

RESIDENTIAL SELLER DISCLOSURE ADVISORY

Document updated:
October 2017



WHEN IN DOUBT - DISCLOSE!



Arizona law requires the seller to disclose material (important) facts about the property, even if you are not asked by the buyer or a real estate agent. These disclosure obligations remain even if you and the buyer agree that no Seller's Property Disclosure Statement ("SPDS") will be provided.

The SPDS is designed to assist you, the seller, in making these legally required disclosures and to avoid inadvertent nondisclosures of material facts. To satisfy your disclosure obligations and protect yourself against alleged nondisclosure, you should complete the SPDS by answering all questions as truthfully and as thoroughly as possible. Attach copies of any available invoices, warranties, inspection reports, and leases, to insure that you are disclosing accurate information. Use the blank lines to explain your answers. If you do not have the personal knowledge to answer a question, it is important not to guess - use the blank lines to explain the situation.



If the buyer asks you about an aspect of the property, you have a duty to disclose the information, even if you do not consider the information material.* You also have a legal duty to disclose facts when disclosure is necessary to prevent a previous statement from being misleading or misrepresented: for example, if something changes.

If you do not make the legally required disclosures, you may be subject to civil liability. Under certain circumstances, nondisclosure of a fact is the same as saying that the fact does not exist. Therefore, nondisclosure may be given the same legal effect as fraud.

If you are using the Arizona Association of REALTORS® ("AAR") Residential Resale Real Estate Purchase Contract, the seller is required to deliver "a completed AAR Residential SPDS form to the Buyer within three (3) days after Contract acceptance." If the Seller does not provide the SPDS as the Contract requires, the Seller is potentially in breach of the Contract, thereby enabling the Buyer to cancel the transaction and receive the earnest money deposit.

*By law, sellers are not obligated to disclose that the property is or has been: (1) a site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. However, the law does not protect a seller who makes an intentional misrepresentation. For example, if you are asked whether there has been a death on the property and you know that there was such a death, you should not answer "no" or "I don't know." Instead you should either answer truthfully or respond that you are not legally required to answer the question.





RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) Main Home

(To be completed by Seller)

Document updated:
October 2017



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



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 7, 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 **PROPERTY ADDRESS:** 27197 S. Brookerson Rd, Willcox, AZ 85643
(STREET ADDRESS) (CITY) (STATE) (ZIP)

4 Does the property include any leased land? Yes No

5 Explain: _____

6 Is the Property located in an unincorporated area of the county? Yes No If yes, and five or fewer parcels of land other than subdivided land
7 are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.

8 **LEGAL OWNER(S) OF PROPERTY:** Manzana Orchards, LLC Date Purchased: 01/05/2018

9 The Property is currently: Owner-occupied Leased Estate Foreclosure Vacant If vacant, how long? _____

10 If a rental property, how long? 2.5 years Expiration date of current lease: N/A (Attach a copy of the lease if available.)

11 If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____

12

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

14 Yes No If yes, consult a tax advisor; mandatory withholding may apply.

15 Is the Property located in a community defined by the fair housing laws as housing for older persons? Yes No

16 Explain: _____

17 Approximate year built: 1966 If Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

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

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| BUYER | BUYER |



Residential Seller's Property Disclosure Statement (SPDS) >>

- | | | | |
|----|--------------------------|-------------------------------------|---|
| 21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____ |
| 22 | | | |
| 23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware if there are any association(s) governing the Property? |
| 24 | | | If yes, provide contact(s) information: Name: _____ Phone #: _____ |
| 25 | | | Name: _____ Phone #: _____ |
| 26 | | | If yes, are there any fees? How much? \$ _____ How often? _____ |
| 27 | | | How much? \$ _____ How often? _____ |
| 28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any association fees payable upon transfer of the Property? Explain: _____ |
| 29 | | | _____ |
| 30 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any proposed or existing association assessment(s)? Explain: _____ |
| 31 | | | _____ |
| 32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)? |
| 33 | | | Explain: _____ |
| 34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any of the following recorded against the Property? (Check all that apply): |
| 35 | | | <input type="checkbox"/> Judgment liens <input type="checkbox"/> Tax liens <input type="checkbox"/> Other non-consensual liens |
| 36 | | | Explain: _____ |
| 37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any assessments affecting this Property? (Check all that apply): |
| 38 | | | <input type="checkbox"/> Paving <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Other |
| 39 | | | Explain: _____ |
| 40 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any title issues affecting this Property? (Check all that apply): |
| 41 | | | <input type="checkbox"/> Recorded easements <input type="checkbox"/> Use restrictions <input type="checkbox"/> Lot line disputes <input type="checkbox"/> Encroachments |
| 42 | | | <input type="checkbox"/> Unrecorded easements <input type="checkbox"/> Use permits <input type="checkbox"/> Other _____ |
| 43 | | | Explain: _____ |
| 44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)? |
| 45 | | | If yes, provide the name of the CFD: _____ |
| 46 | | | _____ |
| 47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any public or private use paths or roadways on or across this Property? |
| 48 | | | Explain: _____ |
| 49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any problems with legal or physical access to the Property? Explain: _____ |
| 50 | | | The road/street access to the Property is maintained by the <input type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> Homeowners' Association <input type="checkbox"/> Privately |
| 51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If privately maintained, is there a recorded road maintenance agreement? Explain: _____ |
| 52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any violation(s) of any of the following? (Check all that apply): |
| 53 | | | <input type="checkbox"/> Zoning <input type="checkbox"/> Building Codes <input type="checkbox"/> Utility Service <input type="checkbox"/> Sanitary health regulations |
| 54 | | | <input type="checkbox"/> Covenants, Conditions, Restrictions (CC&R's) <input type="checkbox"/> Other _____ (Attach a copy of notice(s) of violation if available.) |
| 55 | | | Explain: _____ |
| 56 | | | _____ |
| 57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any homeowner's insurance claims having been filed against the Property? |
| 58 | | | Explain: _____ |

NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history 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.

BUILDING AND SAFETY INFORMATION

- | | | | |
|----|-------------------------------------|-------------------------------------|---|
| 62 | YES | NO | ROOF / STRUCTURAL: |
| 63 | | | NOTICE TO BUYER: Contact a professional to verify the condition of the roof. |
| 64 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are you aware of any past or present roof leaks? Explain: _____ Office roof had minor leaks in 2021, repaired in 2021 |
| 65 | | | _____ |
| 66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any other past or present roof problems? Explain: _____ |
| 67 | | | _____ |

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Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

- 68 Are you aware of any roof repairs? Explain: Office roof had minor leaks in 2021, repaired in 2021
- 69 _____
- 70 Is there a roof warranty? (Attach a copy of warranty if available.)
- 71 If yes, is the roof warranty transferable? Cost to transfer _____
- 72 Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____
- 73 _____
- 74 Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: _____
- 75 _____
- 76 Are you aware of any chimney or fireplace problems, if applicable? Explain: _____
- 77 _____
- 78 Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
- 79 Flood Fire Wind Expansive soil(s) Water Hail Other _____
- 80 Explain: _____

WOOD INFESTATION:

- 81 Are you aware of any of the following:
- 82 _____
- 83 Past presence of termites or other wood destroying organisms on the Property?
- 84 Current presence of termites or other wood destroying organisms on the Property?
- 85 Past or present damage to the Property by termites or other wood destroying organisms?
- 86 Explain: _____
- 87 _____
- 88 Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
- 89 If yes, date last treatment was performed: _____
- 90 Name of treatment provider(s): _____
- 91 Is there a treatment warranty? (Attach a copy of warranty if available.)
- 92 If yes, is the treatment warranty transferable?

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history. www.sb.state.az.us

HEATING & COOLING:

- 95 Heating: Type(s) Central Air
- 96 Approximate Age(s) 8 years
- 97 Cooling: Type(s) Central Air
- 98 Approximate Age(s) 2 years
- 100 Are you aware of any past or present problems with the heating or cooling system(s)?
- 101 Explain: _____

PLUMBING:

- 102 Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
- 103 If yes, identify: Hose bibs outside are galvanized pipe
- 104 Are you aware of any past or present plumbing problems? Explain: Roots grew into septic line in 2021.
- 105 Repaired in 2021
- 106 Are you aware of any water pressure problems? Explain: _____
- 107 Type of water heater(s): Gas Electric Solar Approx. age(s): _____
- 108 Are you aware of any past or present water heater problems? Explain: _____
- 109 _____
- 110 Is there a landscape watering system? If yes, type: automatic timer manual both
- 111 If yes, are you aware of any past or present problems with the landscape watering system?
- 112 Explain: Motor needs repair or Replaced
- 113 Are there any water treatment systems? (Check all that apply):
- 114 water filtration reverse osmosis water softener Other _____
- 115 Is water treatment system(s) owned leased (Attach a copy of lease if available.)
- 116 Are you aware of any past or present problems with the water treatment system(s)?
- 117 Explain: _____
- 118 _____

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Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

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

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

121 Swimming pool Spa Hot tub Sauna Water feature

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

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

124 Explain: Never used them

125 ELECTRICAL AND OTHER RELATED SYSTEMS:

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

127 _____

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

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

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

131 _____

132 Does the Property contain any of the following systems or detectors?(Check all that apply):

133 Smoke/fire detection Fire suppression (sprinklers) Carbon monoxide detector

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

135 _____

136 MISCELLANEOUS:

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

138 _____

139 Are you aware of or have you observed any of the following on the Property? (Check all that apply):

140 Scorpions Rabid animals Bee swarms Rodents Reptiles Bed Bugs Other: _____

141 Explain: had a bee hive try and nest under the fascia boards in one corner of the house, was extracted in 2022.

142 Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____

143 Name of service provider(s): Willcox Pest Control Date of last service: 01/10/2024

144 Are you aware of any work done on the Property, such as building, plumbing, electrical or other improvements or alterations or room conversions? **(If no, skip to line 156.)**

145 Explain: _____

146 _____

147 _____

148 _____

149 _____

150 Were permits for the work required? Explain: _____

151 If yes, were permits for the work obtained? Explain: _____

152 Was the work performed by a person licensed to perform the work? Explain: _____

153 Was approval for the work required by any association governing the property? Explain: _____

154 If yes, was approval granted by the association? Explain: _____

155 Was the work completed? Explain: _____

156 Are there any security bars or other obstructions to door or window openings? Explain: _____

157 Are you aware of any past or present problems with any built-in appliances? Explain: _____

158 _____

159 Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)

160 Explain: _____

161 _____

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Residential Seller's Property Disclosure Statement (SPDS) >>

UTILITIES

162 **DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?**
 YES NO

| | | PROVIDER |
|-----|--|--|
| 163 | <input checked="" type="checkbox"/> <input type="checkbox"/> | Electricity: <u>SSVEC</u> |
| 164 | <input checked="" type="checkbox"/> <input type="checkbox"/> | Fuel: <input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil <u>South West gas</u> |
| 165 | <input checked="" type="checkbox"/> <input type="checkbox"/> | Cable / Satellite: <u>Dish, Direct TV</u> |
| 166 | <input checked="" type="checkbox"/> <input type="checkbox"/> | Internet: <u>Valley Telecom</u> |
| 167 | <input type="checkbox"/> <input checked="" type="checkbox"/> | Telephone: |
| 168 | <input checked="" type="checkbox"/> <input type="checkbox"/> | Garbage Collection: <u>Southwest Disposal</u> |
| 169 | <input checked="" type="checkbox"/> <input type="checkbox"/> | Fire: <u>Willcox Fire Department</u> |
| 170 | <input type="checkbox"/> <input checked="" type="checkbox"/> | Irrigation: |
| 171 | <input type="checkbox"/> <input type="checkbox"/> | Water Source: |
| 172 | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water |
| 173 | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> Private well <input type="checkbox"/> Shared well If water source is a private or shared well, complete and attach |
| 174 | | Domestic Water 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.

- 178 Are you aware of any past or present drinking water problems? Explain: _____
- 179 _____
- 180 U.S. Postal Service delivery is available at: Property Cluster Mailbox Post Office Other _____
- 181 Are there any alternate power systems serving the Property? (If no, skip to line 190.)
- 182 If yes, indicate type (Check all that apply):
- 183 Solar Wind Generator Other _____
- 184 Are you aware of any past or present problems with the alternate power system(s)? Explain: _____
- 185 _____
- 186 Are any alternate power systems serving the Property leased? Explain: _____
- 187 _____
- 188 If yes, provide name and phone number of the leasing company (Attach copy of lease if available): _____
- 189 _____

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.

ENVIRONMENTAL INFORMATION

YES NO

- 192 Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
- 193 Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other
- 194 Explain: _____
- 195 Are you aware of any past or present issues or problems in close proximity to the Property related to any of
- 196 the following? (Check all that apply):
- 197 Soil settlement/expansion Drainage/grade Erosion Fissures Other _____
- 198 Explain: _____

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.

- 201 Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
- 202 Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal
- 203 Odors Nuisances Sand/gravel operations Other _____
- 204 Explain: _____
- 205 Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of,
- 206 or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?

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| | BUYER | BUYER |



Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

207 Are you aware if the Property is located in the vicinity of a public or private airport?
 208 Explain: _____

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.

214 Is the Property located in the vicinity of a military airport or ancillary military facility?
 215 Explain: _____

216 Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
 217 Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage
 218 Explain: _____

219 Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
 220 Superfund / WQARF / CERCLA Wetlands area Natural Area Open Spaces

221 Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
 222 If yes, describe location: _____

223 Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
 224 _____

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.

239 Are you aware of any portion of the Property ever having been flooded? Explain: _____
 240 _____

241 Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____
 242 _____

243 Are you aware of any past or present mold growth on the Property? If yes, explain: _____
 244 _____

SEWER/WASTEWATER TREATMENT

YES NO

245 Is the entire Property connected to a sewer?

246 If no, is a portion of the Property connected to a sewer? Explain: _____
 247 _____

248 If the entire Property or a portion of the Property is connected to a sewer, has a professional verified the sewer connection?
 249 If yes, how and when: _____

NOTICE TO BUYER: Contact a professional to conduct a sewer verification test.

251 Type of sewer: Public Private Planned and approved sewer system, but not connected

252 Name of Provider: _____

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Residential Seller's Property Disclosure Statement (SPDS) >>

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| 253 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present problems with the sewer? Explain: _____ |
| 254 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 267.) |
| 255 | | | If yes, the Facility is: <input checked="" type="checkbox"/> Conventional septic system <input type="checkbox"/> Alternative system; type: _____ |
| 256 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If the Facility is an alternative system, is it currently being serviced under a maintenance contract? |
| 257 | | | If yes, name of contractor: _____ Phone #: _____ |
| 258 | | | Approximate year Facility installed: _____ (Attach copy of permit if available.) |
| 259 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any repairs or alterations made to this Facility since original installation? |
| 260 | | | Explain: _____ |
| 261 | | | |
| 262 | | | Approximate date of last Facility inspection and/or pumping of septic tank: <u>2018, and to be done in 2024</u> |
| 263 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any past or present problems with the Facility? Explain: _____ |
| 264 | | | _____ |

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.

OTHER CONDITIONS AND FACTORS

267 What other material (important) information are you aware of concerning the Property that might affect the buyer's decision-making
 268 process, the value of the Property, or its use? Explain: _____
 269 _____

ADDITIONAL EXPLANATIONS

270 _____
 271 _____
 272 _____
 273 _____
 274 _____
 275 _____
 276 _____
 277 _____
 278 _____
 279 _____

280 **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's
 281 knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller
 282 to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges
 283 receipt of Residential Seller Disclosure Advisory titled *When in Doubt - Disclose*.

284 _____ 02/08/24 _____
 ^SELLER'S SIGNATURE MO/DA/YR ^SELLER'S SIGNATURE MO/DA/YR

285 **Reviewed and updated: Initials:** _____ / _____
 SELLER SELLER MO/DA/YR

286 **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual
 287 knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in
 288 regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to
 289 consider obtaining a home warranty protection plan.

290 **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1) the site
 291 of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, diagnosed as
 292 having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender.

293 **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer**
 294 **shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

295 _____
 ^BUYER'S SIGNATURE MO/DA/YR ^BUYER'S SIGNATURE MO/DA/YR

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