

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

26. NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of
 27. information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona
 28. Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov

	YES	NO	
29.	<input type="checkbox"/>	<input type="checkbox"/>	Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
31.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware if there are any association(s) regulating the Property? If yes, <input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary (If no, skip to line 40.)
32.			If yes, provide contact(s) information: Name: _____ Phone #: _____
33.			Name: _____ Phone #: _____
34.	<input type="checkbox"/>	<input type="checkbox"/>	If yes, are there any fees? How much? \$_____ How often? _____
35.			How much? \$_____ How often? _____
36.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware if the Property has any association(s) notices of potential violation(s) or unresolved violation(s)?
37.			Explain: _____
38.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
39.			Explain: _____
40.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any of the following recorded against the Property? (Check all that apply):
41.			<input type="checkbox"/> Judgment liens <input type="checkbox"/> Tax liens <input type="checkbox"/> Notice of Default <input type="checkbox"/> Other non-consensual liens
42.			Explain: _____
43.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any assessments affecting the Property? (Check all that apply):
44.			<input type="checkbox"/> Paving <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Other
45.			Explain: _____
46.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any of the following title issues affecting the Property? (Check all that apply):
47.			<input type="checkbox"/> Recorded easements <input type="checkbox"/> Use restrictions <input type="checkbox"/> Lot line disputes <input type="checkbox"/> Encroachments <input type="checkbox"/> Variance(s)
48.			<input type="checkbox"/> Unrecorded easements <input type="checkbox"/> Use permits <input type="checkbox"/> Other _____
49.			Explain: _____
50.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)? (If no, skip to line 54.)
51.			If yes, provide the name of the CFD: _____
52.	<input type="checkbox"/>	<input type="checkbox"/>	If yes, are there any fees? How much? \$_____ How often? _____
53.			The CFD fees are <input type="checkbox"/> Included in the Property Taxes <input type="checkbox"/> Paid Separately
54.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any public or private use paths or roadways on or across the Property? Explain: _____
55.			_____
56.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any problems with legal or physical access to the Property? Explain: _____
57.			_____
58.			The road/street access to the Property is maintained by the <input type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> Homeowners' Association
59.			<input type="checkbox"/> Privately <input type="checkbox"/> Not Maintained
60.	<input type="checkbox"/>	<input type="checkbox"/>	If privately maintained, is there a road maintenance agreement? (Attach agreement if available.)
61.			Explain: _____
62.	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following? (Check all that apply):
63.			<input type="checkbox"/> Zoning <input type="checkbox"/> Building Codes <input type="checkbox"/> Utility Service <input type="checkbox"/> Sanitary health regulations <input type="checkbox"/> Municipal Ordinances
64.			<input type="checkbox"/> Covenants, Conditions, Restrictions (CC&R's) <input type="checkbox"/> Other _____ (Attach a copy of notice(s) if available.)
65.			Explain: _____

66.
67.
68.

NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history, occupancy 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.

69. Are you aware of any homeowner's insurance claims having been filed against the Property?

70. Explain: _____

BUILDING AND SAFETY INFORMATION

YES NO

71. ROOF / STRUCTURAL:

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

73. Approximate age of roof? _____

74. Are you aware of any past or present roof leaks? Explain: _____

75. _____

76. Are you aware of any other past or present roof problems? Explain: _____

77. _____

78. Are you aware of any roof repairs? Explain: _____

79. _____

80. Is there a roof warranty? (Attach a copy of warranty if available.)

81. If yes, is the roof warranty transferable? Cost to transfer: _____

82. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____

83. _____

84. Are you aware of any past or present cracks or settling involving the foundation, exterior walls or slab? Explain: _____

85. _____

86. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____

87. _____

88. Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):

89. Flood Fire Wind Expansive soil(s) Water Hail Other _____

90. Explain: _____

91. **WOOD INFESTATION:**

92. **NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history on file.**
93. **www.opm.azda.gov**

94. Are you aware of any of the following:

95. Past presence of termites or other wood destroying organisms on the Property?

96. Current presence of termites or other wood destroying organisms on the Property?

97. Past or present damage to the Property by termites or other wood destroying organisms?

98. Explain: _____

99. _____

100. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms? (If no, skip to line 105.)

101. If yes, date last treatment was performed: _____

102. Name of treatment provider(s): _____

103. Is there a treatment warranty? (Attach a copy of warranty if available.)

104. If yes, is the treatment warranty transferable? Cost to transfer: _____.

YES NO

105. HEATING & COOLING:

106. Heating: Type(s) _____

107. Approximate Age(s) _____

108. Cooling: Type(s) _____

109. Approximate Age(s) _____

110. Are you aware of any past or present problems with the heating or cooling system(s)?

111. Explain: _____

112. PLUMBING:

113. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, PEX or polybutylene?

114. If yes, identify: _____

115. Are you aware of any past or present plumbing problems? Explain: _____

116. _____

117. Are you aware of any water pressure problems? Explain: _____

118. Type of water heater(s): Gas Electric Solar Tankless Approx. Age(s): _____

119. Are you aware of any past or present water heater problems? Explain: _____

120. _____

121. Is there a landscape watering system? If yes, type: Automatic Timer Manual Both

122. If yes, are you aware of any past or present problems with the landscape watering system?

123. Explain: _____

124. Are there any water treatment systems? (Check all that apply):

125. Water Filtration Reverse Osmosis Water Softener Other _____

126. Is water treatment system(s) Owned Leased (Attach a copy of lease if available.)

127. Are you aware of any past or present problems with the water treatment system(s)?

128. Explain: _____

129. SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

130. Does the Property contain any of the following? (Check all that apply):

131. Swimming pool Spa Hot tub Sauna Water feature

132. If yes, are either of the following heated? Swimming pool Spa If yes, type of heat: _____

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

134. Explain: _____

135. Are you aware if a swimming pool was: Removed Capped/decked over Filled

136. Explain: _____

137. Do you lease any pool equipment? Explain: _____

138. _____

139. ELECTRICAL AND OTHER RELATED SYSTEMS:

140. Are you aware of the type of wiring? (Check all that apply): Copper Aluminum Other _____

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

142. _____

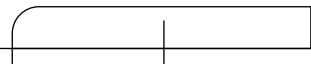
143. Is there a charging station for an electric vehicle? If yes, Owned Leased (Attach a copy of lease if available.)

144. Is there a security system? If yes, is it (Check all that apply):

145. Owned Leased (Attach a copy of lease if available.) Monitored Other _____

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

147. _____



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- YES NO**
148. Does the Property contain any of the following systems or detectors? (Check all that apply):
149. Smoke/fire detection Fire suppression (sprinklers) Carbon monoxide detector
150. If yes, are you aware of any past or present problems with the above systems? Explain: _____
151. _____

MISCELLANEOUS:

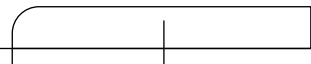
152. Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _____
153. Are you aware of or have you observed any of the following anywhere on the Property? (Check all that apply):
154. Scorpions Rabid animals Bee swarms Rodents Reptiles Bed Bugs Other _____
155. Explain: _____
156. Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____
157. Name of service provider(s): _____ Date of last service: _____
158. _____
159. _____

NOTICE TO SELLER AND BUYER: A contractor's license is required for work performed on a property unless the aggregate contract price, including labor and material, is less than \$1,000, the work performed is of a "casual or minor nature," and no building permit is required. An unlicensed property owner may also perform work themselves if the property is intended for occupancy solely by the owner. If, however, the property is listed or offered for sale or rent within one year of the completed work, it is considered prima facie evidence that the owner performed the work for purposes of sale or rent. Owners of property who are acting as developers, who improve structures or appurtenances to structures on their property for the purpose of sale or rent, and who contract with a licensed general contractor must identify the licensed contractors' names and license numbers in all sales documents. (A.R.S. § 32-1121)

169. Are you aware of any work performed on the Property, such as building, plumbing, electrical or other improvements or alterations or room conversions? (If no, skip to line 186.)
170. Are you aware if permits for the work were obtained? Explain: _____
171. Was the work performed by a person licensed to perform the work? Explain: _____
172. Was approval for the work required by any association governing the Property? Explain: _____
173. If yes, was approval granted by the association? Explain: _____
174. Was the work completed? Explain: _____
175. List the names and license numbers of all contractors and scope of work that has been performed on the Property in the past year:

Contractor Name	License Number	Scope of Work
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

176. Explain: _____
177. _____
178. _____
179. _____
180. _____
181. _____
182. _____
183. Are there any security bars or other obstructions to door or window openings? Explain: _____
184. If there are security bars, are quick releases installed in the bedrooms? Explain: _____
185. Are you aware of any past or present problems with any built-in appliances? Explain: _____
186. _____
187. _____
188. _____
189. _____



UTILITIES/SERVICES

190. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES	NO	NAME OF PROVIDER
191.	<input type="checkbox"/>	<input type="checkbox"/> Cable / Satellite: _____
192.	<input type="checkbox"/>	<input type="checkbox"/> Electricity: _____
193.	<input type="checkbox"/>	<input type="checkbox"/> Fire: _____
194.		<input type="checkbox"/> Public <input type="checkbox"/> Private
195.	<input type="checkbox"/>	<input type="checkbox"/> Flood Irrigation: _____
196.	<input type="checkbox"/>	<input type="checkbox"/> Fuel: <input type="checkbox"/> Natural gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil _____
197.		If propane tank, <input type="checkbox"/> Owned <input type="checkbox"/> Leased (Attach a copy of lease if available.)
198.	<input type="checkbox"/>	<input type="checkbox"/> Garbage Collection: _____
199.		<input type="checkbox"/> Public <input type="checkbox"/> Private
200.	<input type="checkbox"/>	<input type="checkbox"/> Internet: _____
201.	<input type="checkbox"/>	<input type="checkbox"/> Telephone: _____
202.	<input type="checkbox"/>	<input type="checkbox"/> Water Source: _____
203.		<input type="checkbox"/> Public <input type="checkbox"/> Private water co. <input type="checkbox"/> Hauled water _____
204.		<input type="checkbox"/> Private well <input type="checkbox"/> Shared well If water source is a private or shared well, complete and attach Domestic Water
205.		Well/Water Use Addendum.

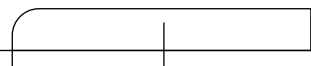
NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

209.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present drinking water problems? Explain: _____
210.		_____
211.	<input type="checkbox"/>	<input type="checkbox"/> U.S. Postal Service delivery is available at: <input type="checkbox"/> Property <input type="checkbox"/> Post Office <input type="checkbox"/> Other _____
212.		<input type="checkbox"/> Cluster Mailbox, Box Number _____ Location _____
213.	<input type="checkbox"/>	<input type="checkbox"/> Are there any alternate power systems serving the Property? (If no, skip to line 224.)
214.		If yes, indicate type (Check all that apply):
215.		<input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Generator <input type="checkbox"/> Other _____
216.	<input type="checkbox"/>	<input type="checkbox"/> Are you aware of any past or present problems with the alternate power system(s)? Explain: _____
217.		_____
218.	<input type="checkbox"/>	<input type="checkbox"/> Are any alternate power systems serving the Property leased? Explain: _____
219.		_____
220.		If yes, provide name and phone number of the leasing company (Attach copy of lease if available.): _____
221.		_____

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.

SEWER/WASTEWATER TREATMENT

YES	NO	
224.	<input type="checkbox"/>	<input type="checkbox"/> Is the entire Property connected to a sewer?
225.	<input type="checkbox"/>	<input type="checkbox"/> If no, is a portion of the Property connected to a sewer? Explain: _____
226.		_____
227.	<input type="checkbox"/>	<input type="checkbox"/> If the entire Property or a portion of the Property is connected to a sewer, are you aware if a professional verified the
228.		sewer connection? If yes, how and when: _____
229.	<input type="checkbox"/>	<input type="checkbox"/> Is there a lift pump? Explain: _____



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

YES NO

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

232. Name of Provider: _____

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

234. Is the Property served by a septic/On-Site Wastewater Treatment Facility? **(If no, skip to line 250.)**

235. If yes, the Facility is: Conventional septic system Alternative system; type: _____

236. Number of Facilit(ies): _____

237. If the Facility is an alternative system, is it currently being serviced under a maintenance contract?

238. If yes, name of contractor: _____ Phone #: _____

239. Approximate year Facility was installed: _____ (Attach copy of permit if available.)

240. Are you aware of any repairs or alterations made to this Facility since original installation?

241. Explain: _____

242. _____

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

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

245. _____

246. Are you aware if a Facility was: Abandoned Capped Removed

247. Explain: _____

248. **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.**

249. _____

ENVIRONMENTAL INFORMATION

YES NO

250. Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):

251. Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other

252. Explain: _____

253. 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):

254. Soil settlement/expansion Drainage/grade Erosion Fissures Other _____

255. Explain: _____

256. _____

257. **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.**

258. _____

259. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):

260. Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal

261. Odors Nuisances Sand/gravel operations Other _____

262. Explain: _____

263. 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)?

264. _____

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

266. Explain: _____

YES NO

267.
268.
269.
270.
271.

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.

- 272. Is the Property located in the vicinity of a military airport or ancillary military facility?
273. Explain: _____
- 274. Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
275. Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage
276. Explain: _____
- 277. Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
278. Superfund / WQARF / CERCLA Wetlands area Natural Area Open Spaces
- 279. Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
280. If yes, describe location: _____
- 281. Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
282. _____
- 283. Are you aware of any portion of the Property ever having been flooded? Explain: _____
284. _____
- 285. Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____
286. _____
- 287. Are you aware of any past or present mold growth on the Property? Explain: _____
288. _____

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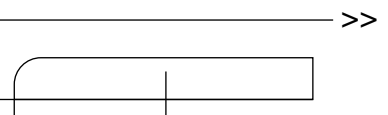
NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

OTHER CONDITIONS AND FACTORS

- 303. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making
- 304. process, the value of the Property, or its use? Explain: _____
- 305. _____

ADDITIONAL EXPLANATIONS

- 306. _____
- 307. _____
- 308. _____



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309. _____
310. _____
311. _____
312. _____
313. _____

314. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as
315. of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior
316. to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges receipt of Residential
317. Seller Disclosure Advisory titled *When in Doubt — Disclose*.

318. _____
319. ^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

320. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual
321. knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts
322. in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to
323. consider obtaining a home warranty protection plan.

324. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1)
325. 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,
326. diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the
327. vicinity of a sex offender.

328. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer**
329. **shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

330. _____
331. ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

332. **NOTICE TO SELLER AND BUYER: In the event Seller needs to update any disclosures contained herein, the Arizona**
333. **Association of REALTORS® Notice/Disclosure form is available for this purpose.**