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

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

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

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

If you are using the Arizona Association of REALTORS® (“AAR”) Residential Resale Real Estate Purchase Contract, the seller is required to deliver “a completed AAR Residential SPDS form to the Buyer within five (5) days after Contract acceptance.” If the Seller does not provide the SPDS as the Contract requires, the Seller is potentially in breach of the Contract, thereby enabling the Buyer to cancel the transaction and receive the earnest money deposit.

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

3. PROPERTY ADDRESS: ____________________________________________________________
   (STREET ADDRESS) ____________________________________________________________
   (CITY) ____________________________________________________________
   (STATE) ____________________________________________________________
   (ZIP) ____________________________________________________________

4. Does the property include any leased land? □ Yes □ No
   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: _____________________________________________
   Date Purchased: ____________________________________________________________

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

10. If a rental property, how long? Expiration date of current lease: ______________________

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

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

13. Is the legal owner(s) of the Property a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)? □ 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
   Explain: ____________________________________________________________

18. NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of information about 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.

<<

Residential Seller’s Property Disclosure Statement (SPDS)
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Initials> ____________________________________________________________
BUYER BUYER

Camelback Real Estate Associates Inc. 6617 North Scottsdale Road #101 Scottsdale, Arizona 85250
Phone: (480)-550-9150 Fax: (480) 550-9150 Brian Felker
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

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

24. NO □ If yes, are there any fees? How much? $_________ How often? __________________________

25. NO □ Are you aware of any association fees payable upon transfer of the Property? Explain: __________________________

26. NO □ Are you aware of any proposed or existing association assessment(s)? Explain: __________________________

27. NO □ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)? Explain: __________________________

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

   Judgment liens   Tax liens   Other non-consensual liens

   Explain: __________________________

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

   Paving    Sewer   Water    Electric    Other

   Explain: __________________________

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

   Recorded easements    Use restrictions    Lot line disputes    Encroachments

   Unrecorded easements    Use permits    Other

   Explain: __________________________

31. NO □ Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)? If yes, provide the name of the CFD: __________________________

32. NO □ Are you aware of any past or present roof leaks? Explain: __________________________

33. NO □ Are you aware of any other past or present roof problems? Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

35. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

36. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

37. NO □ The road/street access to the Property is maintained by the □ County □ City □ Homeowners’ Association □ Privately

   If privately maintained, is there a recorded road maintenance agreement? Explain: __________________________

38. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

39. NO □ Are you aware of any public or private use paths or roadways on or across this Property?

   Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

41. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

42. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

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

   Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

45. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

46. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

47. NO □ Are you aware of any public or private use paths or roadways on or across this Property?

   Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

49. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

50. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

51. NO □ Are you aware of any public or private use paths or roadways on or across this Property?

   Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

53. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

54. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

55. NO □ Are you aware of any public or private use paths or roadways on or across this Property?

   Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

57. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

58. NO □ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

59. NO □ Are you aware of any public or private use paths or roadways on or across this Property?

   Explain: __________________________

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

   Zoning    Building Codes    Utility Service    Sanitary health regulations

   Covenants, Conditions, Restrictions (CC&R’s)    Other _____________ (Attach a copy of notice(s) of violation if available.)

   Explain: __________________________

61. NO □ Are you aware of any homeowner’s insurance claims having been filed against the Property? Explain: __________________________

62. NO □ ROOF / STRUCTURAL:

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

63. NO □ Are you aware of any past or present roof leaks? Explain: __________________________

64. NO □ Are you aware of any other past or present roof problems? Explain: __________________________

65. NO □ Are you aware of any past or present roof problems? Explain: __________________________

66. NO □ Are you aware of any other past or present roof problems? Explain: __________________________

67. NO □ Are you aware of any other past or present roof problems? Explain: __________________________
68. □ NO Are you aware of any roof repairs? Explain: ________________________________
69. □ NO Is there a roof warranty? (Attach a copy of warranty if available.)
70. □ NO If yes, is the roof warranty transferable? Cost to transfer ________________
71. □ NO Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: ________________________________
72. □ NO Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain: ________________________________
73. □ NO Are you aware of any chimney or fireplace problems, if applicable? Explain: ________________________________
74. □ NO 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: _________________________________________________________________
75. □ NO Are you aware of any past or present treatment(s) of the Property for termites or other wood destroying organisms?
    If yes, date last treatment was performed: ________________________________
76. □ NO Name of treatment provider(s): ________________________________
77. □ NO Is there a treatment warranty? (Attach a copy of warranty if available.)
78. □ NO If yes, is the treatment warranty transferable?
    NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history. www.sb.state.az.us
79. □ NO Are you aware of any of the following:
80. □ NO Past presence of termites or other wood destroying organisms on the Property?
81. □ NO Current presence of termites or other wood destroying organisms on the Property?
82. □ NO Past or present damage to the Property by termites or other wood destroying organisms?
    Explain: _________________________________________________________________
83. □ NO Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?
84. □ NO If yes, identify: ______________________________________________________
85. □ NO Are you aware of any past or present plumbing problems? Explain: ________________________________
86. □ NO Are you aware of any water pressure problems? Explain: ________________________________
87. □ NO Type of water heater(s): □ Gas □ Electric □ Solar Approx. age(s): __________
88. □ NO Are you aware of any past or present water heater problems? Explain: ________________________________
89. □ NO Is there a landscape watering system? If yes, type: □ automatic timer □ manual □ both
    Explain: _________________________________________________________________
90. □ NO If yes, are you aware of any past or present problems with the landscape watering system?
91. □ NO Explain: _________________________________________________________________
92. □ NO Are there any water treatment systems? (Check all that apply):
    □ water filtration □ reverse osmosis □ water softener □ Other __________
    Is water treatment system(s) □ owned □ leased (Attach a copy of lease if available.)
93. □ NO Are you aware of any past or present problems with the water treatment system(s)?
    Explain: _________________________________________________________________
119. SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

120. Does the Property contain any of the following? (Check all that apply):
   - Swimming pool
   - Spa
   - Hot tub
   - Sauna
   - Water feature

121. If yes, are either of the following heated?  
   - Swimming pool
   - Spa
   If yes, type of heat: ____________________________

122. Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
   Explain: ____________________________

125. ELECTRICAL AND OTHER RELATED SYSTEMS:

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

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

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

137. MISCELLANEOUS:

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

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: ____________________________

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): ____________________________ Date of last service: ____________________________

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.)
   Explain: ____________________________

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: ____________________________

159. Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)
   Explain: ____________________________
Residential Seller’s Property Disclosure Statement (SPDS) >>

UTILITIES

162. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

163. Electricity:  ☐ YES  ☐ NO
164. Fuel:  ☐ Natural gas  ☐ Propane  ☐ Oil
165. Cable / Satellite:
166. Internet:
167. Telephone:
168. Garbage Collection:
169. Fire:
170. Irrigation:

171. Water Source:

| ☐ Public | ☐ Private water co. | ☐ Hauled water |
| ☐ Private well | ☐ Shared well | ☐ Domestic Water Well/Water Use Addendum |

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination.

For more information about water supply, or any of the above services, contact the provider.

178. ☐ ☐ Are you aware of any past or present drinking water problems? Explain:

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):

| ☐ Solar | ☐ Wind | ☐ Generator | ☐ Other |

183. Are you aware of any past or present problems with the alternate power system(s)? Explain:

186. ☐ ☐ Are any alternate power systems serving the Property leased? Explain:

188. If yes, provide name and phone number of the leasing company (Attach copy of lease if available):

ENVIRONMENTAL INFORMATION

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

190. ☐ ☐ 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:                    |

193. ☐ ☐ 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.

199. ☐ ☐ 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:                  |

203. ☐ ☐ 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)?

NOTICE TO BUYER: The Arizona Board of Technical Registration (BTR) maintains a list of unremediated sites 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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Residential Seller's Property Disclosure Statement (SPDS)  

207. Are you aware if the Property is located in the vicinity of a public or private airport?  

Explain: ____________________________________________________________

208.__________________________________________________________

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?  

Explain: ____________________________________________________________

216. 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: ____________________________________________________________

219. 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

221. Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?  

If yes, describe location: _____________________________________________

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

240. Are you aware of any water damage or water leaks of any kind on the Property? Explain: ____________________________________________________________

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

SEWER/WASTEWATER TREATMENT

245. Is the entire Property connected to a sewer?  

Explain: ____________________________________________________________

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

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: __________________________________________________

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

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

Name of Provider: ____________________________________________________

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Page 6 of 7  BUYER  BUYER  

Untitled
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. Approximate date of last Facility inspection and/or pumping of septic tank:

262. Are you aware of any past or present problems with the Facility? Explain:

263. 

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:

ADDITIONAL EXPLANATIONS
270. 

271. 

272. 

273. 

274. 

275. 

276. 

277. 

278. 

279. 

280. SELLER CERTIFICATION: Seller certifies that the information contained herein is true and complete to the best of Seller’s 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.

281. SELLER’S SIGNATURE ________ MO/DA/YR  SELLER’S SIGNATURE ________ MO/DA/YR

282. Reviewed and updated: Initials: __________________ / __________________

283. 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.

284. BUYER’S SIGNATURE ________ MO/DA/YR  BUYER’S SIGNATURE ________ MO/DA/YR

285. 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.

286. 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.

287. 

288. 

289. 

290. 

291. 

292. 

293. 

294. 

295. 

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