



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date August 17, 2020
2. Page 1 of 12 pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: Seller's Disclosure Alternatives
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for
17. any inspections or warranties the party(ies) may wish to obtain.

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,
21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
24. other option.

25. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it
26. inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers "NO" to any of
27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does
28. not apply. "NO" may mean that Seller is unaware.

29. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 1428 Pioneer Court
34. City of Northfield, County of
35. State of Minnesota, Zip Code 55057 ("Property").

36. A. GENERAL INFORMATION: The following questions are to be answered to the best of Seller's knowledge.

- 37. (1) What date did you [X] Acquire [] Build the home? 5-29-1998
38. (2) Type of title evidence: [X] Abstract [] Registered (Torrens) [] Unknown
39. Location of Abstract: in possession
40. Is there an existing Owner's Title Insurance Policy? [] Yes [X] No
41. (3) Have you occupied this home continuously during your ownership? [] Yes [X] No
42. If "No," explain: Rented 2011-2013
43. (4) Is the home suitable for year-round use? [X] Yes [] No
44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) [X] Yes [] No
45. (6) Does the Property include a manufactured home? [] Yes [X] No
46. If "Yes," HUD #(s) is/are
47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? [] Yes [] No



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49. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

50. Property located at 1428 Pioneer Court Northfield MN 55057

51. (7) Is the Property located on a public or a private road? Public Private Public: no maintenance

52. (8) **Flood Insurance:** All properties in the state of Minnesota have been assigned a flood zone designation. Some
53. flood zones may require flood insurance.

54. (a) Do you know which zone the Property is located in? Yes No

55. If "Yes," which zone? _____

56. (b) Have you ever had a flood insurance policy? Yes No

57. If "Yes," is the policy in force? Yes No

58. If "Yes," what is the annual premium? \$ _____

59. If "Yes," who is the insurance carrier? _____

60. (c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

61. If "Yes," please explain: _____

62. _____

63. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance
64. premiums are increasing, and in some cases will rise by a substantial amount over the premiums
65. previously charged for flood insurance for the Property. As a result, Buyer should not rely on the
66. premiums paid for flood insurance on this Property previously as an indication of the premiums that
67. will apply after Buyer completes their purchase.

68. Are there any

69. (9) encroachments? Yes No

70. (10) association, covenants, historical registry, reservations, or restrictions, that affect
71. or may affect the use or future resale of the Property? Yes No

72. (11) governmental requirements or restrictions that affect or may affect the use or future
73. enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? Yes No

74. (12) easements, other than utility or drainage easements? Yes No

75. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:
76. _____
77. _____

78. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they
79. currently exist on the Property?

80. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

81. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No

82. If "Yes," give details of what happened and when: Hail 2007 - roof shingles replaced
83. Tornado 2018 - tree branch fell on roof, 20 shingles replaced, chimney gap
+ fascia replaced, minor

84. (2) Have you ever had an insurance claim(s) against your Homeowner's chips on
85. Insurance Policy? Yes No

86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? hail + tornado as above

87. _____

88. Did you receive compensation for the claim(s)? Yes No

89. If you received compensation, did you have the items repaired? Yes No

90. What dates did the claim(s) occur? 2007, 2018



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94. (3) (a) Has/Have the structure(s) been altered?
 95. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No
 96. If "Yes," please specify what was done, when, and by whom (owner or contractor):

97. _____
 98. _____

99. (b) Has any work been performed on the Property? (e.g., additions to the
 100. Property, wiring, plumbing, retaining wall, general finishing) Yes No

101. If "Yes," please explain: *updated elec sockets, common plumbing repairs, painting, door*
 102. *trim replacements, 6 windows replaced, family room lg window patched & sealed,*
 103. (c) Are you aware of any work performed on the Property for which *General upkeep*
 104. appropriate permits were not obtained? Yes No

105. If "Yes," please explain: _____
 106. _____

107. (4) Has there been any damage to flooring or floor covering? Yes No

108. If "Yes," give details of what happened and when: *1998 lower level flooring replaced after 7"*
 109. *overnight rain caused seepage - gutter were installed and yard graded with no*
 110. *recurrence of seepage. Spot on carpet Northeast downstairs. Bedroom. Spots/stains*

111. (5) Do you have or have you previously had any pets? *on living room carpeting* Yes No
 112. If "Yes," indicate type *dogs* and number *3*

113. (6) **THE FOUNDATION:** The type of foundation is (i.e., block, poured, wood, stone, other):
block

114. (7) **THE BASEMENT, CRAWLSPACE, SLAB:**

115. (a) cracked floor/walls?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(e) leakage/seepage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
116. (b) drain tile problem?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(f) sewer backup?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
117. (c) flooding?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(g) wet floors/walls?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
118. (d) foundation problem?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(h) other? _____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

119. Give details to any questions answered "Yes": *1 crack in floor of laundry room present*
 120. *since at least 1998 purchase and has been sealed; crack of brick in*
 121. *garage next to door into house*

122. (8) **THE ROOF:**

123. (a) What is the age of the roofing material?
 124. Home: *13* years Garage(s)/Outbuilding(s): *13* years

125. (b) Has there been any interior or exterior damage?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
126. (c) Has there been interior damage from ice buildup?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
127. (d) Has there been any leakage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
128. (e) Have there been any repairs or replacements made to the roof?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

129. Give details to any questions answered "Yes": *As stated above, 20 shingles replaced*
 130. *after branch fell on roof from tornado*



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134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Wood

136. (b) cracks/damage? Yes No

137. (c) leakage/seepage? Yes No

138. (d) other? Yes No

139. Give details to any questions answered "Yes": _____

140. _____

141. **C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:**

142. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition.

	NA	Working Order			NA	Working Order	
		Yes	No			Yes	No
147. Air-conditioning.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
149. Air exchange system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
150. Carbon monoxide detector.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151. Ceiling fan <u>kitchen fan down work</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152. Central vacuum.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153. Clothes dryer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
154. Clothes washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155. Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156. Doorbell.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157. Drain tile system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159. Environmental remediation system				Trash compactor.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160. (e.g., radon, vapor intrusion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161. Exhaust system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162. Fire sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV receiver.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163. Fireplace.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite dish.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164. Fireplace mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
165. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166. Furnace humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water purification system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
167. Garage door auto reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
168. Garage door opener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
169. Garage door opener remote.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
170. Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
171. Heating system (central).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
172. Heating system (supplemental).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows <u>some screens with small</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173. Incinerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments <u>shade family room</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
174. Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175. Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176. Microwave.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177. Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178. Pool and equipment.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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181. Property located at 1428 Pioneer Court Northfield MN 55057.

182. Are there any items or systems on the Property connected or controlled wirelessly,
183. via internet protocol ("IP"), to a router or gateway or directly to the cloud? Yes No

184. Comments regarding issues in Section C: _____
185. _____

186. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

187. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

188. Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described
------(Check one.)-----

189. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*
190. *Subsurface Sewage Treatment System.*)

191. There is an abandoned subsurface sewage treatment system on the above-described real Property.
192. (See *Disclosure Statement: Subsurface Sewage Treatment System.*)

193. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)
194. (Check appropriate box(es).)

195. Seller does not know of any wells on the above-described real Property.

196. There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well.*)

197. This Property is in a Special Well Construction Area.

198. There are wells serving the above-described Property that are not located on the Property.

199. (1) How many properties or residences does the shared well serve? _____

200. (2) Is there a maintenance agreement for the shared well? Yes No

201. If "Yes," what is the annual maintenance fee? \$ _____

202. **F. PROPERTY TAX TREATMENT:**

203. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)

204. There IS IS NOT an exclusion from market value for home improvements on this Property. Any
------(Check one.)-----

205. valuation exclusion shall terminate upon sale of the Property, and the Property's estimated market value for
206. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
207. resulting tax consequences.

208. Additional comments: _____

209. _____

210. **Preferential Property Tax Treatment**

211. Is the Property subject to any preferential property tax status or any other credits
212. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,

213. Non-Profit Status, RIM, Rural Preserve, etc.) Yes No

214. If "Yes," would these terminate upon the sale of the Property? Yes No

215. Explain: _____

216. _____

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220. **G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
 221. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
 222. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

223. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
 -----(Check one.)-----
 224. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
 225. survive the closing of any transaction involving the Property described here.

226. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
 227. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
 228. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
 229. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
 230. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
 231. Revenue Code.

232. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
 233. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
 234. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
 235. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

236. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

237. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

238. Seller is not aware of any methamphetamine production that has occurred on the Property.

239. Seller is aware that methamphetamine production has occurred on the Property.

240. (See Disclosure Statement: Methamphetamine Production.)

241. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety
 242. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations
 243. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
 244. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
 245. located.

246. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
 247. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
 248. be personal property and may or may not be included in the sale of the home.

249. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

250. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A
 251. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal
 252. remains or human burial grounds is guilty of a felony.

253. Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

254. If "Yes," please explain: _____

255. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
 256. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
 257. Statute 307.08, Subd. 7.

258. **L. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
 259. currently exist on the Property?

- | | | | | | |
|--|------------------------------|--|-----------------------------------|------------------------------|--|
| 260. (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (6) Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 261. (2) Asbestos? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (7) Mold? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 262. (3) Diseased trees? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (8) Soil problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 263. (4) Formaldehyde? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (9) Underground storage tanks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 264. (5) Hazardous waste/substances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (10) Vapor intrusion? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 265. (11) Other? _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |

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269. (12) Have you ever been contacted or received any information from any governmental
270. authority pertaining to possible or actual environmental contamination (e.g., vapor
271. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? Yes No

272. (13) Are you aware if there are currently, or have previously been, any orders issued
273. on the Property by any governmental authority ordering the remediation of a
274. public health nuisance on the Property? Yes No

275. If answer above is "Yes," all orders HAVE HAVE NOT been vacated.
------(Check one.)-----

276. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.

277. _____

278. _____

279. **M. RADON DISCLOSURE:** (The following Seller disclosure satisfies MN Statute 144.496.)

280. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
281. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
282. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
283. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

284. Every buyer of any interest in residential real property is notified that the property may present exposure to
285. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
286. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
287. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
288. information on radon test results of the dwelling.

289. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
290. Department of Health's publication entitled *Radon in Real Estate Transactions*, which is attached hereto and
291. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

292. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
293. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
294. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
295. the court. Any such action must be commenced within two years after the date on which the buyer closed the
296. purchase or transfer of the real Property.

297. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual
298. knowledge.

299. (a) Radon test(s) HAVE HAVE NOT occurred on the Property.
------(Check one.)-----

300. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most
301. current records and reports pertaining to radon concentration within the dwelling:

302. _____

303. _____

304. (c) There IS IS NOT a radon mitigation system currently installed on the Property.
------(Check one.)-----

305. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
306. description and documentation.

307. _____

308. _____

309. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

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311. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

312. Property located at 1428 Pioneer Court Northfield MN 55057

313. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
314. Seller's knowledge.

315. **Notices:** Seller HAS HAS NOT received a notice regarding any proposed improvement project from any
-----*(Check one.)*-----
316. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
317. and/or explain: _____
318. _____

319. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
320. ordinary buyer's use or enjoyment of the Property or any intended use of the Property? Yes No

321. If "Yes," explain: _____
322. _____

323. **O. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
324. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
325. leaving the home.

326. Examples of exterior moisture sources may be:

- 327. • improper flashing around windows and doors,
- 328. • improper grading,
- 329. • flooding,
- 330. • roof leaks.

331. Examples of interior moisture sources may be:

- 332. • plumbing leaks,
- 333. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 334. • overflow from tubs, sinks, or toilets,
- 335. • firewood stored indoors,
- 336. • humidifier use,
- 337. • inadequate venting of kitchen and bath humidity,
- 338. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 339. • line-drying laundry indoors,
- 340. • houseplants—watering them can generate large amounts of moisture.

341. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
342. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
343. Therefore, it is very important to detect and remediate water intrusion problems.

344. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
345. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious
346. health problems, particularly in some immunocompromised individuals and people who have asthma or allergies
347. to mold.

348. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
349. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
350. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
351. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
352. Property.

353. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
354. offender registry and persons registered with the predatory offender registry under MN Statue 243.166
355. may be obtained by contacting the local law enforcement offices in the community where the property
356. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
357. Corrections web site at www.corr.state.mn.us.

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

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359. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

360. Property located at 1428 Pioneer Court Northfield MN 55057

361. Q. ADDITIONAL COMMENTS: _____

362. _____

363. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

364. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

365. (1) real property that is not residential real property;
366. (2) a gratuitous transfer;
367. (3) a transfer pursuant to a court order;
368. (4) a transfer to a government or governmental agency;
369. (5) a transfer by foreclosure or deed in lieu of foreclosure;
370. (6) a transfer to heirs or devisees of a decedent;
371. (7) a transfer from a co-tenant to one or more other co-tenants;
372. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
373. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
374. (10) a transfer of newly constructed residential property that has not been inhabited;
375. (11) an option to purchase a unit in a common interest community, until exercised;
376. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
377. (13) a transfer to a tenant who is in possession of the residential real property; or
378. (14) a transfer of special declarant rights under section 515B.3-104.

381. **MN STATUTES 144.496: RADON AWARENESS ACT**

382. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
383. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

384. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
385. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
386. waive, limit, or abridge any obligation for seller disclosure created by any other law.

387. **No Duty to Disclose:**

388. (A) There is no duty to disclose the fact that the Property
389. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
390. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
391. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
392. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
393. nursing home.
394. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
395. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
396. manner, provides a written notice that information about the predatory offender registry and persons
397. registered with the registry may be obtained by contacting the local law enforcement agency where the
398. property is located or the Department of Corrections.
399. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
400. (A) and (B) for property that is not residential property.
401. (D) **Inspections.**
402. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
403. Property if a written report that discloses the information has been prepared by a qualified third party
404. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
405. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
406. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
407. or investigation that has been conducted by the third party in order to prepare the written report.
408. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
409. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

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411. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

412. Property located at 1428 Pioneer Court Northfield MN 55057



413. **S. SELLER'S STATEMENT:**

414. *(To be signed at time of listing.)*

415. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
416. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
417. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement
418. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
419. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
420. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting
421. the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

422. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
423. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
424. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

425. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

426.  8/17/2020  8-16-2020
(Seller) (Date) (Seller) (Date)

427. **T. BUYER'S ACKNOWLEDGEMENT:**

428. *(To be signed at time of purchase agreement.)*

429. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
430. that no representations regarding facts have been made other than those made above. This Disclosure Statement
431. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
432. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

433. The information disclosed is given to the best of Seller's knowledge.

434. _____
(Buyer) (Date) (Buyer) (Date)

435. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
436. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN:DS:SPDS-10 (8/20)



NEW CONCEPTS REALTY

SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS, which disclaims any liability arising out of use or misuse of this form.

1. Date
2. Page 1 of Pages

- 3. NOTICE: This disclosure is not a warranty or a guaranty of any kind by the Seller(s) or Agent(s) representing any party(s) in the transaction.
4.
5. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern.
6.
7. INSTRUCTIONS TO THE SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

11. Property located at 1428 Pioneer Ct
12. City of Northfield County of Rice State of MN

13. A. GENERAL INFORMATION:

- 14. (1) When did you purchase or build the home? 1988
15. (2) Type of Title Evidence: Abstract [X] Registered (Torrens) [] Unknown []
16. Location of Abstract or Owner's Duplicate Certificate of Title: Owner
17. Is there an existing Owner's Title Insurance policy? Yes [] No [X] Unknown []
18. (3) Have you occupied this home continuously for the past 12 months? Yes [X] No [] Unknown []
19. If no, explain:
20. (4) Is the home suitable for year round use? Yes [X] No [] Unknown []
21. (5) Is the property located in a designated flood plain? Yes [] No [X] Unknown []
22. (6) Are you in possession of prior seller's disclosure statement(s)? (If yes, please attach) Yes [] No [X] Unknown []
23. Are there:
24. (7) Encroachments? Yes [] No [X] Unknown []
25. (8) Covenants, Restrictions or Reservations (non-governmental) affecting the use of the property? Yes [X] No [] Unknown []
26. (9) Easements, other than utility or drainage easements? Yes [] No [X] Unknown []
27. (10) Comments:
28.

29. B. GENERAL CONDITION: To your knowledge have any of the following conditions previously existed or do they currently exist?

- 30. (1) Has there been any damage by wind, fire, flood or other disaster(s)? Yes [] No [X]
31. If yes, give details of what happened and when:
32.
33.
34. (2) Has the structure(s) been altered? (i.e. additions, altered roof lines, changes to load bearing walls.) Yes [] No [X]
35. If yes, please specify what was done, when and by whom (owner or contractor):
36.
37.
38. (3) Soil Problems? Yes [] No [X]
39. (4) Diseased Trees? Yes [] No [X]
40. (5) Animal Infestation? Yes [] No [X]
41. (6) Insect/Pest Infestation? Yes [] No [X]
42. (7) Do you have or have you previously had any pets? Yes [X] No [] If yes, indicate type Cat and number 1
43. (8) Comments:
44.

45. C. STRUCTURAL SYSTEMS: To your knowledge have any of the following conditions previously existed or do they currently exist?

- 46. (Answers apply to all structures, such as garage and out-buildings.)
47. (1) THE BASEMENT, CRAWLSPACE, SLAB
48. (a) Foundation problem Yes [] No [X] (e) Drain tile problem Yes [] No [X]
49. (b) Flooding Yes [] No [X] (f) Cracked floors/walls Yes [] No [X]
50. (c) Wet floors/walls Yes [] No [X] (g) Sewer backup Yes [] No [X]
51. (d) Leakage/seepage Yes [] No [X] (h) Other Yes [] No [X]
52. Give details to any question answered "yes":
53.
54.

55. (2) THE ROOF

- 56. (a) What is the age of the roofing material? original
57. (b) Has there been interior damage from ice build-up? Yes [] No [X]
58. (c) Has there been any leakage? Yes [X] No []
59. (d) Have there been any repairs or replacements made to the roof? Yes [] No []
60. Give details to any question answered "yes": Flashing - twice Spot from strong wind lifting
61.
62.

63. D. PRIVATE SEWER SYSTEM DISCLOSURE: (A Private Sewer System Disclosure is required by Minn. Statutes)

- 64. Check appropriate box
65. [] The seller does not know of a private sewer system on or serving the above described real property.
66. [] There is a private sewer system on or serving the above described real property. See Private Sewer System Disclosure.

67. E. PRIVATE WELL DISCLOSURE: (A Well Disclosure Statement and Certificate are required by Minn. Statutes) Check appropriate box.

- 68. [] The seller certifies that the seller does not know of any wells on the above described real property.
69. [] The seller certifies there are one or more wells located on the above described real property. See Well Disclosure Statement.
70. Are there any wells serving the above described property that are not located on the property? Yes [] No [] Unknown []
71. Date well water last tested for contaminants: Test results attached Yes [] No []
72. Comments:
73. Is this property in a Special Well Construction Area? Yes [] No [] Unknown []
74. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes [] No [] Unknown []



NEW CONCEPTS REALTY

SELLER'S PROPERTY DISCLOSURE STATEMENT

77. Property located at 1428 Pioneer Ct., Northfield

78. F. VALUATION EXCLUSION DISCLOSURE (Required by Minn. Statute 273.11, Subd. 16) Check appropriate box.

79. There IS /IS NOT an exclusion from market value for home improvements on this property. Any valuation exclusion will terminate upon sale of the property, and the property's estimated market value for property tax purposes will increase. If a valuation exclusion exists, buyers are encouraged to look into the resulting tax consequences.
82. Additional comments _____

83. G. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

84. NOTE: This section refers only to the working condition of the following items. Personal property is included in the sale ONLY if specifically referenced in the Purchase Agreement. Cross out only those items not physically located on the property.

	In Working Order			In Working Order			In Working Order	
	YES	NO		YES	NO		YES	NO
88. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Antenna and Cables	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input type="checkbox"/>	<input type="checkbox"/>
89. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range-Head(s)	<input type="checkbox"/>	<input type="checkbox"/>
90. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security System	<input type="checkbox"/>	<input type="checkbox"/>
91. Garage Door Opener Control(s) /	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92. Microwave <i>OK</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Bells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors (Hardwire)	<input type="checkbox"/>	<input type="checkbox"/>
93. Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	Drain Tile System	<input type="checkbox"/>	<input type="checkbox"/>	Solar Collectors	<input type="checkbox"/>	<input type="checkbox"/>
94. Refrigerator(s)	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Heater(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
95. Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet Mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
96. Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Fire Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	Wall-Air Conditioners	<input type="checkbox"/>	<input type="checkbox"/>
97. Washer	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heaters(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
98. Window-Air-Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Treatment System(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
99. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input checked="" type="checkbox"/>		
100. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener(s) (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	GDO Auto Reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodburning Stove	<input type="checkbox"/>	<input type="checkbox"/>
103. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Inertorator	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
104. _____	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
105. _____	<input type="checkbox"/>	<input type="checkbox"/>	Lawn-Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
106. _____	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>

107. Comments: Fireplace converted to gas
108. _____
109. _____

110. H. ENVIRONMENTAL CONCERNS: To your knowledge are any of the following present on the property?

111. Asbestos?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input checked="" type="checkbox"/>	Lead? (paint, plumbing, etc.)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
112. Formaldehyde?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input checked="" type="checkbox"/>	Radon?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input checked="" type="checkbox"/>
113. Hazardous Substances?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input checked="" type="checkbox"/>	Underground Storage Tanks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
114. Hazardous Wastes?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input checked="" type="checkbox"/>	Other?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>

115. Give details to any question answered "yes": _____
116. _____
117. _____
118. _____

119. I. OTHER KNOWN DEFECTS:

120. Are there any other known defects in or on the property? If yes, explain below: Yes No Unknown
121. _____
122. _____

123. J. ADDITIONAL COMMENTS:

124. _____
125. _____
126. _____
127. _____

All buyers are advised to check with City Hall and/or with Rice County in regard to any possible future assessments on any property in the Northfield area.
Initial _____ Date _____

128. LISTING BROKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.
129. _____

130. K. SELLER'S STATEMENT: (To be signed at time of listing)

131. The Seller(s) hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any party(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.
132. _____
133. _____

134. _____ (Date) _____ (Date) _____ (Date) _____ (Date)

135. L. BUYER'S ACKNOWLEDGEMENT: (To be signed at time of purchase agreement)

136. I/We, the Buyer(s) of the property acknowledge receipt of the Seller's Property Disclosure Statement and agree that no representations regarding the condition of the property have been made other than those made above.
137. _____

138. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

139. M. SELLER'S ACKNOWLEDGEMENT: (To be signed at time of purchase agreement)

140. AS OF THE DATE BELOW, I/We, the Seller(s) of the property, state that the condition of the property is the same, except changes indicated above which have been initialed and dated.
141. _____

142. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)