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February 2023

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**MESSAGE TO THE SELLER:**

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing on page 9, you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

1. As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto,
2. plus fixtures and personal property described in the Contract.

3. LEGAL OWNER(S) OF PROPERTY: Hope Schuchart

4. _____ Date Acquired: 2/8/18

5. PROPERTY ADDRESS: 2810 W. 4th Ave 1 Apache Junction AZ 85120
(STREET ADDRESS) (CITY) (STATE) (ZIP)

6. Does the Property include any leased land? ☐ Yes ☐ No

7. Explain: Property sits in a mobile home park (created and

8. **NOTICE TO SELLER:** Arizona law imposes certain requirements on the sale or lease of subdivided and unsubdivided land or lots. If a
9. sale involves six or more parcels, lots, or fractional interests being sold, certain requirements are imposed on the Seller for a Subdivision
10. Public Report. Information may be obtained by contacting the Arizona Department of Real Estate, A.R.S. 32-2101 (56) and (57).

11. Are you aware if the Property is located in an unincorporated area of the county? ☐ Yes ☒ No If yes, and five or fewer parcels of land other
12. than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.

13. The Property is currently (Check all that apply): ☒ Owner-occupied ☐ Rental/Leased ☐ Estate ☐ Vacant If vacant, how long?

14. ☐ Other: _____ Explain: _____

15. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)

16. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: (none)

18. Are you aware of any regulations surrounding length of time for rentals? ☐ Yes ☒ No Explain:

20. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?

21. ☐ Yes ☒ No If yes, consult a tax advisor; mandatory withholding may apply.

22. Is the Property located in a community defined as an age restricted community? ☐ Yes ☒ No

23. Explain:

24. Approximate year built: 1957. If the Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

25. Are you aware if the Property is designated as a historic home or located in a historic district? (A.A.C. R12-8-301) ☐ Yes ☒ No

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26. **NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of**
 27. **information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona**
 28. **Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov**

YES NO

29. ☐ ☒ Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals
 30. or options to purchase? Explain: _____
31. ☐ ☒ Are you aware if there are any association(s) regulating the Property? If yes, ☐ Mandatory ☐ Voluntary (If no, skip to line 40.)
 32. If yes, provide contact(s) information: Name: _____ Phone #: _____
 33. Name: _____ Phone #: _____
34. ☐ ☐ If yes, are there any fees? How much? \$ _____ How often? _____
 35. How much? \$ _____ How often? _____
36. ☐ ☐ Are you aware if the Property has any association(s) notices of potential violation(s) or unresolved violation(s)?
 37. Explain: _____
38. ☐ ☐ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
 39. Explain: _____
40. ☐ ☒ Are you aware of any of the following recorded against the Property? (Check all that apply):
 41. ☐ Judgment liens ☐ Tax liens ☐ Notice of Default ☐ Other non-consensual liens
 42. Explain: _____
43. ☐ ☒ Are you aware of any assessments affecting the Property? (Check all that apply):
 44. ☐ Paving ☐ Sewer ☐ Water ☐ Electric ☐ Other _____
 45. Explain: _____
46. ☐ ☒ Are you aware of any of the following title issues affecting the Property? (Check all that apply):
 47. ☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments ☐ Variance(s)
 48. ☐ Unrecorded easements ☐ Use permits ☐ Other _____
 49. Explain: _____
50. ☐ ☒ Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)? (If no, skip to line 54.)
 51. If yes, provide the name of the CFD: _____
52. ☐ ☐ If yes, are there any fees? How much? \$ _____ How often? _____
 53. The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately
54. ☐ ☒ Are you aware of any public or private use paths or roadways on or across the Property? Explain: _____
55. _____
56. ☐ ☒ Are you aware of any problems with legal or physical access to the Property? Explain: _____
57. _____
58. The road/street access to the Property is maintained by the ☐ County ☒ City ☐ Homeowners' Association
 59. ☒ Privately ☐ Not Maintained _____
60. ☐ ☒ If privately maintained, is there a road maintenance agreement? (Attach agreement if available.)
 61. Explain: _____
62. ☐ ☒ Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following? (Check all that apply):
 63. ☐ Zoning ☐ Building Codes ☐ Utility Service ☐ Sanitary health regulations ☐ Municipal Ordinances
 64. ☐ Covenants, Conditions, Restrictions (CC&R's) ☐ Other _____ (Attach a copy of notice(s) if available.)
 65. Explain: _____

66.
67.
68.

NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history, occupancy and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.

69.
70.

☐ ☒

Are you aware of any homeowner's insurance claims having been filed against the Property?

Explain: _____

BUILDING AND SAFETY INFORMATION

YES NO

71.
72.

ROOF / STRUCTURAL:

NOTICE TO BUYER: Contact a professional to verify the condition of the roof.

73.

Approximate age of roof? 5-10 years

74.

☒ ☐

Are you aware of any past or present roof leaks? Explain: previous leaks were repaired in 2018

75.

76.

☐ ☒

Are you aware of any other past or present roof problems? Explain: _____

77.

78.

☒ ☐

Are you aware of any roof repairs? Explain: leaking areas were repaired with metal, resin, roofing membrane, waterproof sealant, + UV coating in 2018.

79.

80.

☐ ☒

Is there a roof warranty? (Attach a copy of warranty if available.)

81.

82.

☐ ☐

If yes, is the roof warranty transferable? Cost to transfer: _____

83.

84.

☒ ☐

Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: back door operates with deadbolt only, not a latch. Could not find anyone able to repair it.

85.

86.

☐ ☒

Are you aware of any chimney or fireplace problems, if applicable? Explain: (N/A)

87.

88.

☐ ☒

Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):

89.

90.

☐ Flood ☐ Fire ☐ Wind ☐ Expansive soil(s) ☐ Water ☐ Hail ☐ Other _____

91.

Explain: _____

92.

WOOD INFESTATION:

93.

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history on file. <https://agriculture.az.gov>

94.

Are you aware of any of the following:

95.

☐ ☒

Past presence of termites or other wood destroying organisms on the Property?

96.

☐ ☒

Current presence of termites or other wood destroying organisms on the Property?

97.

☐ ☒

Past or present damage to the Property by termites or other wood destroying organisms?

98.

Explain: _____

99.

100.

☐ ☒

Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms? (If no, skip to line 105.)

101.

If yes, date last treatment was performed: _____

102.

Name of treatment provider(s): _____

103.

☐ ☒

Is there a treatment warranty? (Attach a copy of warranty if available.)

104.

☐ ☒

If yes, is the treatment warranty transferable? Cost to transfer: _____

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YES NO

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HEATING & COOLING:

Heating: Type(s) wall mounted electric heaters (2)

Approximate Age(s) 3 yrs

Cooling: Type(s) wall AC units (2)

Approximate Age(s) 7 yrs

Are you aware of any past or present problems with the heating or cooling system(s)?

Explain: _____

PLUMBING:

Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, PEX or polybutylene?

If yes, identify: PVC

Are you aware of any past or present plumbing problems? Explain: _____

Are you aware of any water pressure problems? Explain: _____

Type of water heater(s): ☐ Gas ☐ Electric ☐ Solar ☐ Tankless Approx. Age(s): _____

Are you aware of any past or present water heater problems? Explain: _____

Is there a landscape watering system? If yes, type: ☐ Automatic Timer ☐ Manual ☒ Both

If yes, are you aware of any past or present problems with the landscape watering system?

Explain: _____

Are there any water treatment systems? (Check all that apply):

☐ Water Filtration ☐ Reverse Osmosis ☐ Water Softener ☐ Other _____

Is water treatment system(s) ☐ Owned ☐ Leased (Attach a copy of lease if available.)

Are you aware of any past or present problems with the water treatment system(s)?

Explain: N/A

SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

Does the Property contain any of the following? (Check all that apply):

☐ Swimming pool ☐ Spa ☐ Hot tub ☐ Sauna ☐ Water feature

If yes, are either of the following heated? ☐ Swimming pool ☐ Spa If yes, type of heat: _____

Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?

Explain: _____

Are you aware if a swimming pool was: ☐ Removed ☐ Capped/decked over ☐ Filled

Explain: _____

Do you lease any pool equipment? Explain: _____

ELECTRICAL AND OTHER RELATED SYSTEMS:

Are you aware of the type of wiring? (Check all that apply): ☒ Copper ☐ Aluminum ☐ Other _____

Are you aware of any past or present problems with the electrical system? Explain: _____

Is there a charging station for an electric vehicle? If yes, ☐ Owned ☐ Leased (Attach a copy of lease if available.)

Is there a security system? If yes, is it (Check all that apply):

☐ Owned ☐ Leased (Attach a copy of lease if available.) ☐ Monitored ☐ Other _____

Are you aware of any past or present problems with the security system? Explain: N/A

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YES NO

148. ☒ ☐ Does the Property contain any of the following systems or detectors? (Check all that apply):

149. ☒ Smoke/fire detection ☐ Fire suppression (sprinklers) ☐ Carbon monoxide detector

150. ☐ ☒ If yes, are you aware of any past or present problems with the above systems? Explain: _____

151. _____

152. **MISCELLANEOUS:**

153. ☐ ☒ Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _____

154. _____

155. ☐ ☒ Are you aware of or have you observed any of the following anywhere on the Property? (Check all that apply):

156. ☐ Scorpions ☐ Rabid animals ☐ Bee swarms ☐ Rodents ☐ Reptiles ☐ Bed Bugs ☐ Other _____

157. Explain: _____

158. ☒ ☐ Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: 2x/yr

159. Name of service provider(s): general preventative insect spray applied by owner Date of last service: Apr 2023

160. **NOTICE TO SELLER AND BUYER:** A contractor's license is required for work performed on a property unless the aggregate contract price, including labor and material, is less than \$1,000, the work performed is of a "casual or minor nature," and no building permit is required. An unlicensed property owner may also perform work themselves if the property is intended for occupancy solely by the owner. If, however, the property is listed or offered for sale or rent within one year of the completed work, it is considered prima facie evidence that the owner performed the work for purposes of sale or rent. Owners of property who are acting as developers, who improve structures or appurtenances to structures on their property for the purpose of sale or rent, and who contract with a licensed general contractor must identify the licensed contractors' names and license numbers in all sales documents. (A.R.S. § 32-1121)

161. _____

162. _____

163. _____

164. _____

165. _____

166. _____

167. _____

168. _____

169. ☒ ☐ Are you aware of any work performed on the Property, such as building, plumbing, electrical or other improvements or alterations or room conversions? (If no, skip to line 186.)

170. _____

171. ☐ ☒ Are you aware if permits for the work were obtained? Explain: minor cosmetic repairs, no permits req.

172. ☒ ☐ Was the work performed by a person licensed to perform the work? Explain: Electrician replaced some outlets + lighting fixtures.

173. ☐ ☒ Was approval for the work required by any association governing the Property? Explain: _____

174. ☐ ☐ If yes, was approval granted by the association? Explain: N/A

175. ☒ ☐ Was the work completed? Explain: completed in 2019

176. List the names and license numbers of all contractors and scope of work that has been performed on the Property in the past year:

Contractor Name	License Number	Scope of Work

183. Explain: _____

184. _____

185. _____

186. ☐ ☒ Are there any security bars or other obstructions to door or window openings? Explain: _____

187. ☐ ☒ If there are security bars, are quick releases installed in the bedrooms? Explain: _____

188. ☐ ☒ Are you aware of any past or present problems with any built-in appliances? Explain: _____

189. _____

UTILITIES/SERVICES**190. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?**

YES NO

NAME OF PROVIDER

191. ☐ ☐ Cable / Satellite: Centurylink offers TV & vcs (not currently hooked up)
192. ☒ ☐ Electricity: SRP
193. ☒ ☐ Fire: Apache Junction Fire Dept
194. ☒ Public ☐ Private
195. ☐ ☒ Flood Irrigation: _____
196. ☐ ☒ Fuel: ☐ Natural gas ☐ Propane ☐ Oil
197. ☐ If propane tank, ☐ Owned ☐ Leased (Attach a copy of lease if available.)
198. ☒ ☐ Garbage Collection: Republic Svcs
199. ☐ Public ☒ Private
200. ☒ ☐ Internet: Centurylink
201. ☐ ☐ Telephone: Centurylink offers landline svcs (not currently hooked up)
202. ☒ ☐ Water Source: Arizona Water Company
203. ☐ Public ☒ Private water co. ☐ Hauled water
204. ☐ Private well ☐ Shared well If water source is a private or shared well, complete and attach Domestic Water
205. Well/Water Use Addendum.

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

209. ☐ ☒ Are you aware of any past or present drinking water problems? Explain: _____
210. _____
211. ☒ ☐ U.S. Postal Service delivery is available at: ☐ Property ☐ Post Office ☐ Other _____
212. ☒ Cluster Mailbox, Box Number 1 Location near community pool
213. ☐ ☒ Are there any alternate power systems serving the Property? (If no, skip to line 224.)
214. If yes, indicate type (Check all that apply):
215. ☐ Solar ☐ Wind ☐ Generator ☐ Other _____
216. ☐ ☐ Are you aware of any past or present problems with the alternate power system(s)? Explain: _____
217. _____
218. ☐ ☐ Are any alternate power systems serving the Property leased? Explain: _____
219. _____
220. If yes, provide name and phone number of the leasing company (Attach copy of lease if available.): _____
221. _____

NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

SEWER/WASTEWATER TREATMENT

YES NO

224. ☒ ☐ Is the entire Property connected to a sewer?
225. ☐ ☐ If no, is a portion of the Property connected to a sewer? Explain: _____
226. _____
227. ☐ ☐ If the entire Property or a portion of the Property is connected to a sewer, are you aware if a professional verified the
228. sewer connection? If yes, how and when: unknown
229. ☐ ☐ Is there a lift pump? Explain: unknown

Initials >

BUYER BUYER

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230.			NOTICE TO BUYER: Contact a professional to conduct a sewer verification test.
	YES	NO	
231.			Type of sewer: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Planned and approved sewer system, but not connected
232.			Name of Provider: <u>unknown</u>
233.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present problems with the sewer? Explain: _____
234.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the Property served by a septic/On-Site Wastewater Treatment Facility? (If no, skip to line 250.)
235.			If yes, the Facility is: <input type="checkbox"/> Conventional septic system <input type="checkbox"/> Alternative system; type: _____
236.			Number of Facilities: _____
237.	<input type="checkbox"/>	<input type="checkbox"/>	If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
238.			If yes, name of contractor: _____ Phone #: _____
239.			Approximate year Facility was installed: _____ (Attach copy of permit if available.)
240.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any repairs or alterations made to this Facility since original installation?
241.			Explain: _____
242.			_____
243.			Approximate date of last Facility inspection and/or pumping of septic tank: _____
244.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present problems with the Facility? Explain: _____
245.			_____
246.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware if a Facility was: <input type="checkbox"/> Abandoned <input type="checkbox"/> Capped <input type="checkbox"/> Removed
247.			Explain: _____
248.			
249.			NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.

ENVIRONMENTAL INFORMATION

	YES	NO	
250.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
251.			<input type="checkbox"/> Soil settlement/expansion <input type="checkbox"/> Drainage/grade <input type="checkbox"/> Erosion <input type="checkbox"/> Fissures <input type="checkbox"/> Dampness/moisture <input type="checkbox"/> Other
252.			Explain: _____
253.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any past or present issues or problems in close proximity to the Property related to any of the
254.			following? (Check all that apply):
255.			<input type="checkbox"/> Soil settlement/expansion <input type="checkbox"/> Drainage/grade <input type="checkbox"/> Erosion <input type="checkbox"/> Fissures <input type="checkbox"/> Other _____
256.			Explain: _____
257.			
258.			NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at www.azre.gov.
259.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
260.			<input type="checkbox"/> Airport noise <input type="checkbox"/> Traffic noise <input type="checkbox"/> Rail line noise <input type="checkbox"/> Neighborhood noise <input type="checkbox"/> Landfill <input type="checkbox"/> Toxic waste disposal
261.			<input type="checkbox"/> Odors <input type="checkbox"/> Nuisances <input type="checkbox"/> Sand/gravel operations <input type="checkbox"/> Other _____
262.			Explain: _____
263.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of,
264.			or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?
265.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if the Property is located in the vicinity of a public or private airport?
266.			Explain: _____

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YES NO

267.
268.
269.
270.
271.

NOTICE TO SELLER AND BUYER: Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record a document at the County Recorder's Office disclosing if the Property is under restricted air space and to maintain the State Land Department Military Airport Map on its website at www.azre.gov.

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☐ ☒

Is the Property located in the vicinity of a military airport or ancillary military facility?
Explain: _____
Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
☐ Asbestos ☐ Radon gas ☐ Lead-based paint ☐ Pesticides ☐ Underground storage tanks ☐ Fuel/chemical storage
Explain: _____
Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
☐ Superfund / WQARF / CERCLA ☐ Wetlands area ☐ Natural Area Open Spaces
Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
If yes, describe location: _____
Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
Are you aware of any portion of the Property ever having been flooded? Explain: _____
Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____
Are you aware of any past or present mold growth on the Property? Explain: _____

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302.

NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

OTHER CONDITIONS AND FACTORS

303. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making
304. process, the value of the Property, or its use? Explain: _____
305. _____

ADDITIONAL EXPLANATIONS

306. _____
307. _____
308. _____

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