

# RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS) TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")

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1. This is an Addendum to the SPDS dated: \_\_\_\_\_
2. Seller: SAMPLE
3. Property address: SAMPLE
4. Number of County Assessor Parcel Numbers for the Premises: \_\_\_\_\_
5. Tax Parcel Numbers: \_\_\_\_\_

6. 

<b>YES</b>	<b>NO</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales?
7. \_\_\_\_\_
8. 

<b>YES</b>	<b>NO</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of whether an application for a Public Report has ever been filed affecting the Premises?
9. If so, when? \_\_\_\_\_

**10. Are you aware of any of the following affecting access or use of the Property?**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <b>YES</b>               | <b>NO</b>                |  |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Access Easements                         |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Utility Easements                        |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Reciprocal Easement Agreement            |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Restrictions on Legal or Physical Access |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Shared Use Agreements                    |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Shared Fences/Walls                      |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Shared Driveways                         |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Shared Signage                           |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Leased Parking                           |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. Grandfathered Uses                       |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. Association Agreements                   |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Other (describe) _____                   |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
24. \_\_\_\_\_
25. \_\_\_\_\_

**26. COMPLIANCE WITH LAW/LEGAL MATTERS**

**27. Are you aware of:**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <b>YES</b>               | <b>NO</b>                |  |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Any tenant bankruptcy proceedings? |

**29. Any violations of laws or regulations of the following:**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 30. Zoning  |
| <input type="checkbox"/> | <input type="checkbox"/> | 31. Building Code   |
| <input type="checkbox"/> | <input type="checkbox"/> | 32. Occupational Safety and Health Administration (OSHA)                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | 33. Utility Service   |
| <input type="checkbox"/> | <input type="checkbox"/> | 34. Sanitary Health Regulations   |
| <input type="checkbox"/> | <input type="checkbox"/> | 35. Swimming Pools  |
| <input type="checkbox"/> | <input type="checkbox"/> | 36. Covenants, Conditions and Restrictions (CC&R's)   |
| <input type="checkbox"/> | <input type="checkbox"/> | 37. Americans With Disabilities Act (ADA)   |
| <input type="checkbox"/> | <input type="checkbox"/> | 38. Have you ever received any notice of non-compliance of any type relating to the Premises? |

39. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have
40. pertaining to such matters. (Attach additional sheets if necessary).
41. \_\_\_\_\_
42. \_\_\_\_\_

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**Residential Income Property Addendum (1-4 Units) to Residential Seller's Property Disclosure Statement ("SPDS") >>****43. CONTRACTUAL OBLIGATIONS**

44. Are you aware of any of the following contractual obligations affecting the property?

- |     | YES                      | NO                       |   |
|-----|--------------------------|--------------------------|---|
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | Tenant Leases or Subleases  |
| 46. | <input type="checkbox"/> | <input type="checkbox"/> | Alarm/Security System Agreements                                    |
| 47. | <input type="checkbox"/> | <input type="checkbox"/> | Property Management Agreements                                      |
| 48. | <input type="checkbox"/> | <input type="checkbox"/> | Leased Equipment  |
| 49. | <input type="checkbox"/> | <input type="checkbox"/> | Service Agreements such as landscaping, garbage/waste disposal      |
| 50. | <input type="checkbox"/> | <input type="checkbox"/> | Water Treatment Agreements  |
| 51. | <input type="checkbox"/> | <input type="checkbox"/> | Communications Systems or Cable System Agreements                   |
| 52. | <input type="checkbox"/> | <input type="checkbox"/> | Other Equipment or Service Contracts or Agreements (describe) _____ |

53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

54. \_\_\_\_\_

55. \_\_\_\_\_

**56. ENVIRONMENTAL FACTORS**

57. Are you aware of any of the following environmental factors affecting the property?

- |     | YES                      | NO                       |   |
|-----|--------------------------|--------------------------|---|
| 58. | <input type="checkbox"/> | <input type="checkbox"/> | Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past? |
| 59. |                          |                          |   |
| 60. |                          |                          |   |
| 61. | <input type="checkbox"/> | <input type="checkbox"/> | High voltage distribution towers or lines?  |
| 62. | <input type="checkbox"/> | <input type="checkbox"/> | Drywell (drainage)? If yes, Registration # _____  |

63. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).

64. \_\_\_\_\_

65. \_\_\_\_\_

66. \_\_\_\_\_

**67. REPORTS/STUDIES**

68. Do you have any of the following items concerning the Property?

- |     | YES                      | NO                       |  |
|-----|--------------------------|--------------------------|--|
| 69. | <input type="checkbox"/> | <input type="checkbox"/> | Soils Test Report                            |
| 70. | <input type="checkbox"/> | <input type="checkbox"/> | Land Survey                                  |
| 71. | <input type="checkbox"/> | <input type="checkbox"/> | Flood Plain Report                           |
| 72. | <input type="checkbox"/> | <input type="checkbox"/> | Septic/Waste Disposal Reports/Certifications |
| 73. | <input type="checkbox"/> | <input type="checkbox"/> | Registrations of Wells                       |
| 74. | <input type="checkbox"/> | <input type="checkbox"/> | Environmental Site Assessments or Studies    |
| 75. | <input type="checkbox"/> | <input type="checkbox"/> | Title Reports                                |
| 76. | <input type="checkbox"/> | <input type="checkbox"/> | Other _____                                  |

77. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

78. \_\_\_\_\_

79. \_\_\_\_\_

**80. OTHER ISSUES**

81. Are you aware of:

- |     | YES                      | NO                       |  |
|-----|--------------------------|--------------------------|--|
| 82. | <input type="checkbox"/> | <input type="checkbox"/> | Security lighting in parking and/or common areas?  |
| 83. | <input type="checkbox"/> | <input type="checkbox"/> | Any recorded and/or unrecorded liens against the Property?   |
| 84. | <input type="checkbox"/> | <input type="checkbox"/> | The Property being located in a designated historical district?  |
| 85. | <input type="checkbox"/> | <input type="checkbox"/> | Any proposed land use changes relating to the adjacent or nearby Property, such as:<br>new developments, zoning changes, or land trades? |
| 86. |                          |                          |  |

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**87. SELLER CERTIFICATION:**

88. Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed.

89. SAMPLE SAMPLE  
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

90. SAMPLE SAMPLE  
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

91. REVIEWED AND UPDATED (INITIALS): SAMPLE SAMPLE DATE:             
SELLER SELLER MO/DA/YR

**92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:**

93. SAMPLE SAMPLE  
^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

94. SAMPLE SAMPLE  
BUYER'S NAME PRINTED BUYER'S NAME PRINTED

<b>For Broker Use Only:</b>			
Brokerage File/Log No. _____	Manager's Initials <u>SAMPLE</u>	Broker's Initials <u>SAMPLE</u>	Date _____
<small>(Added February 2012)</small>			MO/DA/YR

