

Seller Property Disclosure

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FORM SERIAL NUMBER: 012959-200173-7041296

SECTION 1 of 4:

STREET ADDRESS: 17 Vinewood
CITY: Yellville **STATE:** Ar **ZIP CODE:** 72687
COUNTY: Marion Co

Purpose of Statement: This is a statement of conditions and information concerning the Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on the Property or the Property itself, other than occupying or having ownership of the Property.

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable." (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown." (7) **Seller should immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth changes prior to Closing.**

Seller's Statement: Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the date below. Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale of the Property.

Lead-Based Paint Disclosure should be on file if any structure or improvements including, without limitation, garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on Property was constructed prior to 1978.

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SECTION 1 of 4 (continued)

- Special Property Assessment: Amount \$ _____ Frequency: _____
- Homestead Tax Credit has been claimed for the tax year of _____
- A Tax Benefit (tax assessment frozen) for over 65 or handicapped status has been claimed by Seller.

Mandatory Property Owner's Association Dues:

Amount \$ _____

Frequency: _____

POA Contact Name _____

Phone Number: _____

POA has 1st Right of Refusal Option

Covered by association fee (check all that apply):

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Swimming pool | <input type="checkbox"/> Hot tub | | |
| <input type="checkbox"/> Playground | <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Tennis courts | <input type="checkbox"/> Fitness center |
| <input type="checkbox"/> Exterior maintenance | <input type="checkbox"/> Ground maintenance | <input type="checkbox"/> Garbage pickup | |
| <input type="checkbox"/> Termite contract | <input type="checkbox"/> Water | <input type="checkbox"/> Gas | <input type="checkbox"/> Other: _____ |

Shoreline Structures PERMITTING AGENCY: _____

- Boat Dock (Number of Slips _____) Piers, Decks (No. _____)
- Lifts (No. _____) Boardwalk Boat Ramp
- Personal Watercraft (PWC) (No. _____)

Condominium/Town Home, total number of parking spaces:

- Open (No. _____) Assigned (No. _____) Owned (No. _____)

These spaces are:

- Uncovered (No. _____) Covered (No. _____) Garage (No. _____)

Pool:

- | | | | |
|--|-----------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Above ground | <input type="checkbox"/> Inground | | |
| <input type="checkbox"/> Gunite/Concrete | <input type="checkbox"/> Liner | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Salt | <input type="checkbox"/> Chlorine | <input type="checkbox"/> Other _____ | |

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Concerning the Property referenced:

(N/A = Not Applicable)

12	To your knowledge, is the Property specially constructed or modified to permit access and use by a person with a physical disability?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
13	If the answer to Questions 10,11 or 12 was "Yes," to your knowledge were such structural changes done following issuance of a permit and in compliance with building codes?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
14	To your knowledge, are there any Bills of Assurance, deed restrictions, other obligations, or other use restrictions for the Property that a title search would not reveal?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
15	To your knowledge, are there any violations or nonconforming uses of the Property regarding zoning, land use restrictions or "setback" requirements or matters not disclosed in Question 14?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
16	To your knowledge, are there any notices of abatement or citations against the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
17	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
18	To your knowledge, are there any encroachments, easements, leases, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect the Property that a title search would not reveal?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
19	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning the Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
20	To your knowledge, are there any external noise problems or other nuisances that would not be normal for this type of Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
21	To your knowledge, are there any facts, circumstances or events on or around the Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of the Property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
22	To your knowledge, are there any defects in the appliances or the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

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Concerning the Property referenced:

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36	To your knowledge, has there been any damage to the Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
37	To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
38	To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to the Property or are there any pipeline rights-of-way or easements over or adjacent to the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
39	To your knowledge, are there any underground storage tanks of any kind located on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
40	To your knowledge, does the Property contain any exterior insulation finish system (EIFS) or synthetic stucco or similar components?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
41	To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect the Property or the occupants of the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
42	Is Seller aware of any unlawful chemical or drug substances or their manufacture within the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
43	To your knowledge, are there any notifications of environmental conditions about the Property from the EPA, governmental agencies, or some other source?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
44	To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
45	To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

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50	To your knowledge, are there lead-based paint or lead-based paint hazards on any structures or improvements to the Property built prior to 1978 including, without limitation, garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
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NOTICE: If question 50 is answered with “Yes” or “Unknown,” the Lead-Based Paint Disclosure must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

MOLD ENVIRONMENTAL CONDITIONS: *Mold, mildew, spores and other microscopic organisms and/or Allergens (collectively referred to as “mold”) are environmental conditions that are common in residential properties and may affect the Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.*

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.

51	To your knowledge, is there or has there ever been any past or present water intrusion?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A
52	To your knowledge, is there or has there ever been any presence of mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> N/A

If the answer to any of the questions 51-52 is yes, reference question number and provide explanation. (Attach additional sheets if necessary)

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SECTION 2 of 4: TO BE COMPLETED BY BUYER:

BUYER'S DISCLOSURE ACKNOWLEDGEMENT

Seller possesses no greater knowledge than that which could be obtained by inspection of the Property by potential buyers or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, OR OFFERING TO PURCHASE THE PROPERTY.**

We acknowledge receipt of a copy of this Seller Property Disclosure. We understand that the statements about the Property are true and correct to the best of Seller's knowledge as dated in Sections 1 and 2. It is not a warranty of any kind by seller or seller's agent and is not a substitute for any inspections buyer may wish to obtain.

If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials or access the State of Arkansas registered sexual offender website at <https://www.ark.org/offender-search/index.php> regarding such information.

Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning the Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about the Property, as desired by Buyer, and (ii) visit with applicable law enforcement authorities about possible prior illegal activity on or about the Property.

If the location of the Property being in a Flood or Flood Prone area is of concern to Buyer, Buyer may access FEMA (Federal Emergency Management Authority) at <https://www.fema.gov/flood-maps> mortgage lender may 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 but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, you should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this Property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

If question 50 is answered with "Yes" or "Unknown," the Lead-Based Paint Disclosure must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

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SECTION 3 of 4: If this Seller Property Disclosure is dated more than 10 business days prior to an accepted contract, Seller will update this document WITHIN THREE (3) BUSINESS DAYS OF ACCEPTED REAL ESTATE CONTRACT AND WILL BE SIGNED AND DATED BY ALL PARTIES TO THIS TRANSACTION.

If Seller Property Disclosure is dated 10 or less business days prior to an accepted contract, Section 3 is not applicable.

Seller has reviewed all previously answered questions above and acknowledge there are:

- No changes.
- Changes (**Reference question number and provide explanation. Attach additional sheets if necessary**).

Submitted by:

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Seller

Seller

(month) _____ (day) _____, (year) _____, at _____ (a.m.) (p.m.)

Received by:

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Buyer

Buyer

(month) _____ (day) _____, (year) _____, at _____ (a.m.) (p.m.)