RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated: February 2023

ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.

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REALTOR® EQUAL HOUSING OPPORTUNITY

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: Robert & Donna Granholm
4. _____ Date Acquired: 11/18/2015
5. PROPERTY ADDRESS: 50017 N Eagle ~~Vie~~ View Dr (STREET ADDRESS) Aguila (CITY) AZ (STATE) 85320 (ZIP)
6. Does the Property include any leased land? ☐ Yes ☒ No
7. Explain: N/A
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? N/A Expiration date of current lease: N/A (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: N/A
17. _____
18. Are you aware of any regulations surrounding length of time for rentals? ☐ Yes ☐ No Explain: N/A
19. _____
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: 1973. 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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NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov

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

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.

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

BUILDING AND SAFETY INFORMATION

YES	NO	
		ROOF / STRUCTURAL:

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

		Approximate age of roof? Not Known
☒	☐	Are you aware of any past or present roof leaks? Explain: No leaks observed on house but during heavy downpour have see some minor leaks on patio roof area
☐	☒	Are you aware of any other past or present roof problems? Explain:
☒	☐	Are you aware of any roof repairs? Explain: Roof has been treated with white roof sealer
☐	☒	Is there a roof warranty? (Attach a copy of warranty if available.)
☐	N/A	If yes, is the roof warranty transferable? Cost to transfer:
☒	☐	Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: Master bedroom floor has some creaking on west side
☐	☒	Are you aware of any past or present cracks or settling involving the foundation, exterior walls or slab? Explain:
☐	☒	Are you aware of any chimney or fireplace problems, if applicable? Explain:
☐	☒	Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply): ☐ Flood ☐ Fire ☐ Wind ☐ Expansive soil(s) ☐ Water ☐ Hail ☐ Other
		Explain:
		WOOD INFESTATION:

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

		Are you aware of any of the following:
☐	☒	Past presence of termites or other wood destroying organisms on the Property?
☐	☒	Current presence of termites or other wood destroying organisms on the Property?
☐	☒	Past or present damage to the Property by termites or other wood destroying organisms?
		Explain:
☐	☒	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.)**
		If yes, date last treatment was performed:
		Name of treatment provider(s):
☐	☒	Is there a treatment warranty? (Attach a copy of warranty if available.)
☐	☒	If yes, is the treatment warranty transferable? Cost to transfer: .

	YES	NO	
105.			HEATING & COOLING:
106.			Heating: Type(s) Forced Air
107.			Approximate Age(s) unknown
108.			Cooling: Type(s) none
109.			Approximate Age(s)
110.	☐	X	Are you aware of any past or present problems with the heating or cooling system(s)?
111.			Explain:
112.			PLUMBING:
113.	X	☐	Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, PEX or polybutylene?
114.			If yes, identify: PEX
115.	☐	X	Are you aware of any past or present plumbing problems? Explain:
116.			
117.	☐	X	Are you aware of any water pressure problems? Explain:
118.			Type of water heater(s): X Gas ☐ Electric ☐ Solar ☐ Tankless Approx. Age(s):
119.	☐	X	Are you aware of any past or present water heater problems? Explain:
120.			heater replaced 2023
121.	☐	X	Is there a landscape watering system? If yes, type: ☐ Automatic Timer ☐ Manual ☐ Both
122.	☐	X	If yes, are you aware of any past or present problems with the landscape watering system?
123.			Explain:
124.	☐	X	Are there any water treatment systems? (Check all that apply):
125.			☐ Water Filtration ☐ Reverse Osmosis ☐ Water Softener ☐ Other
126.			Is water treatment system(s) ☐ Owned ☐ Leased (Attach a copy of lease if available.)
127.	☐	X	Are you aware of any past or present problems with the water treatment system(s)?
128.			Explain:
129.			SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:
130.	☐	☐	Does the Property contain any of the following? (Check all that apply):
131.			☐ Swimming pool ☐ Spa ☐ Hot tub ☐ Sauna ☐ Water feature
132.	☐	☐	If yes, are either of the following heated? ☐ Swimming pool ☐ Spa If yes, type of heat:
133.	☐	N/A	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
134.			Explain:
135.	☐	☐	Are you aware if a swimming pool was: ☐ Removed ☐ Capped/decked over ☐ Filled
136.			Explain:
137.	☐	☐	Do you lease any pool equipment? Explain:
138.			
139.			**ELECTRICAL AND OTHER RELATED SYSTEMS:**
140.	X	☐	Are you aware of the type of wiring? (Check all that apply): X Copper ☐ Aluminum ☐ Other
141.	☐	X	Are you aware of any past or present problems with the electrical system? Explain:
142.			
143.	☐	X	Is there a charging station for an electric vehicle? If yes, ☐ Owned ☐ Leased (Attach a copy of lease if available.)
144.	☐	X	Is there a security system? If yes, is it (Check all that apply):
145.			☐ Owned ☐ Leased (Attach a copy of lease if available.) ☐ Monitored ☐ Other
146.	☐	X	Are you aware of any past or present problems with the security system? Explain:
147.			>>

	YES	NO	
148.	X	☐	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.	☐	X	If yes, are you aware of any past or present problems with the above systems? Explain:
151.			
152.			**MISCELLANEOUS:**
153.	☐	X	Are you aware of any animals/pets that have resided in the Property? If yes, what kind:
154.			horses & dog
155.	☐	X	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.	☐	X	Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often:
159.			Name of service provider(s): Date of last service:

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

169.	X	☐	Are you aware of any work performed on the Property, such as building, plumbing, electrical or other improvements
170.			or alterations or room conversions? **(If no, skip to line 186.)**
171.	☐	X	Are you aware if permits for the work were obtained? Explain:
172.	X	☐	Was the work performed by a person licensed to perform the work? Explain:
173.	☐	X	Was approval for the work required by any association governing the Property? Explain:
174.	☐	N/A	If yes, was approval granted by the association? Explain:
175.	☐		Was the work completed? Explain:
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
177.			
178.	JB Contracting	unknown	plumbing & painting
179.			
180.			
181.			
182.			

183. Explain:
184.
185.

186.	X	☐	Are there any security bars or other obstructions to door or window openings? Explain: Security bar back door
187.			If there are security bars, are quick releases installed in the bedrooms? Explain:
188.	☐	X	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. X	☐	Cable / Satellite:	Fibre — Table Top
192. X	☐	Electricity:	APS
193. X	☐	Fire:	Agoila community Fire service
194.		X Public ☐ Private	
195. ☐	X	Flood Irrigation:	
196. X	☐	Fuel: X Natural gas ☐ Propane ☐ Oil	
197.		If propane tank, ☐ Owned ☐ Leased (Attach a copy of lease if available.)	
198. ☐	X	Garbage Collection:	
199.		☐ Public ☐ Private	
200. X	☐	Internet:	
201. ☐	X	Telephone:	
202. X	☐	Water Source:	Aguila water service
203.		☐ Public X Private water co. ☐ Hauled water	
204.		X Private well ☐ Shared well If water source is a private or shared well, complete and attach Domestic Water	
205.		Well/Water Use Addendum.	

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

209. ☐	X	Are you aware of any past or present drinking water problems? Explain:
210.		
211. X	☐	U.S. Postal Service delivery is available at: ☐ Property X Post Office ☐ Other
212.		☐ Cluster Mailbox, Box Number _____ Location
213. ☐	X	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. ☐	X	Are you aware of any past or present problems with the alternate power system(s)? Explain:
217.		
218. ☐	X	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.		

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

SEWER/WASTEWATER TREATMENT

YES	NO	
224. ☐	X	Is the entire Property connected to a sewer?
225. X	☐	If no, is a portion of the Property connected to a sewer? Explain: House serviced by septic system
226.		
227. ☐ N/A		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:
229. ☐	X	Is there a lift pump? Explain:

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Residential Seller's Property Disclosure Statement (SPDS)
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Initials> BUYER | BUYER

TRANSACTIONS TransactionDesk Edition

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

YES	NO	
		Type of sewer: ☐ Public ☒ Private ☐ Planned and approved sewer system, but not connected
		Name of Provider: _____
☐	☒	Are you aware of any past or present problems with the sewer? Explain: _____
☒	☐	Is the Property served by a septic/On-Site Wastewater Treatment Facility? **(If no, skip to line 250.)**
		If yes, the Facility is: ☒ Conventional septic system ☐ Alternative system; type: _____
		Number of Facilities: 1
☐	☒	If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
		If yes, name of contractor: _____ Phone #: _____
		Approximate year Facility was installed: _____ (Attach copy of permit if available.)
☐	☒	Are you aware of any repairs or alterations made to this Facility since original installation?
		Explain: _____
		_____
		Approximate date of last Facility inspection and/or pumping of septic tank: _____
☐	☒	Are you aware of any past or present problems with the Facility? Explain: _____
		_____
☐	☒	Are you aware if a Facility was: ☐ Abandoned ☐ Capped ☐ Removed
		Explain: _____

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	
☐	☒	Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
		☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Dampness/moisture ☐ Other
		Explain: _____
☐	☒	Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply):
		☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other _____
		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.

YES	NO	
☐	☒	Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
		☐ Airport noise ☐ Traffic noise ☐ Rail line noise ☐ Neighborhood noise ☐ Landfill ☐ Toxic waste disposal
		☐ Odors ☐ Nuisances ☐ Sand/gravel operations ☐ Other _____
		Explain: _____
☐	☒	Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?
☒	☐	Are you aware if the Property is located in the vicinity of a public or private airport?
		Explain: private airport located a couple miles south of property

YES	NO	
		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.
☐	☒	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: _____
		_____

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

What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making process, the value of the Property, or its use? Explain: None

ADDITIONAL EXPLANATIONS

>>

309. _____

310. _____

311. _____

312. _____

313. _____

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

318. Bob Granholm 10/25/26 | Donna J Granholm 10/25/26

319. ^ SELLER'S SIGNATURE MO/DA/YR | ^ SELLER'S SIGNATURE MO/DA/YR

Robert B. Granholm | Donna J. Granholm

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

324. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1)
325. the 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,
326. diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the
327. vicinity of a sex offender.

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

330.

331. ^ BUYER'S SIGNATURE MO/DA/YR | ^ BUYER'S SIGNATURE MO/DA/YR

332. **NOTICE TO SELLER AND BUYER: In the event Seller needs to update any disclosures contained herein, the Arizona**
333. **Association of REALTORS® Notice/Disclosure form is available for this purpose.**

Arizona Association of REALTORS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (SALES)

Document updated: January 2009

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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.

REALTOR® EQUAL HOUSING OPPORTUNITY

1. Premises Address: 50017 N Eagle Vie Dr Aguila AZ 85320

2. **Lead Warning Statement:** Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is
3. notified that such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead
4. poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced
5. intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
6. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk
7. assessments or inspections in the seller's possession and to notify the buyer of any known lead-based paint hazards. A risk assessment or
8. inspection for possible lead-based paint or lead-based paint hazards is recommended prior to purchase.

1. SELLER'S DISCLOSURE (Seller must complete and initial sections a, b and c below)

9. (a) Lead-based paint and/or lead-based paint hazards (check either 1 or 2 below):
10. 1. ☐ Seller is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included
11. in this sale. (Explain) _____
12. 2. ☒ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included
13. in this sale.
14. (SELLER'S INITIALS REQUIRED) BK _____ SELLER _____ SELLER

15. (b) Records and reports available to the seller (check either 1 or 2 below):
16. 1. ☐ Seller has provided the buyer with all available records and reports relating to lead-based paint and/or lead-based paint hazards in
17. the residence(s) and building(s) included in the sale. (List documents) _____
18. 2. ☒ Seller has no reports or records relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s)
19. included in this sale.
20. (SELLER'S INITIALS REQUIRED) BK _____ SELLER _____ SELLER

21. (c) Seller acknowledges Seller's obligation to disclose to any real estate agent(s) to whom the seller directly or indirectly is to pay compensation
22. with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be
23. sold, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be sold.Seller
24. further acknowledges that this disclosure accurately reflects the entirety of the information provided by the seller to the agent(s) with regard to
25. lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.
26. (SELLER'S INITIALS REQUIRED) _____ SELLER _____ SELLER

2. BUYER'S ACKNOWLEDGMENT (Buyer must complete and initial sections a, b and c below)

27. (a) Buyer has read the information set forth above, and has received copies of the reports, records, or other materials listed above, if any.
28. (BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

29. (b) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.
30. (BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

31. (c) Buyer has (check one):
32. ☒ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the
33. presence of lead-based paint and/or lead-based paint hazards; or
34. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
35. lead-based paint hazards.
36. (BUYER'S INITIALS REQUIRED) _____ BUYER _____ BUYER

3. AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the seller or the listing agent with regard to the transaction contemplated in this disclosure must initial below.)

37. The agent(s) whose initials appear below has (have) ensured the seller's compliance under the Residential Resale Lead-Based Paint Hazard
38. Reduction Act of 1992 by the seller's use and completion of this disclosure form.
39. (AGENT'S INITIALS REQUIRED) _____ LISTING AGENT _____ COOPERATING AGENT

40. **Certification of Accuracy:** By signing below, each signatory acknowledges that he or she has reviewed the above information, and
41. certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.

42. Robert L Granholm 10/25/26
^ SELLER'S SIGNATURE Robert L Granholm MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

43. Donna J Granholm 10/25/26
^ SELLER'S SIGNATURE Donna J. Granholm MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

44. ^ LISTING AGENT'S SIGNATURE MO/DA/YR ^ COOPERATING AGENT'S SIGNATURE MO/DA/YR
John L Payne

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