Docusign Envelope ID: 756DF4B8-62FF-83F7-8306-631DFEE5C0F3

RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS)
TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")

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.

REALTOR® EQUAL HOUSING OPPORTUNITY

1. This is an Addendum to the SPDS dated: -
2. Seller: Bens Exit - Jana Dee Iverson and Ted Jay Iverson
3. Property address: 322 E Vogel Ave, Phoenix, AZ 85020
4. Number of County Assessor Parcel Numbers for the Premises: 1
5. Tax Parcel Numbers: 159-45-070

	YES	NO	
6.	☐	☒	Are you aware of whether the Premises has been the subject of any condominium/time share/interval
7.			ownership agreements, applications, approvals or historical sales?
	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 -
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
40. pertaining to such matters. (Attach additional sheets if necessary).
41.
42.

>>

Copyright © 2007 Arizona Association of REALTORS®. All rights reserved.

Gerchick Real Estate, 6424 E. Greenway Parkway Scottsdale, AZ 85254 Phone: 6022561415000 Fax:
Linda Gerchick, CCIM
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Docusign Envelope ID: 756DF4B8-62FF-83F7-8306-631DFEE5C0F3

CONTRACTUAL OBLIGATIONS

Are you aware of any of the following contractual obligations affecting the property?

YES	NO	
☐	☒	Tenant Leases or Subleases
☐	☒	Alarm/Security System Agreements
☐	☒	Property Management Agreements
☐	☒	Leased Equipment
☐	☒	Service Agreements such as landscaping, garbage/waste disposal
☐	☒	Water Treatment Agreements
☐	☒	Communications Systems or Cable System Agreements
☐	☒	Other Equipment or Service Contracts or Agreements (describe)

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

ENVIRONMENTAL FACTORS

Are you aware of any of the following environmental factors affecting the property?

YES	NO	
☐	☒	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?
☐	☒	High voltage distribution towers or lines?
☐	☒	Drywell (drainage)? If yes, Registration #

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).

REPORTS/STUDIES

Do you have any of the following items concerning the Property?

YES	NO	
☐	☒	Soils Test Report
☐	☒	Land Survey
☐	☐	Flood Plain Report
☐	☒	Septic/Waste Disposal Reports/Certifications
☐	☒	Registrations of Wells
☐	☒	Environmental Site Assessments or Studies
☐	☒	Title Reports
☐	☐	Other

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

OTHER ISSUES

Are you aware of:

YES	NO	
☐	☒	Security lighting in parking and/or common areas?
☐	☒	Any recorded and/or unrecorded liens against the Property?
☐	☒	The Property being located in a designated historical district?
☐	☒	Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades?

Copyright © 2007 Arizona Association of REALTORS®. All rights reserved.

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Docusign Envelope ID: 756DF4B8-62FF-83F7-8306-631DFEE5C0F3

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.

89. JANA IVERSON 9/20/2026
05B8844354A4245...

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

90. JANA IVERSON

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 _____
MO/DA/YR
(Added February 2012)

Copyright © 2007 Arizona Association of REALTORS®. All rights reserved.

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com