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 three (3) 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.

2. PROPERTY ADDRESS:
   (STREET ADDRESS) ____________________________ (CITY) ____________________________ (STATE) ____________________________ (ZIP) ____________________________

3. Does the property include any leased land? □ Yes □ No
   Explain:

4. 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.

5. LEGAL OWNER(S) OF PROPERTY: ____________________________ Date Purchased: ____________________________

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

7. If a rental property, how long? ____________ Expiration date of current lease: ____________ (Attach a copy of the lease if available.)

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

9. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)? □ Yes □ No If yes, consult a tax advisor; mandatory withholding may apply.

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

11. Explain:

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

13. 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.
Residential Seller’s Property Disclosure Statement (SPDS) >>

YES NO

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:

23 □ □ Are you aware if there are any association(s) governing the Property?
If yes, provide contact(s) information: Name: ___________________________ Phone #: __________________________
Name: ___________________________ Phone #: __________________________

26 □ □ If yes, are there any fees? How much? $ ___________________________ How often? ___________________________
How much? $ ___________________________ How often? __________________________

28 □ □ Are you aware of any association fees payable upon transfer of the Property? Explain:

30 □ □ Are you aware of any proposed or existing association assessment(s)? Explain:

32 □ □ Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
Explain:

34 □ □ 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:

37 □ □ Are you aware of any assessments affecting this Property? (Check all that apply):
☐ Paving ☐ Sewer ☐ Water ☐ Electric ☐ Other
Explain:

40 □ □ 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:

44 □ □ 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:

47 □ □ Are you aware of any public or private use paths or roadways on or across the Property?
Explain:

49 □ □ Are you aware of any problems with legal or physical access to the Property? Explain:
The road/street access to the Property is maintained by the ☐ County ☐ City ☐ Homeowners’ Association ☐ Privately

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

52 □ □ 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 □ □ Are you aware of any homeowner’s insurance claims having been filed against the Property?
Explain:

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

BUILDING AND SAFETY INFORMATION

62 YES NO

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

64 □ □ Are you aware of any past or present roof leaks? Explain:

66 □ □ Are you aware of any other past or present roof problems? Explain:

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Initials> BUYER BUYER
## Residential Seller's Property Disclosure Statement (SPDS)

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>Question</th>
</tr>
</thead>
<tbody>
<tr>
<td>68</td>
<td></td>
<td>Are you aware of any roof repairs? Explain:</td>
</tr>
<tr>
<td>69</td>
<td></td>
<td></td>
</tr>
<tr>
<td>70</td>
<td></td>
<td>Is there a roof warranty* (Attach a copy of warranty if available.)</td>
</tr>
<tr>
<td>71</td>
<td></td>
<td>If yes, is the roof warranty transferable? Cost to transfer</td>
</tr>
<tr>
<td>72</td>
<td></td>
<td>Are you aware of any interior wall/ceiling/door/window/floor problems? Explain:</td>
</tr>
<tr>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>74</td>
<td></td>
<td>Are you aware of any cracks or settling involving the foundation, exterior walls or slab? Explain:</td>
</tr>
<tr>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>76</td>
<td></td>
<td>Are you aware of any chimney or fireplace problems, if applicable? Explain:</td>
</tr>
<tr>
<td>77</td>
<td></td>
<td></td>
</tr>
<tr>
<td>78</td>
<td></td>
<td>Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):</td>
</tr>
<tr>
<td>79</td>
<td></td>
<td>Flood ☐ Fire ☐ Wind ☐ Expensive soil(s) ☐ Water ☐ Hail ☐ Other ☐ Explain:</td>
</tr>
<tr>
<td>80</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**WOOD INFESTATION:**

<table>
<thead>
<tr>
<th>Question</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you aware of any of the following:</td>
</tr>
<tr>
<td>Past presence of termites or other wood destroying organisms on the Property?</td>
</tr>
<tr>
<td>Current presence of termites or other wood destroying organisms on the Property?</td>
</tr>
<tr>
<td>Past or present damage to the Property by termites or other wood destroying organisms?</td>
</tr>
<tr>
<td>Explain:</td>
</tr>
<tr>
<td>Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms?</td>
</tr>
<tr>
<td>If yes, date last treatment was performed:</td>
</tr>
<tr>
<td>Name of treatment provider(s):</td>
</tr>
<tr>
<td>Is there a treatment warranty? (Attach a copy of warranty if available.)</td>
</tr>
<tr>
<td>If yes, is the treatment warranty transferable?</td>
</tr>
</tbody>
</table>

**NOTICE TO BUYER:** Contact Office of Pest Management for past termite reports or treatment history. [www.cb.ectato.az.ue](http://www.cb.ectato.az.ue)

## HEATING & COOLING:

<table>
<thead>
<tr>
<th>Heating: Type(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Age(s)</td>
</tr>
<tr>
<td>Cooling: Type(s)</td>
</tr>
<tr>
<td>Approximate Age(s)</td>
</tr>
<tr>
<td>Are you aware of any past or present problems with the heating or cooling system(s)? Explain:</td>
</tr>
</tbody>
</table>

## PLUMBING:

<table>
<thead>
<tr>
<th>Are you aware of the type of water pipes, such as galvanized, copper, PVC CPVC or polybutylene?</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, identify:</td>
</tr>
<tr>
<td>Are you aware of any past or present plumbing problems? Explain:</td>
</tr>
<tr>
<td>Are you aware of any water pressure problems? Explain:</td>
</tr>
<tr>
<td>Type of water heater(s); Gas ☐ Electric ☐ Solar ☐ Approx. ages:</td>
</tr>
<tr>
<td>Are you aware of any past or present water heater problems? Explain:</td>
</tr>
<tr>
<td>Is there a landscape watering system? If yes, type: automatic timer ☐ manual ☐ both ☐</td>
</tr>
<tr>
<td>If yes, are you aware of any past or present problems with the landscape watering system?</td>
</tr>
<tr>
<td>Explain:</td>
</tr>
<tr>
<td>Are there any water treatment systems? (Check all that apply):</td>
</tr>
<tr>
<td>Water filtration ☐ Reverse osmosis ☐ Water softener ☐ Other ☐</td>
</tr>
<tr>
<td>Is water treatment system(s) ☐ owned ☐ leased (Attach a copy of lease if available.)</td>
</tr>
<tr>
<td>Are you aware of any past or present problems with the water treatment system(s)? Explain:</td>
</tr>
</tbody>
</table>

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YES   NO

119   □   □   SWIMMING POOL/S^A/HOT TUB/SAUNA/WATER FEATURE:
120   □   □   Does the Property contain any of the following? (Check all that apply):
121       □   Swimming pool □ Spa □ Hot tub □ Sauna □ Water feature
122   □   □   If yes, are either of the following heated? □ Swimming pool □ Spa If yes, type of heat: ______________________
123   □   □   Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
124   □   □   Explain: ____________________________________________________________

125   □   □   ELECTRICAL AND OTHER RELATED SYSTEMS:
126   □   □   Are you aware of any past or present problems with the electrical system? Explain: _______________________________
127   □   □   Is there a security system? If yes, is it (Check all that apply):
128       □   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: _______________________________
130   □   □
131   □   □   Does the Property contain any of the following systems or detectors? (Check all that apply):
132       □   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: _______________________________
134   □   □
135   □   □

136   □   □   MISCELLANEOUS:
137   □   □   Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _______________________________
138   □   □
139   □   □   Are you aware of or have you observed any of the following on the Property? (Check all that apply):
140       □   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 158)
145   □   □   Explain: ____________________________________________________________
146   □   □
147   □
148   □
149   □
150   □
151   □   □   Were permits for the work required? Explain: _______________________________
152   □   □   If yes, were permits for the work obtained? Explain: _______________________________
153   □   □   Was the work performed by a person licensed to perform the work? Explain: _______________________________
154   □   □   Was approval for the work required by any association governing the property? Explain: _______________________________
155   □   □   If yes, was approval granted by the association? Explain: _______________________________
156   □   □   Was the work completed? Explain: ____________________________________________
157   □   □   Are there any security bars or other obstructions to door or window openings? Explain: _______________________________
158   □   □   Are you aware of any past or present problems with any built-in appliance? Explain: _______________________________
159   □   □   Are there any leased propane tanks, equipment or other systems on the Property? (Attach a copy of lease if available.)
160   □   □   Explain: ____________________________________________________________
161

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Initials: BUYER BUYER

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### UTILITIES

<table>
<thead>
<tr>
<th>162</th>
<th>DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>YES NO PROVIDER</td>
</tr>
<tr>
<td>163</td>
<td>Electricity:</td>
</tr>
<tr>
<td>164</td>
<td>Fuel: Natural gas  Propane  Oil:</td>
</tr>
<tr>
<td>165</td>
<td>Cable / Satellite:</td>
</tr>
<tr>
<td>166</td>
<td>Internet:</td>
</tr>
<tr>
<td>167</td>
<td>Telephone:</td>
</tr>
<tr>
<td>168</td>
<td>Garbage Collection:</td>
</tr>
<tr>
<td>169</td>
<td>Fire:</td>
</tr>
<tr>
<td>170</td>
<td>Irrigation:</td>
</tr>
<tr>
<td>171</td>
<td>Water Source:</td>
</tr>
<tr>
<td>172</td>
<td>Public  Private water co.  Hauled water:</td>
</tr>
<tr>
<td>173</td>
<td>Private well  Shared well: If water source is a private or shared well, complete and attach Domestic Water Well/Water Use Addendum.</td>
</tr>
</tbody>
</table>

**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: |
| 179 | U.S. Postal Service delivery is available at: Property  Cluster Mailbox  Post Office  Other |
| 180 | Are there any alternate water systems serving the Property? (If no, skip to line 190.) |
| 181 | If yes, indicate type (Check all that apply): Solar  Wind  Generator  Other |
| 182 | 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: |
| 187 | If yes, provide name and phone number of the leasing company (Attach copy of lease if available): |

**NOTICE TO BUYER:** If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

### ENVIRONMENTAL INFORMATION

<table>
<thead>
<tr>
<th>192</th>
<th>YES NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>193</td>
<td>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</td>
</tr>
<tr>
<td>194</td>
<td>Explain:</td>
</tr>
<tr>
<td>195</td>
<td>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</td>
</tr>
<tr>
<td>196</td>
<td>Explain:</td>
</tr>
</tbody>
</table>

**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.

| 201 | 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 |
| 202 | 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)? |
| 204 | |
| 205 | |
| 206 | |

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YES   NO

207  □   □ Are you aware if the Property is located in the vicinity of a public or private airport? Explain: ______________________________________________________________________________________

208

209  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.

210

211

212

213

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

215

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: ______________________________________________________________________________________

217

218

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 Oper Spacs

220

221

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

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

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241

242

243

244

SEWER/WASTEWATER TREATMENT

YES   NO

245  □   □ Is the entire Property connected to a sewer? Explain: ______________________________________________________________________________________

246

247

248  □   □ If no, is a portion of the Property connected to a sewer? Explain: ______________________________________________________________________________________

249

250

251

252

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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Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

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: ____________________________________________________________________________

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: ____________________________________________________________________________

269

ADDITIONAL EXPLANATIONS

270

271

272

273

274

275

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277

278

279

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.

284

*SELLER'S SIGNATURE ___________________________ MO/DA/YR ___________________________ MO/DA/YR

285 Reviewed and updated: Initials: ____________________________________________________________

286 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.

288 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.

291 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.

294

*BUYER'S SIGNATURE ___________________________ MO/DA/YR ___________________________ MO/DA/YR

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