

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: Relcap LLC
3. Property address: 5580 S Kings Ranch Rd, Gold Canyon, AZ 85118-7347
4. Number of County Assessor Parcel Numbers for the Premises: 1
5. Tax Parcel Numbers: _____

- | | | |
|--------------------------|--------------------------|---|
| YES | NO | |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales? |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Are you aware of whether an application for a Public Report has ever been filed affecting the Premises? If so, when? _____ |

10. **Are you aware of any of the following affecting access or use of the Property?**
- | | | |
|--------------------------|--------------------------|--|
| YES | NO | |
| <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:**
- | | | |
|--------------------------|--------------------------|--|
| YES | NO | |
| <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 pertaining to such matters. (Attach additional sheets if necessary).
 40. _____
 41. _____
 42. _____

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Residential Income Property Addendum (1-4 Units) to Residential Seller's
Property Disclosure Statement ("SPDS") • Updated: August 2007
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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 FACTORS57. **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 |
| 59. | | | of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, |
| 60. | | | now or in the past? |
| 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/STUDIES68. **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 ISSUES81. **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: |
| 86. | | | new developments, zoning changes, or land trades? |

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

90. **Relcap LLC**
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

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

92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:

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

94. _____
BUYER'S NAME PRINTED BUYER'S NAME PRINTED

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

