Arizona law requires the seller to disclose material (important) facts about the property whether or not you are 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, regardless of whether or not you 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 to the buyer “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.

Please note: 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).

OWNERSHIP AND PROPERTY

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

5. Explain: ____________________________________________________________

6. Is the Property located in an unincorporated area of the county? ☐ Yes ☐ No

7. 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: _______________ (Attach a copy of the lease if available.)

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

12. ________________________________________________________________

13. Is the legal owner(s) of the Property a foreign person or a non-resident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)? ☐ Yes ☐ No

14. If yes, consult a tax advisor; mandatory withholding may apply.

15. Is the Property located in a community defined by the fair housing laws as housing for older persons? ☐ Yes ☐ No

16. Explain: _________________________________________________________

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

18. NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov.
21. ☐ ☐ 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. ☐ ☐ Are you aware if there are any association(s) governing the Property?

23. ☐ ☐ If yes, provide contact(s) information: Name: ______________________ Phone #: ______________________

24. ☐ ☐ If yes, provide contact(s) information: Name: ______________________ Phone #: ______________________

25. ☐ ☐ If yes, are there any fees? How much? $ _______________ How often? _______________

26. ☐ ☐ Are you aware of any transfer fees or other fees due upon transfer of the Property? Explain: __________________________

27. ☐ ☐ Are you aware of any proposed or existing association assessment(s)? Explain: __________________________

28. ☐ ☐ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)? Explain: __________________________

29. ☐ ☐ Are you aware of any of the following recorded against the Property? (Check all that apply):

   ☐ Judgment liens ☐ Tax liens ☐ Other non-consensual liens

30. ☐ ☐ Explain: __________________________

31. ☐ ☐ Are you aware of any assessments affecting the Property? (Check all that apply):

   ☐ Paving ☐ Sewer ☐ Water ☐ Electric ☐ Other

32. ☐ ☐ Explain: __________________________

33. ☐ ☐ Are you aware of any title issues affecting the Property? (Check all that apply):

   ☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments

34. ☐ ☐ Unrecorded easements ☐ Use permits ☐ Other _________

35. ☐ ☐ Explain: __________________________

36. ☐ ☐ Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)?

37. ☐ ☐ If yes, provide the name of the CFD: __________________________

38. ☐ ☐ Are you aware of any public or private use paths or roadways on or across the Property?

39. ☐ ☐ Explain: __________________________

40. ☐ ☐ Are you aware of any problems with legal or physical access to the Property? Explain: __________________________

41. ☐ ☐ The road/street access to the Property is maintained by the ☐ County ☐ City ☐ Homeowners’ Association ☐ Privately

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

43. ☐ ☐ Are you aware of any violation(s) of any of the following? (Check all that apply):

   ☐ Zoning ☐ Building Codes ☐ Utility Service ☐ Sanitary health regulations

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

45. ☐ ☐ Explain: __________________________

46. ☐ ☐ Are you aware of any homeowner’s insurance claims having been filed against the Property?

47. ☐ ☐ Explain: __________________________

48. ☐ ☐ NOTICE TO BUYER: Your claims history, your credit report, the Property’s claims history and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner’s insurance within 60 days after the effective date. Contact your insurance company.

49. ☐ ☐ BUILDING AND SAFETY INFORMATION

50. ☐ ☐ YES ☐ NO STRUCTURAL:

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

52. ☐ ☐ Are you aware of any past or present roof leaks? Explain: __________________________

53. ☐ ☐ Are you aware of any other past or present roof problems? Explain: __________________________
<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>
| 68. | Are you aware of any roof repairs? Explain:  

| 69. |  
| 70. | Is there a roof warranty? (Attach a copy of warranty if available.)  
| 71. | If yes, is the roof warranty transferable? Cost to transfer  
| 72. | Are you aware of any interior wall/ceiling/door/window/floor problems? Explain:  

| 73. |  
| 74. | Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain:  

| 75. |  
| 76. | Are you aware of any chimney or fireplace problems, if applicable? Explain:  

| 77. |  
| 78. | Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):  
| 79. | Flood  
| 80. | Fire  
| 81. | Wind  
| 82. | Expansive soil(s)  
| 83. | Water  
| 84. | Hail  
| 85. | Other  

| 86. | Explain:  

**WOOD INFESTATION:**  
87. Are you aware of any of the following:  
88. Past presence of termites or other wood destroying organisms on the Property?  
89. Current presence of termites or other wood destroying organisms on the Property?  
90. Past or present damage to the Property by termites or other wood destroying organisms?  
91. Explain:  
92. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?  
93. If yes, date last treatment was performed:  
94. Name of treatment provider(s):  
95. Is there a treatment warranty? (Attach a copy of warranty if available.)  
96. If yes, is the treatment warranty transferrable?  

**HEATING & COOLING:**  
97. Heating: Type(s)  
98. Approximate Age(s)  
99. Cooling: Type(s)  
100. Approximate Age(s)  
101. Are you aware of any past or present problems with the heating or cooling system(s)?  
102. Explain:  

**PLUMBING:**  
103. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC or polybutylene?  
104. If yes, identify:  
105. Are you aware of any past or present plumbing problems? Explain:  
106.  
107. Are you aware of any water pressure problems? Explain:  
108. Type of water heater(s): Gas  
| Electric  
| Solar  
| Approx. age(s):  
109. Are you aware of any past or present water heater problems? Explain:  
110.  
111. Is there a landscape watering system? If yes, type:  
| automatic timer  
| manual  
| both  
112. If yes, are you aware of any past or present problems with the landscape watering system?  
113. Explain:  
114. Are there any water treatment systems? (Check all that apply):  
| water filtration  
| reverse osmosis  
| water softener  
| Other  
115. Is water treatment system(s) owned  
| leased (Attach a copy of lease if available.)  
116.  
117. Are you aware of any past or present problems with the water treatment system(s)?  
118. Explain:  

---

**NOTICE TO BUYER:** Contact Office of Pest Management for past termite reports or treatment history. www.sb.state.az.us
YES  NO  

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: 

ELECTRICAL AND OTHER RELATED SYSTEMS: 
123. ☐ ☐ Are you aware of any past or present problems with the electrical system? Explain: 

124. ☐ ☐ Is there a security system? If yes, is it (Check all that apply): 
☐ Leased (Attach a copy of lease if available.)  ☐ Owned  ☐ Monitored  ☐ Other 
125. ☐ ☐ Are you aware of any past or present problems with the security system? Explain: 

126. ☐ ☐ Does the Property contain any of the following systems or detectors? (Check all that apply): 
☐ Smoke/fire detection  ☐ Fire suppression (sprinklers)  ☐ Carbon monoxide detector 
127. ☐ ☐ If yes, are you aware of any past or present problems with the above systems? Explain: 

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

129. ☐ ☐ 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  ☐ Other: 
   Explain: 
130. ☐ ☐ Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: 
   Name of service provider(s): __________________________ Date of last service: 
131. ☐ ☐ 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: 

132. ☐ ☐ Were permits for the work required? Explain: 
133. ☐ ☐ If yes, were permits for the work obtained? Explain: 
134. ☐ ☐ Was the work performed by a person licensed to perform the work? Explain: 
135. ☐ ☐ Was approval for the work required by any association governing the property? Explain: 
136. ☐ ☐ If yes, was approval granted by the association? Explain: 
137. ☐ ☐ Was the work completed? Explain: 
138. ☐ ☐ Are there any security bars or other obstructions to door or window openings? Explain: 
139. ☐ ☐ Are you aware of any past or present problems with any built-in appliances? Explain: 

Residential Seller’s Property Disclosure Statement (SPDS) >>
## UTILITIES

### Does the Property Currently Receive the Following Services?

<table>
<thead>
<tr>
<th>Service</th>
<th>Yes</th>
<th>No</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fuel</td>
<td></td>
<td></td>
<td>Natural gas, Propane, Oil</td>
</tr>
<tr>
<td>Cable / Satellite</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garbage Collection</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Source</td>
<td></td>
<td></td>
<td>Public, Private water co., Private well, Shared well, Hauled water</td>
</tr>
</tbody>
</table>

If water source is a private or shared well, complete and attach Domestic Water Well/Water Use Addendum.

If source is public, a private water company, or hauled water, Provider is:

**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, contact the water provider.

### Are you aware of any past or present drinking water problems? Explain:

### Are there any alternate power systems serving the Property? If yes, indicate type (Check all that apply):

- [ ] Solar
- [ ] Wind
- [ ] Generator
- [ ] Other

If yes, are you aware of any past or present problems with the alternate power system(s)? Explain:

### If there are any alternate power systems serving the Property, are they leased? Explain:

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

## ENVIRONMENTAL INFORMATION

### 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:

### 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](http://www.azre.gov).

### 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:

### 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](http://www.azbtr.gov). To determine if the property was once on the list but has been remediated, contact the BTR.
Are you aware if the Property is located in the vicinity of a public or private airport?
Explain:

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.

Is the Property located in the vicinity of a military airport or ancillary military facility?
Explain:

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:

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

Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
If yes, describe location:

Are you aware if any portion of the Property is in a flood plain/way? Explain:

NOTICE TO BUYER: Your mortgage lender may require you to purchase flood insurance in connection with your purchase of the Premises. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the areas where properties are located. Due to amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance any available information about how those premiums may increase in the future.

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

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

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

SEWER/WASTEWATER TREATMENT

Is the entire Property connected to a sewer?
If no, is a portion of the Property connected to a sewer? Explain:

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:

Are you aware of any past or present problems with the sewer? Explain:

Is the Property served by an On-Site Wastewater Treatment Facility? (If no, skip to line 259.)

If yes, the Facility is: □ Conventional septic system □ Alternative system; type:
If the Facility is an alternative system, is it currently being serviced under a maintenance contract?  
If yes, name of contractor: __________________________ Phone #: __________________________
Approximate year Facility installed: __________________________ (Attach copy of permit if available.)
Are you aware of any repairs or alterations made to this Facility since original installation?  
Explain: __________________________________________
Approximate date of last Facility inspection and/or pumping of septic tank: __________________________
Are you aware of any past or present problems with the Facility? Explain: __________________________________________
OTHER CONDITIONS AND FACTORS
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
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 Advisory including When in Doubt — Disclose.
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.
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.
By signing below, Buyer acknowledges receipt only of this SPD S. If Buyer disapproves of any items provided herein, Buyer shall deliver to Seller written notice of the items disapproved as provided in the Contract.