

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

Document updated:
October 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

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

3. **PROPERTY ADDRESS:** 35635 N Meander Way Carefree AZ 85377
(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 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:** MIMI & SANDY FURMAN Date Purchased: MARCH 2009

9. The Property is currently: Owner-occupied Leased Estate Foreclosure Vacant If vacant, how long? 5 MONTHS

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: 1992. 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 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.

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Initials>		
	BUYER	BUYER



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21. 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: _____

22. YES NO Are you aware if there are any association(s) governing the Property?

23. YES NO If yes, provide contact(s) information: Name: _____ Phone #: _____

24. YES NO Name: _____ Phone #: _____

25. YES NO If yes, are there any fees? How much? \$ _____ How often? _____

26. YES NO How much? \$ _____ How often? _____

27. YES NO Are you aware of any association fees payable upon transfer of the Property? Explain: _____

28. YES NO Are you aware of any proposed or existing association assessment(s)? Explain: _____

29. YES NO Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?

30. YES NO Explain: _____

31. YES NO Are you aware of any of the following recorded against the Property? (Check all that apply):

32. YES NO Judgment liens Tax liens Other non-consensual liens

33. YES NO Explain: _____

34. YES NO Are you aware of any assessments affecting this Property? (Check all that apply):

35. YES NO Paving Sewer Water Electric Other

36. YES NO Explain: _____

37. YES NO Are you aware of any title issues affecting this Property? (Check all that apply):

38. YES NO Recorded easements Use restrictions Lot line disputes Encroachments

39. YES NO Unrecorded easements Use permits Other

40. YES NO Explain: **3' UTILITY EASEMENT AT PROPERTY REAR**

41. YES NO Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?

42. YES NO If yes, provide the name of the CFD: _____

43. YES NO Are you aware of any public or private use paths or roadways on or across the Property?

44. YES NO Explain: **SEE 40 ABOVE**

45. YES NO Are you aware of any problems with legal or physical access to the Property? Explain: _____

46. YES NO The road/street access to the Property is maintained by the County City Homeowners' Association Privately

47. YES NO If privately maintained, is there a recorded road maintenance agreement? Explain: _____

48. YES NO Are you aware of any violation(s) of any of the following? (Check all that apply):

49. YES NO Zoning Building Codes Utility Service Sanitary health regulations

50. YES NO Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) of violation if available.)

51. YES NO Explain: _____

52. YES NO Are you aware of any homeowner's insurance claims having been filed against the Property?

53. YES NO Explain: _____

54. 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. YES NO NOTICE TO BUYER: Contact a professional to verify the condition of the roof.

64. YES NO Are you aware of any past or present roof leaks? Explain: **ROOF RECOATED IN 3/9/2010**

65. YES NO **NOTE 5 YEAR WARRANTY ATTACHED**

66. YES NO Are you aware of any other past or present roof problems? Explain: **SEE ATTACHED INSPECTION REPORT & CONTRACT TO RECOAT CASITA ROOF & REPLACE MAIN HOUSE ROOF COMPLETELY >>**

67. YES NO

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68. YES NO Are you aware of any roof repairs? Explain: SEE Q4 TO Q7 ABOVE

69. YES NO Is there a roof warranty? (Attach a copy of warranty if available.)

70. YES NO If yes, is the roof warranty transferable? Cost to transfer NONE

71. YES NO Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: SEE ATTACHED

72. YES NO INSPECTION REPORT

73. YES NO Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: SEE

74. YES NO ATTACHED INSPECTION REPORT

75. YES NO Are you aware of any chimney or fireplace problems, if applicable? Explain: SEE ATTACHED

76. YES NO INSPECTION REPORT

77. YES NO Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):

78. Flood Fire Wind Expansive soil(s) Water Hail Other

79. Explain: ROOF RECOATED TO FIX HAIL DAMAGE IN 2010

80. **WOOD INFESTATION:**

81. Are you aware of any of the following:

82. YES NO Past presence of termites or other wood destroying organisms on the Property? ATOMIC PEST CONTROL: 2015

83. YES NO Current presence of termites or other wood destroying organisms on the Property?

84. YES NO Past or present damage to the Property by termites or other wood destroying organisms?

85. Explain: PROPERTY TREATED IN 2015 W/ 2 YR WARRANTY

86. SEE ATTACHED REPORT & CONTRACT TO RETREAT

87. YES NO Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?

88. If yes, date last treatment was performed: SEE Q10 ABOVE

89. Name of treatment provider(s): PROTECTION TERMITE CONTROL

90. YES NO Is there a treatment warranty? (Attach a copy of warranty if available.) PENDING

91. YES NO If yes, is the treatment warranty transferable?

92. **NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history.**

93. **HEATING & COOLING:**

94. Heating: Type(s) SEE ATTACHED REPORT FROM

95. Approximate Age(s) HANNOON HEATING & COOLING

96. Cooling: Type(s) SEE ATTACHED INSPECTION REPORT

97. Approximate Age(s) SEE ATTACHED INSPECTION REPORT

98. YES NO Are you aware of any past or present problems with the heating or cooling system(s)?

99. Explain: NOTE ABOVE & ATTACHED REPAIR INVOICE

100. **PLUMBING:**

101. YES NO Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?

102. If yes, identify: COPPER

103. YES NO Are you aware of any past or present plumbing problems? Explain: SEE ATTACHED

104. INSPECTION REPORT

105. YES NO Are you aware of any water pressure problems? Explain: SEE ATTACHED INSP. REPORT

106. Type of water heater(s): Gas Electric Solar Approx. age(s):

107. YES NO Are you aware of any past or present water heater problems? Explain: WATER HEATER

108. REPLACED JANUARY 2018

109. YES NO Is there a landscape watering system? If yes, type: automatic timer manual both

110. YES NO If yes, are you aware of any past or present problems with the landscape watering system?

111. Explain: _____

112. YES NO Are there any water treatment systems? (Check all that apply):

113. water filtration reverse osmosis water softener Other _____

114. YES NO Is water treatment system(s) owned leased (Attach a copy of lease if available.)

115. YES NO Are you aware of any past or present problems with the water treatment system(s)?

116. Explain: _____

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119. YES NO

120. **SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:**

121. Does the Property contain any of the following? (Check all that apply):
 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?
 Explain: ALL PAST PROBLEMS HAVE BEEN CORRECTED

124. _____

125. **ELECTRICAL AND OTHER RELATED SYSTEMS:**

126. Are you aware of any past or present problems with the electrical system? Explain: SEE ATTACHED
INFORMATION REPORT

127. _____

128. Is there a security system? If yes, is it (Check all that apply):
 Leased (Attach copy of lease if available.) Owned Monitored Other _____

129. _____

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

133. _____

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

140. _____

141. Explain: _____

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

143. Name of service provider(s): SONORAN PEST CONTROL Date of last service: NOV 2018

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. _____

146. Explain: LOWER LEVEL BATHROOM

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: NO TRAY

158. DISPOSER WITH TRASH WASHER

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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UTILITIES

162. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES	NO		PROVIDER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity	APG
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fuel: <input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil	COO THURST CAS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable / Satellite: <u>COX</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Internet: <u>COX</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone: <u>COX</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage Collection: <u>WASTE MANAGEMENT</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire: <u>CHANDLER</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Source:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water	CAPITOL WATER
	<input type="checkbox"/>	<input type="checkbox"/> Private well <input type="checkbox"/> Shared well	

If water source is a private or shared well, complete and attach 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, the Arizona Department of Water Resources may not have made a water supply determination.
 176. **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. SUNPOWER 800 700 1693

190. **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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
		<input checked="" type="checkbox"/> Soil settlement/expansion <input type="checkbox"/> Drainage/grade <input type="checkbox"/> Erosion <input type="checkbox"/> Fissures <input type="checkbox"/> Dampness/moisture <input type="checkbox"/> Other
		Explain: <u>SEE INSPECTION REPORT</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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):
		<input checked="" type="checkbox"/> Soil settlement/expansion <input checked="" type="checkbox"/> Drainage/grade <input type="checkbox"/> Erosion <input type="checkbox"/> Fissures <input type="checkbox"/> Other
		Explain: <u>SEE INSPECTION REPORT</u>
		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 .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
		<input type="checkbox"/> Airport noise <input type="checkbox"/> Traffic noise <input type="checkbox"/> Rail line noise <input type="checkbox"/> Neighborhood noise <input type="checkbox"/> Landfill <input type="checkbox"/> Toxic waste disposal
		<input type="checkbox"/> Odors <input type="checkbox"/> Nuisances <input type="checkbox"/> Sand/gravel operations <input type="checkbox"/> Other _____
		Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?

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207. YES NO Are you aware if the Property is located in the vicinity of a public or private airport?
208. Explain: _____

209. **NOTICE TO SELLER AND BUYER: Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer**
210. **if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated**
211. **on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record**
212. **a document at the County Recorder's Office disclosing if the Property is under restricted air space and to**
213. **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. _____

225. **NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in**
226. **connection with your purchase of this property. The National Flood Insurance Program provides for the**
227. **availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding**
228. **in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance**
229. **Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in**
230. **changes to flood insurance premiums that are likely to be higher, and in the future may be substantially**
231. **higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result,**
232. **purchasers of property should not rely on the premiums paid for flood insurance on this property previously**
233. **as an indication of the premiums that will apply after completion of the purchase. In considering purchase of**
234. **this property you should consult with one or more carriers of flood insurance for a better understanding of**
235. **flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior**
236. **owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the**
237. **purchase of flood insurance for the property. You may also wish to contact the Federal Emergency**
238. **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

245. YES NO 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: _____

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 connected

252. Name of Provider: _____

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BUYER	BUYER



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253. YES NO 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: SYSTEM CLEANED OUT WITHIN THE YEAR NOV 2017
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: W/OO REQUIRED
264. _____

265. **NOTICE TO SELLER AND BUYER:** The Arizona Department of Environmental Quality requires a Pre-Transfer
 266. 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: AWNING OVER KITCHEN PATIO
269. _____

ADDITIONAL EXPLANATIONS

270. ATTACHING CHURCH HOMES INVOICE #15
271. DETAILING CORRECTIVE MEASURES
272. COMPLETED ON THE FOLLOWING:
273. 1. POOL GATES 2. REGRADING 3. NEW PRESSURE
274. RELIEF VALVE 4. CLEANED STRAINERS
275. 5. REPAIRED LEAKY DRAIN 6. TIGHTENED KITCHEN
276. SINK 7. REPLACED BAR SINK 8. TIGHTENED
277. CASITA TRAVEL 9. ELECTRICAL WIRE REPAIRS
278. 10. REPLACE DOOR AGE DOOR PANELS 11. SELF
279. DOOR HINGES FOR DOOR TO ADUCE 12. FRENCH
280. POOL GATES IN JACUZZI ACCESS DOOR 14. SEAL
281. SHOWER VES

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. [Signature] 11/8/2018 [Signature] 11/8/18
 SELLER'S SIGNATURE MO/DA/YR SELLER'S SIGNATURE MO/DA/YR
 Sandford Furman Mimi Furman

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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BUYER	BUYER

