

Gerchick Real Estate

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Document updated:  
August 2007

# 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: 1/8/26

2. Seller: Sunnyside Rentals, LLC

3. Property address: 15456 W Morning Glory St 500-04-655

4. Number of County Assessor Parcel Numbers for the Premises: \_\_\_\_\_

5. Tax Parcel Numbers: LOT 393 CENTERRA MCR 055337

**YES      NO**

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?

7. **YES      NO**

8.   Are you aware of whether an application for a Public Report has ever been filed affecting the Premises?

9. If so, when? \_\_\_\_\_

**10. Are you aware of any of the following affecting access or use of the Property?**

**YES      NO**

11.   Access Easements

12.   Utility Easements

13.   Reciprocal Easement Agreement

14.   Restrictions on Legal or Physical Access

15.   Shared Use Agreements

16.   Shared Fences/Walls

17.   Shared Driveways

18.   Shared Signage

19.   Leased Parking

20.   Grandfathered Uses

21.   Association Agreements See HOA Addendum

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**

28.   Any tenant bankruptcy proceedings?

**29. Any violations of laws or regulations of the following:**

30.   Zoning

31.   Building Code

32.   Occupational Safety and Health Administration (OSHA)

33.   Utility Service

34.   Sanitary Health Regulations

35.   Swimming Pools

36.   Covenants, Conditions and Restrictions (CC&R's)

37.   Americans With Disabilities Act (ADA)

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).

41. \_\_\_\_\_

42. \_\_\_\_\_

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Residential Income Property Addendum (1-4 Units) to Residential Seller's  
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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.   Tenant Leases or Subleases  
 46.   Alarm/Security System Agreements  
 47.   Property Management Agreements  
 48.   Leased Equipment  
 49.   Service Agreements such as landscaping, garbage/waste disposal  
 50.   Water Treatment Agreements  
 51.   Communications Systems or Cable System Agreements  
 52.   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 FACTORS****57. Are you aware of any of the following environmental factors affecting the property?****YES****NO**

58.   Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past?  
 61.   High voltage distribution towers or lines?  
 62.   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/STUDIES****68. Do you have any of the following items concerning the Property?****YES****NO**

69.   Soils Test Report  
 70.   Land Survey  
 71.   Flood Plain Report  
 72.   Septic/Waste Disposal Reports/Certifications  
 73.   Registrations of Wells  
 74.   Environmental Site Assessments or Studies  
 75.   Title Reports \_\_\_\_\_  
 76.   Other \_\_\_\_\_

77. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

78. \_\_\_\_\_

79. \_\_\_\_\_

**80. OTHER ISSUES****81. Are you aware of:****YES****NO**

82.   Security lighting in parking and/or common areas?  
 83.   Any recorded and/or unrecorded liens against the Property?  
 84.   The Property being located in a designated historical district?  
 85.   Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades?

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**Residential Income Property Addendum (1-4 Units) to Residential Seller's Property Disclosure Statement ("SPDS") >>****87. SELLER CERTIFICATION:**

88. Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed.



1/8/2026

89. <sup>80214255A205117</sup> ^ SELLER'S SIGNATURE	MO/DA/YR	^ SELLER'S SIGNATURE	MO/DA/YR
Thurston Jennings			
90. SELLER'S NAME PRINTED	SELLER'S NAME PRINTED		

91. SELLER'S NAME PRINTED	REVIEWED AND UPDATED (INITIALS):	SELLER	DATE: SELLER	MO/DA/YR
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**92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:**

93. BUYER'S NAME PRINTED	MO/DA/YR	^ BUYER'S SIGNATURE	MO/DA/YR
94. BUYER'S NAME PRINTED		BUYER'S SIGNATURE	

**For Broker Use Only:**

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

