



SELLER'S DISCLOSURE NOTICE:
UNIMPROVED RESIDENTIAL LAND

THIS FORM IS FURNISHED BY THE FOUR RIVERS ASSOCIATION OF REALTORS®. LEGAL COUNSEL HAS REVIEWED IT FOR VOLUNTARY USE BY MEMBERS. ONLY MEMBERS OF A BOARD OR ASSOCIATION OF REALTORS® ARE AUTHORIZED TO USE THIS FORM.

Concerning the Property at: (Address or Legal Description): \_\_\_\_\_

This notice is a Disclosure of Seller's knowledge of condition of Property as of date signed by seller and is not a substitute for any inspections or warranties Buyer may wish to obtain. This is not a warranty of any kind by Seller, Seller's agent(s), or any other agent.

1. [ ] Yes [ ] No Is Title To Property in Seller's Name?

If Not Who Has The to Property? \_\_\_\_\_

2. [ ] Yes [ ] No Seller Resides In County Where Property is Located?

[ ] Yes [ ] No Seller Has Personal Knowledge of Property?

Nearest publicly maintained road is (mark all applicable):

[ ] Paved or Blacktop [ ] Gravel [ ] Unpaved [ ] Adjoining Property [ ] Accessed Through Private Property

3. Mark below (Y) for Yes, (N) for No, or (U) for Unknown for presence of conditions Affecting Property:

- Y N U [ ] Cemetery or Any Burial Grounds [ ] Radon Gas
[ ] Diseased Trees on Property [ ] Underground Tanks
[ ] Endangered Species/Habitat on Property [ ] Flooded in 1972
[ ] Geologic Fault Lines [ ] Flooded in 1998
[ ] Soil Movement [ ] Flooded in 2002
[ ] Hazardous or Toxic Waste [ ] Other Previous Flooding
[ ] Lead-Based Paint Hazards [ ] Intermittent or Weather or Artesian Springs
[ ] On Current or Prior Landfill [ ] Wetlands on Property
[ ] Mining or Quarrying
[ ] Located in 100-Year Flood Plain? If Yes, Approx. Percent of Area in Flood Plain: \_
% [ ] Located Over Aquifer Recharge Zone

tt Yes to any above, please explain: \_\_\_\_\_

4. Is Seller aware of any of the following:

- Y N U [ ] [ ] [ ] Survey Available
[ ] [ ] [ ] Plat or Subdivision Layout Plan If Yes, Filed in Public Record: [ ] Yes [ ] No
[ ] [ ] [ ] Deed Restrictions, Covenants, or Other Obligations Affecting the Property
[ ] [ ] [ ] Restrictions or Limitations on Use Recorded in Public Records
[ ] [ ] [ ] Unrecorded Private Restrictions or Limitations on Use

Initials for identification: Sellers-\_\_\_\_\_

Buyers-\_\_\_\_\_

Concerning the Property At: \_\_\_\_\_

(Section 4 Continued)

Y N U

Features Shared In Common with Adjoining Landowners Whose Use or Maintenance Responsibility Could Affect Property (such as Walls, Fences, Driveways, Roofs, Wells, Meters, etc.)

Encroachments, Easements or Similar Matters that May Affect Property

Zoning, "Setback," or Other Violations or Non-Conforming Uses that Could Affect Property

Is Property Currently Subject to Annexation by any Municipality

Is Property Within the Extraterritorial Jurisdiction (ETJ) of any municipality

Any Old or Uncapped Wells On Property If so:  Water  Oil or Gas

Other    Any Environmental Studies or Reports

"Roll Back Taxes" Applicable If Buyer Changes Uses of Property

Notices of Abatement or Citations Against Property

Tax Exemptions You (Seller) Claim For Property

W "Yes," Explain: \_\_\_\_\_

Violent Crime or Death on Property (Except Deaths Caused by Natural Causes, Suicide or Accidents Not Related to the Property)

Property Owners/Homeowners Association Fees or Assessments. If Yes, Complete the Following:

Mandatory  Voluntary Amount \$ \_\_\_\_\_ Per  Month  Quarter  Year

Name of Assn: \_\_\_\_\_ Manager's Name: \_\_\_\_\_

Address of Property Owner's Assn: \_\_\_\_\_ Phone \_\_\_\_\_

Y N U

Municipal Utility District (MUD) with Authority Over Property

Unpaid Fees or Assessments for Property:  Yes Amount \$ \_\_\_\_\_ (  None

If Yes, Name of District \_\_\_\_\_

If You Answered Yes to Any Question in this Section, Please Explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5. Utilities Available on Site: (A = Available in Area, O = On Site, N = None, U = Unknown)

A O N U

Natural Gas

Electric

Telephone

Cable TV

Sewer System

Septic Tank

Water (Detail Below)

Propane Tanks If Propane Tanks Present:  Owned, or  Rented

Other \_\_\_\_\_

Names of Utility Providers (If Utilities On-Site or Available in Area):

Electric: \_\_\_\_\_ Natural Gas: \_\_\_\_\_

Telephone: \_\_\_\_\_ Garbage: \_\_\_\_\_

Initials for identification: Sellers- \_\_\_\_\_

Buyers- \_\_\_\_\_

Cable TV: \_\_\_\_\_ Propane Gas: \_\_\_\_\_

Concerning the Property At: \_\_\_\_\_

(Section 5 Continued)

Sewer:

If Sewer System, Name of Provider: \_\_\_\_\_ Phone \_\_\_\_\_  
\_\_\_ Septic System: [ ] In Place [ ] Required [ ] Allowed [ ] Not Allowed [ ] Size of Field \_\_\_\_\_

Water:

If Water System, Name of Provider: \_\_\_\_\_

Water System: [ ] City [ ] Well [ ] Municipal [ ] Co-Op [ ] Private [ ] MUD  
[ ] Investor Owned Utility [ ] None Available [ ] Unknown

If Well on Property:

Approx. Depth \_\_\_\_\_ Approx. Gallons Per Minute Flow \_\_\_\_\_ Potable/Consumable? \_\_\_\_\_

Water Source: \_\_\_\_\_ (Company, Aquifer, Etc., If Known)

**NOTICE TO SELLER:** If any of the above information changes or you wish to amend the statements above, it is your responsibility to do so prior to this form becoming a part of a purchase contract.

\_\_\_\_\_  
Seller Date Seller Date

**NOTICE TO BUYER:** The Listing Broker, \_\_\_\_\_

and Other Broker, \_\_\_\_\_, advise you that this Seller's Notice was compiled by Seller, as of the date signed. The Listing Broker and Other Broker have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
Buyer Date Buyer Date

Initials for identification: Sellers- \_\_\_\_\_ Buyers- \_\_\_\_\_