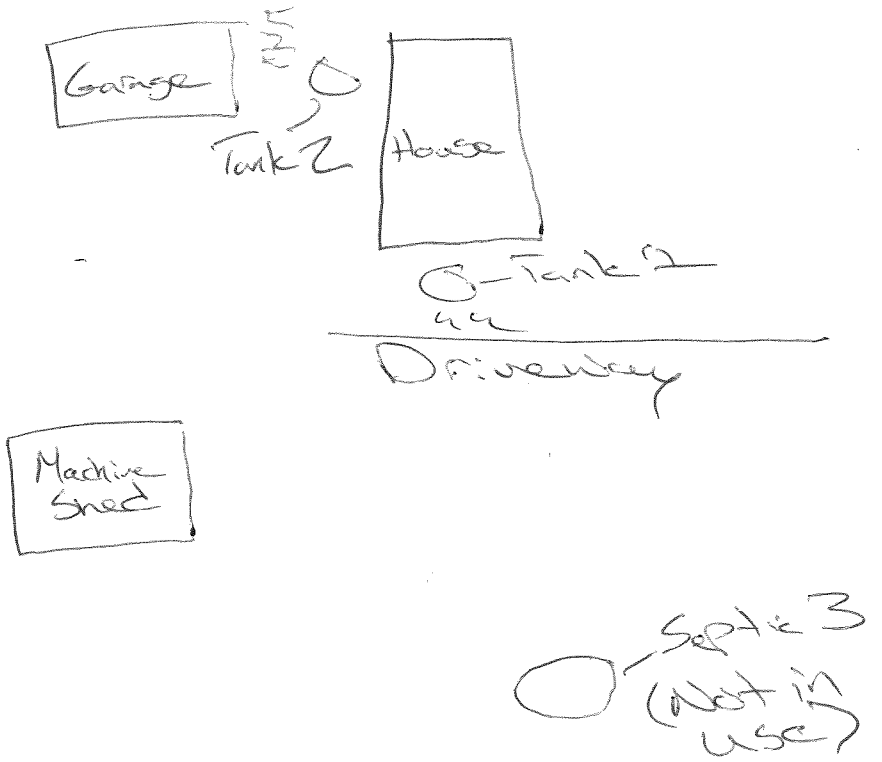
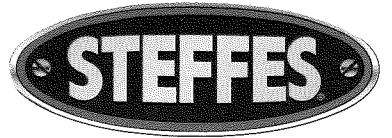
- Information about radon health effects, radon testing and radon mitigation;
- Names of trained, certified and MDH listed radon professionals;

**MDH Radon Program**  
625 Robert St N  
P.O. Box 64975  
St. Paul, MN 55164-0975  
(651) 201-4601  
1(800) 798-9050



Email: [health.indoorair@state.mn.us](mailto:health.indoorair@state.mn.us)  
Web: [www.health.state.mn.us/radon](http://www.health.state.mn.us/radon)

Tract 2 - Farmstead  
Septic  
Location



 P 701.237.9173  
F 701.237.0976

 2000 Main Ave E  
West Fargo, ND 58078

 WestFargo@SteffesGroup.com  
SteffesGroup.com



WELL DISCLOSURE STATEMENT

2000 Main Avenue East West Fargo, ND 58078 701.237.9173 P 701.237.0976 F

SteffesGroup.com

24400 MN Hwy 22 South Litchfield, MN 55355 320.693.9371 P 320.693.9373 F

This document, dated 5-19-2021 concerns the real property located at: [street address] 1205 3101A St Borup Mn 56519 and legally described as:

County, Minnesota [the "Property"].

Minnesota Statutes Section 1031.235 Real property sale; disclosure of location of wells. Subdivision 1. Disclosure of wells to buyer. (a) Before signing an agreement to sell or transfer real property, the seller must disclose in writing to the buyer information about the status and location of all known wells on the property, by delivering to the buyer either a statement by the seller that the seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map drawn from available information showing the location of each well to the extent practicable. In the disclosure statement, the seller must indicate, for each well, whether the well is in use, not in use, or sealed.

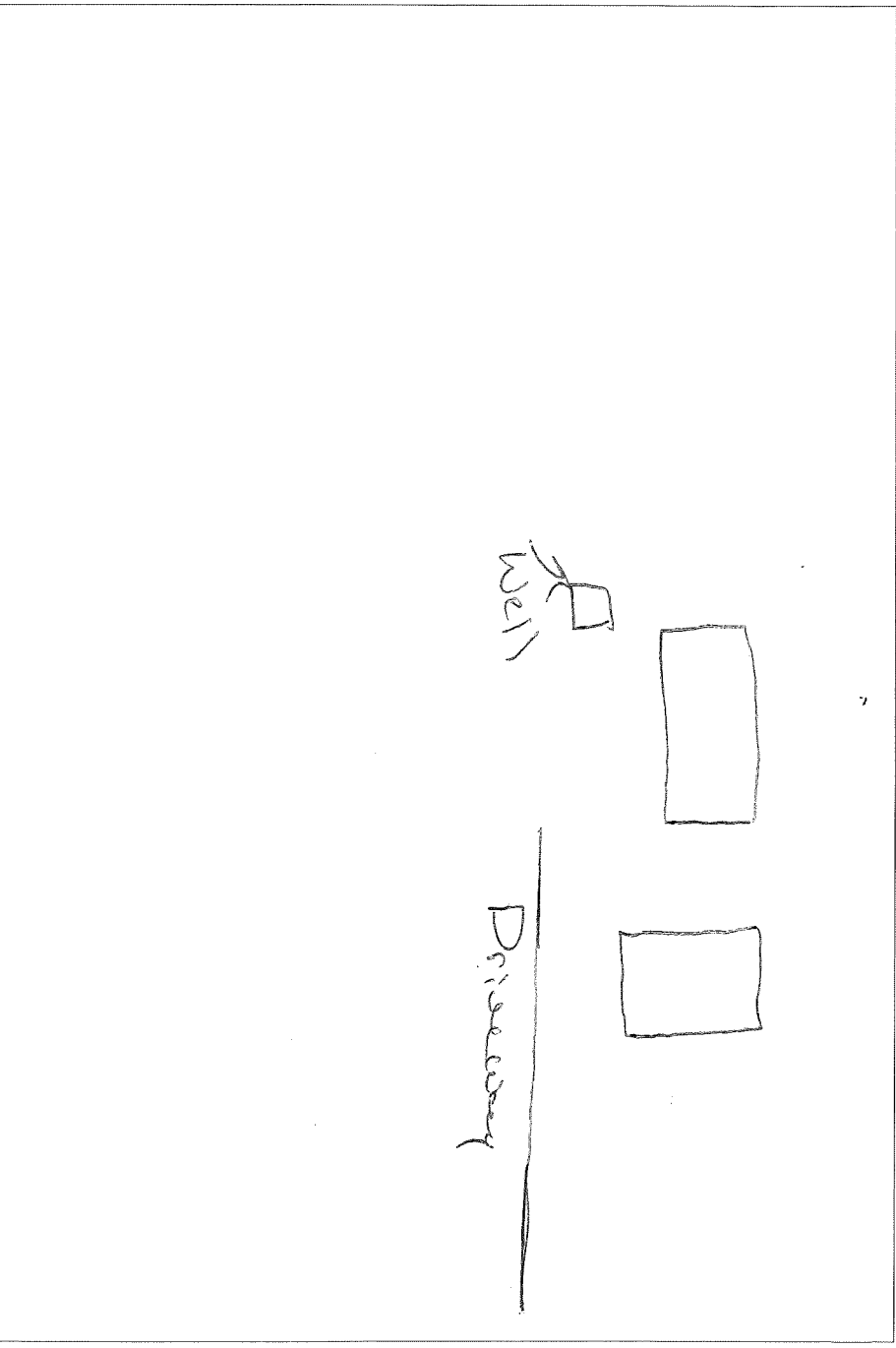
The sealing of a well must be done in accordance with the rules adopted by the Minnesota Commissioner of Health. Minn. Stat. Section 1031.301, Subdivision 4.

Seller discloses that there are Wells on the Property.

For each well on the Property, check the appropriate columns:

Table with 4 columns: Well No., In use, Not in use, Sealed. Rows include Well No. 1 (checked in use), Well No. 2, Well No. 3, and Well No. 4.

All wells on the Property, known to Seller, are depicted on this map:



At closing, Seller shall provide a Well Disclosure Certificate that complies with the requirements of Minnesota Statutes Section 1031.235. Minnesota Statutes Section 1031.235 Subd. 2. Liability for failure to disclose. Unless the buyer and seller agree to the contrary, in writing, before the closing of the sale, a seller who fails to disclose the existence or known status of a well at the time of sale and knew or had reason to know of the existence or known status of the well, is liable to the buyer for costs relating to sealing the date the buyer closed the purchase of the real property where the well is located.

Seller(s) signatures:

Buyer received this Disclosure on [date]:

Buyer(s) signatures: