Gerchick Real Estate

RESIDENTIAL SELLER DISCLOSURE ADVISORY

Document updated: **February 2023**

ARIZONA association of REALTORS®
REAL SOLUTIONS. REALTOR® SUCCESS.

WHEN IN DOUBT – DISCLOSE!

REALTOR® EQUAL HOUSING OPPORTUNITY

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, receipts, permits, warranties, inspection reports, and leases, to ensure 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.

Note: These disclosures are warranties that survive closing.

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.

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Forms

Gerchick Real Estate

RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) *(To be completed by Seller)*

Document updated: **February 2023**

ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.

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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 9, 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,
2. plus fixtures and personal property described in the Contract.
3. **LEGAL OWNER(S) OF PROPERTY:** HARRY SHIRIKCHIAN AND SHIREAN SHIRIKCHIAN
4. Date Acquired: 2010
5. **PROPERTY ADDRESS:** 235 S. ELM STREET, # 215 (STREET ADDRESS) TEMPE (CITY) AZ (STATE) 85282 (ZIP)
6. Does the Property include any leased land? ☐ Yes ☐ No
7. Explain:
8. **NOTICE TO SELLER: Arizona law imposes certain requirements on the sale or lease of subdivided and unsubdivided land or lots. If a**
9. **sale involves six or more parcels, lots, or fractional interests being sold, certain requirements are imposed on the Seller for a Subdivision**
10. **Public Report. Information may be obtained by contacting the Arizona Department of Real Estate. A.R.S. 32-2101 (57) and (58).**
11. Are you aware if the Property is located in an unincorporated area of the county? ☐ Yes ☐ No If yes, and five or fewer parcels of land other
12. than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.
13. The Property is currently (Check all that apply): ☐ Owner-occupied ☒ Rental/Leased ☐ Estate ☐ Vacant If vacant, how long? 1 MONTH
14. ☐ Other: Explain: NA
15. If a rental property, how long? NA Expiration date of current lease: NONE (Attach a copy of the lease if available.)
16. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: NONE
17. .
18. Are you aware of any regulations surrounding length of time for rentals? ☐ Yes ☒ No Explain: .
19. .
20. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?
21. ☐ Yes ☒ No If yes, consult a tax advisor; mandatory withholding may apply.
22. Is the Property located in a community defined as an age restricted community? ☐ Yes ☒ No
23. Explain: NO
24. Approximate year built: NA . If the Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.
25. Are you aware if the Property is designated as a historic home or located in a historic district? (A.A.C. R12-8-301) ☐ Yes ☐ No

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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

	YES	NO	
29.	☐	☒	Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals
30.			or options to purchase? Explain:
31.	☒	☐	Are you aware if there are any association(s) regulating the Property? If yes, ☐ Mandatory ☐ Voluntary **(If no, skip to line 40.)**
32.			If yes, provide contact(s) information: Name: SPRINGTREE CONDOMINIUM ASSOCIATION Phone #: 480-759-4945
33.			Name: Phone #:
34.			If yes, are there any fees? How much? $ $266.45 How often? MONTHLY
35.			How much? $ How often?
36.	☐	☒	Are you aware if the Property has any association(s) notices of potential violation(s) or unresolved violation(s)?
37.			Explain:
38.	☐	☒	Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
39.			Explain:
40.	☐	☒	Are you aware of any of the following recorded against the Property? (Check all that apply):
41.			☐ Judgment liens ☐ Tax liens ☐ Notice of Default ☐ Other non-consensual liens
42.			Explain:
43.	☐	☒	Are you aware of any assessments affecting the Property? (Check all that apply):
44.			☐ Paving ☐ Sewer ☐ Water ☐ Electric ☐ Other
45.			Explain:
46.	☐	☒	Are you aware of any of the following title issues affecting the Property? (Check all that apply):
47.			☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments ☐ Variance(s)
48.			☐ Unrecorded easements ☐ Use permits ☐ Other
49.			Explain:
50.	☐	☒	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.	☐	☐	If yes, are there any fees? How much? $ How often?
53.			The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately
54.	☐	☒	Are you aware of any public or private use paths or roadways on or across the Property? Explain:
55.			
56.	☐	☒	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 ☐ County ☐ City ☐ Homeowners' Association
59.			☐ Privately ☐ Not Maintained
60.	☐	☒	If privately maintained, is there a road maintenance agreement? (Attach agreement if available.)
61.			Explain:
62.	☐	☒	Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following? (Check all that apply):
63.			☐ Zoning ☐ Building Codes ☐ Utility Service ☐ Sanitary health regulations ☐ Municipal Ordinances
64.			☐ Covenants, Conditions, Restrictions (CC&R's) ☐ Other (Attach a copy of notice(s) if available.)
65.			Explain:

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.

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

Explain: _____

BUILDING AND SAFETY INFORMATION

YES	NO	
☐	☐	**ROOF / STRUCTURAL:**

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

Approximate age of roof? NOT AVAILABLE

☐ ☒ Are you aware of any past or present roof leaks? Explain: _____

☐ ☒ Are you aware of any other past or present roof problems? Explain: _____

☐ ☒ Are you aware of any roof repairs? Explain: _____

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

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

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

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

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

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

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

Explain: _____

WOOD INFESTATION:

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history on file. https://agriculture.az.gov

Are you aware of any of the following:

☐ ☒ Past presence of termites or other wood destroying organisms on the Property?

☐ ☒ Current presence of termites or other wood destroying organisms on the Property?

☐ ☒ Past or present damage to the Property by termites or other wood destroying organisms?

Explain: _____

☐ ☒ 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.)**

If yes, date last treatment was performed: _____

Name of treatment provider(s): _____

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

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

	YES	NO	
105.			**HEATING & COOLING:**
106.			Heating: Type(s) CENTRAL
107.			Approximate Age(s) NA
108.			Cooling: Type(s) NA
109.			Approximate Age(s) NA
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 NA
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.			NA >>

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

	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 NOT SURE
150.	☐	☐	If yes, are you aware of any past or present problems with the above systems? Explain: _____
151.			_____
152.			**MISCELLANEOUS:**
153.	☐	☒	Are you aware of any animals/pets that have resided in the Property? If yes, what kind: _____
154.			_____
155.	☐	☒	Are you aware of or have you observed any of the following anywhere on the Property? (Check all that apply):
156.			☐ Scorpions ☐ Rabid animals ☐ Bee swarms ☐ Rodents ☐ Reptiles ☐ Bed Bugs ☐ Other _____
157.			Explain: _____
158.	☐	☒	Has the Property been serviced or treated for pests, reptiles, insects, birds or animals? If yes, how often: _____
159.			Name of service provider(s): _____ Date of last service: _____
160.			**NOTICE TO SELLER AND BUYER: A contractor's license is required for work performed on a property unless**
161.			**the aggregate contract price, including labor and material, is less than $1,000, the work performed is of a**
162.			**"casual or minor nature," and no building permit is required. An unlicensed property owner may also perform**
163.			**work themselves if the property is intended for occupancy solely by the owner. If, however, the property is listed**
164.			**or offered for sale or rent within one year of the completed work, it is considered prima facie evidence that the**
165.			**owner performed the work for purposes of sale or rent. Owners of property who are acting as developers, who**
166.			**improve structures or appurtenances to structures on their property for the purpose of sale or rent, and who**
167.			**contract with a licensed general contractor must identify the licensed contractors' names and license numbers**
168.			**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
170.			or alterations or room conversions? **(If no, skip to line 186.)**
171.	☐	☐	Are you aware if permits for the work were obtained? Explain: _____
172.	☐	☐	Was the work performed by a person licensed to perform the work? Explain: _____
173.	☐	☐	Was approval for the work required by any association governing the Property? Explain: _____
174.	☐	☐	If yes, was approval granted by the association? Explain: _____
175.	☐	☐	Was the work completed? Explain: _____
176.			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
177.			
178.	_____	_____	_____
179.	_____	_____	_____
180.	_____	_____	_____
181.	_____	_____	_____
182.	_____	_____	_____

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

UTILITIES/SERVICES

190. **DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?**

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

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

209.	☐	☒	Are you aware of any past or present drinking water problems? Explain:
210.			
211.	☐	☐	U.S. Postal Service delivery is available at: ☒ Property ☐ Post Office ☐ Other
212.			☐ Cluster Mailbox, Box Number _____ Location
213.	☐	☒	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.			☐ Solar ☐ Wind ☐ Generator ☐ Other
216.	☐	☒	Are you aware of any past or present problems with the alternate power system(s)? Explain:
217.			
218.	☐	☒	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.			

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

SEWER/WASTEWATER TREATMENT

	YES	NO	
224.	☒	☐	Is the entire Property connected to a sewer? YES
225.	☐	☐	If no, is a portion of the Property connected to a sewer? Explain:
226.			
227.	☐	☐	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.	☐	☐	Is there a lift pump? Explain:

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

YES	NO	
		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 a septic/On-Site Wastewater Treatment Facility? **(If no, skip to line 250.)**
		If yes, the Facility is: ☐ Conventional septic system ☐ Alternative system; type: _____
		Number of Facilities: _____
☐	☒	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 was 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: _____
		_____
☐	☒	Are you aware if a Facility was: ☐ Abandoned ☐ Capped ☐ Removed
		Explain: _____

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.

ENVIRONMENTAL INFORMATION

YES	NO	
☐	☒	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.

☐	☐	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)?
☐	☒	Are you aware if the Property is located in the vicinity of a public or private airport?
		Explain: _____

YES	NO	
		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: _____
		_____
☐	☒	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? Explain: _____
		_____
		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

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 Disclosure Advisory titled *When in Doubt — Disclose.*

DocuSigned by: Harry Shirikchian 3/12/2023	DocuSigned by: Shirean Shirikchian 3/12/2023
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SELLER'S SIGNATURE MO/DA/YR	SELLER'S SIGNATURE MO/DA/YR

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 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.

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

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

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