

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

Document updated:
February 2017

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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 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:** 4464 E Cortez St Phoenix AZ 85028-2315
(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:** Wray Survivors Trust Date Purchased: 3-20-1985
9. The Property is currently: ☐ Owner-occupied ☐ Leased ☐ Estate ☐ Foreclosure ☒ Vacant If vacant, how long? August 2009
10. If a rental property, how long? _____ Expiration date of current lease: _____ (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: 1981 . 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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Residential Seller's Property Disclosure Statement (SPDS)
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BUYER

BUYER

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Phone: 602.315.4104 Fax: 480.422.6800 John Payne

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Betty R Wray



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	YES	NO	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware if there are any association(s) governing the Property?
23.			If yes, provide contact(s) information: Name: <u>AMCOR Prop. Prof. Inc.</u> Phone #: <u>480 948-5860</u>
24.			Name: <u>Robin Thomas</u> Phone #: _____
25.			If yes, are there any fees? How much? \$ <u>102.00</u> How often? <u>monthly</u>
26.			How much? \$ _____ How often? _____
27.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any association fees payable upon transfer of the Property? Explain: <u>See HOA addendum</u>
28.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any proposed or existing association assessment(s)? Explain: _____
29.	<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)?
30.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explain: _____
31.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any of the following recorded against the Property? (Check all that apply):
32.			<input type="checkbox"/> Judgment liens <input type="checkbox"/> Tax liens <input type="checkbox"/> Other non-consensual liens
33.			Explain: _____
34.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any assessments affecting this Property? (Check all that apply):
35.			<input type="checkbox"/> Paving <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Other
36.			Explain: _____
37.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any title issues affecting this Property? (Check all that apply):
38.			<input type="checkbox"/> Recorded easements <input type="checkbox"/> Use restrictions <input type="checkbox"/> Lot line disputes <input type="checkbox"/> Encroachments
39.			<input type="checkbox"/> Unrecorded easements <input type="checkbox"/> Use permits <input type="checkbox"/> Other _____
40.			Explain: _____
41.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?
42.			If yes, provide the name of the CFD: _____
43.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any public or private use paths or roadways on or across the Property?
44.			Explain: _____
45.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any problems with legal or physical access to the Property? Explain: _____
46.			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
47.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If privately maintained, is there a recorded road maintenance agreement? Explain: _____
48.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any violation(s) of any of the following? (Check all that apply):
49.			<input type="checkbox"/> Zoning <input type="checkbox"/> Building Codes <input type="checkbox"/> Utility Service <input type="checkbox"/> Sanitary health regulations
50.			<input type="checkbox"/> Covenants, Conditions, Restrictions (CC&R's) <input type="checkbox"/> Other _____ (Attach a copy of notice(s) of violation if available.)
51.			Explain: _____
52.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any homeowner's insurance claims having been filed against the Property? <u>1-2008 loose water hose</u>
53.			Explain: <u>on softener flooded garage 8-2008 Micro burst damaged trees hit upstairs</u>
54.			<u>etc.</u>
55.			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.
56.			
57.			
58.			
59.			
60.			
61.			

BUILDING AND SAFETY INFORMATION

	YES	NO	ROOF / STRUCTURAL:
62.			NOTICE TO BUYER: Contact a professional to verify the condition of the roof.
63.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present roof leaks? Explain: <u>Upstairs w. BR roof leak - plywood replaced</u>
64.			<u>+ new underlayer installed on whole roof 2008</u>
65.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware of any other past or present roof problems? Explain: _____
66.			
67.			



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YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Are you aware of any roof repairs? Explain: <u>New plywood when roof under layer was replaced sec line 164</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	69. Is there a roof warranty? (Attach a copy of warranty if available.) <u>Attached KYKO</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	70. If yes, is the roof warranty transferable? Cost to transfer <u>X</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	71. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	72. Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	73. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	74. Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
		75. <input type="checkbox"/> Flood <input type="checkbox"/> Fire <input type="checkbox"/> Wind <input type="checkbox"/> Expansive soil(s) <input type="checkbox"/> Water <input type="checkbox"/> Hail <input type="checkbox"/> Other _____
		76. Explain: _____
WOOD INFESTATION:		
		77. Are you aware of any of the following:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	78. Past presence of termites or other wood destroying organisms on the Property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	79. Current presence of termites or other wood destroying organisms on the Property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	80. Past or present damage to the Property by termites or other wood destroying organisms?
		81. Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	82. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?
		83. If yes, date last treatment was performed: _____
		84. Name of treatment provider(s): _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	85. Is there a treatment warranty? (Attach a copy of warranty if available.)
<input type="checkbox"/>	<input type="checkbox"/>	86. If yes, is the treatment warranty transferable?
<div style="border: 1px solid black; padding: 5px;"> NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history. www.sb.state.az.us </div>		
HEATING & COOLING:		
		87. Heating: Type(s) <u>Electric</u>
		88. Approximate Age(s) <u>9 yrs + 11 yrs</u>
		89. Cooling: Type(s) <u>Electric</u>
		90. Approximate Age(s) <u>9 yrs + 11 yrs</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	91. Are you aware of any past or present problems with the heating or cooling system(s)?
		92. Explain: _____
PLUMBING:		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	93. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
		94. If yes, identify: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	95. Are you aware of any past or present plumbing problems? Explain: <u>R. Side kitchen sink slow drain - garbage disposal needs replaced, Upstairs toilet valve leaks,</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	96. Are you aware of any water pressure problems? Explain: _____
		97. Type of water heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Solar Approx. age(s): _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	98. Are you aware of any past or present water heater problems? Explain: <u>Replaced 2009 when loose water softener hose got water heater elements wet</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	99. Is there a landscape watering system? If yes, type: <input checked="" type="checkbox"/> automatic timer <input type="checkbox"/> manual <input type="checkbox"/> both
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100. If yes, are you aware of any past or present problems with the landscape watering system?
		101. Explain: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	102. Are there any water treatment systems? (Check all that apply):
		103. <input checked="" type="checkbox"/> water filtration <input type="checkbox"/> reverse osmosis <input checked="" type="checkbox"/> water softener <input type="checkbox"/> Other _____
		104. Is water treatment system(s) <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased (Attach a copy of lease if available.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	105. Are you aware of any past or present problems with the water treatment system(s)?
		106. Explain: _____

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BUYER	BUYER
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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: Hot tub - propane
123. ☒ ☐ Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
124. Explain: Pool leak suspect in light
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: No
135. _____
136. **MISCELLANEOUS:**
137. ☒ ☐ Are you aware of any animals/pets that have resided in the Property? If yes, what kind: Dogs
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: _____
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): Sexton - monthly spray Date of last service: June 27 2017
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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BUYER	BUYER



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

162. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES NO

PROVIDER

163. ☒ ☐ Electricity: APS
164. ☐ ☒ Fuel: ☐ Natural gas ☐ Propane ☐ Oil
165. ☐ ☒ Cable / Satellite:
166. ☐ ☒ Internet:
167. ☐ ☒ Telephone:
168. ☒ ☐ Garbage Collection: City of Phoenix
169. ☒ ☐ Fire: City of Phoenix
170. ☐ ☒ Irrigation:
171. ☒ ☐ Water Source:
172. ☒ ☐ ☒ Public ☐ Private water co. ☐ Hauled water City of Phoenix
173. ☐ Private well ☐ Shared well If water source is a private or shared well, complete and attach
174. Domestic Water Well/Water Use Addendum.

175. **NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider,**

176. **the Arizona Department of Water Resources may not have made a water supply determination.**

177. **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. _____

ENVIRONMENTAL INFORMATION

YES NO

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

197. **NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member**

198. **of the public in printed or electronic format upon request and on its website at www.azre.gov.**

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

205. **NOTICE TO BUYER: The Arizona Board of Technical Registration (BTR) maintains a list of unremediated sites**

206. **at www.azbtr.gov. To determine if the property was once on the list but has been remediated, contact the BTR.**

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BUYER	BUYER
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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: Scottsdale Airport

209. **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 Spaces221. ☐ ☒ 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. _____

225. **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: Garage from loose hose on water softener241. ☒ ☐ Are you aware of any water damage or water leaks of any kind on the Property? Explain: Upstairs W. BR ceiling Master bedroom N. sink under cabinet243. ☒ ☐ Are you aware of any past or present mold growth on the Property? If yes, explain: Master bedroom sink cabinet**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? If yes, how and when: _____250. **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 connected252. Name of Provider: City of Phoenix

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BUYER

BUYER



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

YES NO

253. ☐ ☒ Are you aware of any past or present problems with the sewer? Explain: _____
254. ☐ ☒ Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 267.)
255. If yes, the Facility is: ☐ Conventional septic system ☐ Alternative system; type: _____
256. ☐ ☐ 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. ☐ ☐ 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: _____
263. ☐ ☐ 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 process, the value of the Property, or its use? Explain: Post bee investigation on balcony eve - hive removed, area sprayed + filler boards installed
269. _____

ADDITIONAL EXPLANATIONS

270. Occasional golf ball in backyard
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 knowledge as of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges receipt of Residential Seller Disclosure Advisory titled *When in Doubt — Disclose*.

284. Leona Nichols Trustee 6-28-17
 X SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR
 Leona Nicole

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 knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to 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 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 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 shall deliver to Seller written notice of the items disapproved as provided in the Contract.

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

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BUYER	BUYER

