RESIDENTIAL SELLER DISCLOSURE ADVISORY

Document updated: February 2023



WHEN IN DOUBT - DISCLOSE!



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 warrantles 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 soller 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.

Residential Solice's Property Disclosure Statement (SPDS)
Updaled: February 2023 • Copyright © 2023 Arizone Association of REALTORS®, All inhits reserved.

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

Document updated: February 2023

TO A DE LA PRINCIPA



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORSS Any change in the pre-printed language of this form must be made in a prominent mannaer. 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.





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:

DROBERTY AND OWNERSHIP

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facits about the Property that the Selliers 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 BROKEIR(S) OR AGENT(S).

	PROFERIT AND OWNERSHIP
1.	As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental theret
2	plus fixtures and personal property described in the Contract.
3.	LEGAL OWNER(S) OF PROPERTY: POSTICIA BELLES
4	
5.	PROPERTY ADDRESS: 8700 E. UNIVERSITY OF #548 Mesa. A2. 85207
6.	Does the Property include any leased land? □Yes □Mo
7.	Explain:
8. 9. 10.	NOTICE TO SELLER: Arizona law imposes certain requirements on the sale or lease of subdivided and unsubdivided land or lots. If a sale involves six or more parcels, lots, or fractional interests being sold, certain requirements are imposed on the Sellier for a Subdivision Public Report. Information may be obtained by contacting the Arizona Department of Real Estate, A.R.S. 32-2101 (56) and (57).
d.	Are you aware if the Property is located in an unincorporated area of the county? Yes DANO If yes, and five or fewer parcels of land other
2	than subdivided land are being transferred, the Seller must furnish the Buyer with a written Alfidavil of Disclosure in the form required by law
3.	The Property is currently (Check all that apply): Wowner-occupied Rental/Leased Estate Vacant If vacant, how long?
	Other: Explain:
	If a rental property, how long? Expiration date of current lease: (Attach a copy of the lease if available.)
	If any refundable deposits or prepaid rents are being held, by whom and how much? Explain:
7.	
В	Are you aware of any regulations surrounding length of time for rentals? ☐Yes ☐ No Explain:
9.	
1. 1	Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRP TA)?
. [☐ Yes ☑ No If yes, consult a tax advisor; mandatory withholding may apply.
. 1	s the Property located in a community defined as an age restricted community? ☑ Yes ☐ No
. 1	Explain: 55+ Resort
	Approximate year built: 1994. If the Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.
-/	Are you awaire if the Property is designated as a historic home or located in a historic district? (A.A.C. R12-8-301) Types PNo
	Residential Seller's Property Disclosure Statement (SPDS) Updated: February 2023 • Copyright © 2023 Arizona Association of REALTORS®. All rights received.
	Page 1 of 9

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

YES	NO.		
E7	W	Have you entered into any agreement to transfer your interest in the Property in any way, include	finor rental renewals
	2	or options to purchase? Explain:	
W	11	Are you aware if there are any association(s) regulating the Property? If yes, ☑ Mandatory □ Volum	tary (if no. skin to line 4
		If yes, provide contact(s) information: Name: ELS Municipelland Phone	
		Name:Phone	11.14
0	Ø/	If yes, are there any fees? How much? \$ 4795-14 How often? es	ery Gurantus
	2000	How much? \$ water, trash How often?	
0	W	Are you aware if the Property has any association(s) notices of potential violation(s) or unre-	THE PERSON NO AND DESCRIPTION.
	200701	Explain:	
	17	Are you aware of any pending or anticipated disputes or litigation regarding the Property or th	e association(s)?
	,	Explain:	ester paramonandos
		Are you aware of any of the following recorded against the Property? (Check all that apply):	0: 11
		□ Judgment liens □ Tax liens □ Notice of Default □ Other non-consensual liens	
	_	Explain:	
	M	Are you aware of any assessments affecting the Property? (Check all that apply):	
		☐ Paving ☐ Sewer ☐ Water ☐ Electric ☐ Other	
	/	> Explain:	
	2	Are you aware of any of the following title issues affecting the Property? (Check all that apply):	
		☐ Recorded easements ☐ Use restrictions ☐ Lot line disputes ☐ Encroachments ☐ Va	rianice(s)
		Unrecorded easements Use permits Uother	
		Explain:	
	D/	Are you aware if the Property is located within the boundaries of a Community Facilities District (CFI)? (If no, skip to line 54
		If yes, provide the name of the CFD:	
		If yes, are there any fees? How much? \$ How often?	
		If yes, are there any fees? How much? \$ How often? The CFD fees are \square Included in the Property Taxes \square Paid Separately	
		하는 유지를 가면 하면 하는 사람들은 살이 살아가면 되는 얼마나 있다면 하는 것이 되었다. 그런 얼마나 나는 그는 사람들이 살아 보는 것이 살아 보다는 것이 살아 보다는 것이 없다면 모든 것이다.	N (50)
		, The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately	N (20)
		, The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately	N (23)
		The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain	N (23)
		The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain	r
		The CFD fees are ☐ Included in the Property Taxes ☐ Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain Are you aware of any problems with legal or physical access to the Property? Explain:	r
		The CFD fees are \square Included in the Property Taxes \square Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain Are you aware of any problems with logal or physical access to the Property? Explain: The road/street access to the Property is maintained by the \square County \square City \square Homeowners'	Association
		The CFD fees are Included in the Property Taxes Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain Are you aware of any problems with legal or physical access to the Property? Explain: The road/street access to the Property is maintained by the County City Homeowners' Privately Not Maintained If privately maintained, is there a road maintenance agreement? (Attach agreement if available Explain:	Association e.)
		The CFD fees are _ Included in the Property Taxes _ Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain: Are you aware of any problems with legal or physical access to the Property? Explain: The road/street access to the Property is maintained by the _ County _ City _ Homeowners' _ Privately _ Not Maintained If privately maintained, is there a road maintenance agreement? (Attach agreement if available Explain: Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following	Association e.) (Check all that apply)
		The CFD fees are \square Included in the Property Taxes \square Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain: Are you aware of any problems with legal or physical access to the Property? Explain: The road/street access to the Property is maintained by the \square County \square City \square Homeowners' \square Privately \square Not Maintained If privately maintained, is there a road maintenance agreement? (Attach agreement if available Explain: Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following \square Zoning \square Building Codes \square Utility Service \square Sanitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square Sonitary health regulations \square Municipal of the following \square Sonitary health regulations \square S	Association e.) 7 (Check all that apply) Ordinances
		The CFD fees are _ Included in the Property Taxes _ Paid Separately Are you aware of any public or private use paths or roadways on or across the Property? Explain: Are you aware of any problems with legal or physical access to the Property? Explain: The road/street access to the Property is maintained by the _ County _ City _ Homeowners' _ Privately _ Not Maintained If privately maintained, is there a road maintenance agreement? (Attach agreement if available Explain: Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following	Association e.) 7 (Check all that apply) Ordinances

Residential Seller's Property Disclosure Statement (SPDS)
Updated: Fehnuary 2023 • Copyright © 2023 Arizona Association of REALTORS®.
All rights reserved.

Initials> SUYER SUYER

TEANSACTION

66			NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history, occupancy and other
67 68			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		G/	Are you aware of any homeowner's insurance claims having been filed against the Property?
70.			Explain:
	BUI	LDIN	G AND SAFETY INFORMATION
	YES	NO	
71.	distant.	9650	ROOF / STRUCTURAL:
72.			NOTICE TO BUYER: Contact a professional to verify the condition of the roof.
73.			Approximate age of roof? dan't Kunaw
74.	П	m/	Are you aware of any past or present roof leaks? Explain:
75.	S. Sand	-	
76.		4/	Are you aware of any other past or present roof problems? Explain:
77.			
78.	U	W	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.	proper.	51/	An in the second
84. 85.	ш	IN	Are you aware of any past or present cracks or settling involving the foundation, exterior walls or slab? Explain:
86.	U	س	Are you aware of any chimney or fireplace problems, if applicable? Explain:
87.			
88.		D/	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 ☐ Hall ☐ Other
90.			Explain:
91.			WOOD INFESTATION:
92. 93.			NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history on file. https://agriculture.az.gov
94.			Are you aware of any of the following:
95,	П	0/	Past presence of termites or other wood destroying organisms on the Property?
96.		W	Current presence of termities or other wood destroying organisms on the Property?
97.	U	[I]	Past or present damage to the Property by termites or other wood destroying organisms?
98.			Explain:
99.		~	
00.	13	14	Are you aware of past or present treatment(s) of the Property for termiles or other wood destroying organisms? (If no, skip to line 105.)
01.			If yes, date last treatment was performed:
)2,			Name of treatment provider(s):
3.		D	is there a treatment warranty? (Attach a copy of warranty if available.)
14.			If yes, is the treatment warranty transferable? Cost to transfer:
	В	esidential 8	Seller's Property Disclosure Statement (SPDS)
		udated. F6 I rights res	
			Dog 2 of 0

Page 3 of 9

TO ANSACTIONS

	YES	NO	
105.			HEATING & COOLING:
105.			Heating; Type(s)
107.			Approximate Age(s)
108.			Cooling: Type(s)
109.			Approximate Age(s)
110.	П	10	Are you aware of any past or present problems with the heating or cooling system(s)?
111.	10000	1.000	Explain:
112			PLUMBING:
113.	B	W	Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, PEX or polybuitylene?
14.			If yes, identify:
15.		4/	Are you aware of any past or present plumbing problems? Explain:
16.		53565 51-250a	Carlotte Committee Committ
17.		D	Are you aware of any water pressure problems? Explain:
18.		-	Type of water heater(s): ☐ Gas ☐ Electric ☐ Solar ☐ Tankless Approx. Age(s):
19.	U	P	Are you aware of any past or present water heater problems? Explain:
20.	.,		
21,	N		Is there a landscape watering system? If yes, type: Automatic Timer Manual Both Part Automatic Timer Manual Both Both Part Automatic Timer Manual Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both Both
22. 23.		M	If yes, are you aware of any past or present problems with the landscape watering system? Explain:
24.			Are there any water treatment systems? (Check all that apply):
25.			☐ Water Filtration ☐ Reverse Osmosis ☐ Water Softener ☐ Other
26.			Is water treatment system(s) Owned Leased (Attach a copy of lease if available.)
27.			Are you aware of any past or present problems with the water treatment system(s)?
28.			Explain:
29.		/	SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:
30.		W	Does the Property contain any of the following? (Check all that apply):
31.			☐ Swimming pool ☐ Spa ☐ Hot tub ☐ Sauna ☐ Water feature
32.			If yes, are either of the following heated? Swimming pool Spa If yes, type of heat:
33.		П	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
34.			Explain:
5.			Are you aware if a swimming pool was: ☐ Removed ☐ Capped/decked over ☐ Filled
16.		_/	Explain:
7.		W	Do you lease any pool equipment? Explain:
8.			ELECTRICAL AND OWNER DELITED EVETENE.
9.	4-1		ELECTRICAL AND OTHER RELATED SYSTEMS:
0.	11	1000	Are you aware of the type of wiring? (Check all that apply): Copper Aluminum Other
1. 2.	ш	اللا	Are you aware of any past or present problems with the electrical system? Explain:
z. 3.		D/ .	Is there a charging station for an electric vehicle? If yes, \(\subseteq \text{Owned} \subseteq \text{Leased (Attach a copy of lease if available.)} \)
3. 4.	100		Is there a security system? If yes, is it (Check all that apply):
9, 5.			☐ Owned ☐ Leased (Attach a copy of lease if available.) ☐ Monitored ☐ Other
6.	п		Are you aware of any past or present problems with the security system? Explain:
o. 7.	-	1991	

Residential Settler's Property Disclosure Statement (SPDS)

Updetest February 2023 - Copyright © 2023 Arizona Association of REALTORS®.

All rights reserved.

Initials> BUYER BUYER

		요즘 사람들이 되면서 어떻게 지하는 사람들이 모든 사람들이 되었다면 하는데 사람들이 하는데 하는데 되었다.	roblems with any built-in appliances? Exp	
1-4		사람이 되는데 보면 되면 하면 살아 되었다. 그런 사람이 되는데 하다면 하고 하면 하는데 모든데 모든데 다른데 되었다.	ases installed in the bedrooms? Explain:	
П		Are there any security bars or other obs	structions to door or window openings? E	xplain:
		Explain;		
		Evelein		
		-		
		Contractor Name	License Number	Scope of Work
		List the names and license numbers of all	contractors and scope of work that has been	n performed on the Property in the past year:
		Was the work completed? Explain:	* jeroexe MostMftovtoor —	
		If yes, was approval granted by the ass		
	ū	Was approval for the work required by	any association governing the Property?	Explain:
			icensed to perform the work? Explain:	
	œ	or alterations or room conversions? (If	on the Property, such as building, plumbinon, skip to line 186.) Not Sance. I vere obtained? Explain: <u>Alot Call</u>	- puranesce proferry
	t y	the aggregate contract price, Inclu "casual or minor nature," and no b work themselves if the property is is or offered for sale or rent within on owner performed the work for purp improve structures or appurtenanc contract with a licensed general co in all sales documents. (A.R.S. § 32-	uding labor and material, is less that utiding permit is required. An unlicen- ntended for occupancy solely by the o e year of the completed work, it is con oses of sale or rent. Owners of proper es to structures on their property for intractor must identify the licensed con 1121)	in \$1,000, the work performed is of a sed property owner may also perform wher. If, however, the property is listed insidered prima facile evidence that the try who are acting as developers, who the purpose of sale or rent, and who intractors' names and license numbers
		Signature and the second control of the seco	The second secon	work performed orn a property unless
. M	ш	Name of service provider(s): LONP	Star pest Control Date of	last service: G/19/24
-		Explain:	nated for swete reptiles insects hirds o	r animals? If yes, how often: 3X 600
	100		ee swarms Rodents Reptiles	Bed Bugs Other
, ш	D	그 사람이 얼마 아이를 하는데 하는데 하고 있다면 되었다. 이 얼마 아이들이 살 때를 하게 되었다.	ed any of the following anywhere on the F	
8 □ 8	136	Alb you direct or any dismanspore an		
	ri/	MISCELLANEOUS:	at have resided in the Property? If yes, w	hat kind:
		98-		
), 🗆	W	If yes, are you aware of any past or p	resent problems with the above systems?	Explain:
).		Di/Smoke/tire detection ☐ Fire supp	ression (sprinklers) 🗹 Carbon monoxide	detector
		Does the Property contain any of the	following systems or detectors? (Check a	all that apply):

TRANSACTIONS

TIL	ITIE	S/SERVICES
DES	THE P	ROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?
ES	NO	
100	1	NAME OF PROVIDER
1,	R	Cable / Satellite:
1		Electricity: SRP
	W	Fire:
		□ Public □ Private
	10	Flood Irrigation:
	IIV	Fuel: Netural gas Propane Oil
29	-	Il propane tank, ☐ Owned ☐ Leased (Attach a copy of lease if available.)
		Garbage Collection:
		U Fublic ☐ Private
	W	Internet:
	D/	Telephone:
-		Water Source: Through ELS mathet.
	_	□ Public □ Private water co. □ Hauled water
		☐ Private well ☐ Shared well If water source is a private or shared well, complete and attach Domestic Water
		Well/Water Use Addendum.
		, et all 10 and
		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.
	D/	Are you aware of any past or present drinking water problems? Explain:
	П	U.S. Postal Service delivery is available at: Property Post Office Other
	1	Are there any alternate power systems serving the Property? (If no, skip to line 224.)
	110	If yes, indicate type (Check all that apply):
		1617 Pl 4206 PRESIDE 10 10 1000 C
	ū	☐ Solar ☐ Wind ☐ Generator ☐ Other Are you aware of any past or present problems with the alternate power system(s)? Explain:
	ü	Are any alternate power systems serving the Property leased? Explain:
		If yes, provide name and phone number of the leasing company (Attach copy of lease if available.):
		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.
WE	B/WA	STEWATER TREATMENT
	NO	
		Is the entire Property connected to a sewer?
	U	If no, is a portion of the Property connected to a sewer? Explain:
	<u></u>	AN ARM MAN AND AN AND A TANK ALONG THE CHART OF ANY AND ANY AND ADDRESS.
	1	If the entire Property or a portion of the Property is connected to a sewer, are you aware if a professional verified the

190.

191. 192 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208.

209.

210. 211. 212 213. 214. 215. 216. 217. 218. 219. 220. 221. 222 223. 224. 225. 226. 227. sewer connection? If yes, how and when: 228. is there a lift pump? Explain: 229. Residential Seller's Property Disclosure Statement (SPDS)

Updated: February 2023 - Copyright © 2023 Artzona, Association of RFALTORS®
All rights reserved. Initials> BUYER BUYER Page 6 of 9 A TRANSACTIONS

			NOTICETO BUYER: Contact a professional to conduct a sewer verification test.
	YES	NO	And the second s
231			Type of sewer: ☑ Public ☐ Private ☐ Planned and approved sewer system, but not connected
232			Name of Provider: MICIA
233.		U	Are you aware of any past or present problems with the sewer? Explain:
234.		0	Is the Property served by a septio/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 Facilities:
237.	LI		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.	[1]	17	Are you aware of any repairs or alterations made to this Facility since original installation?
241.	 	-	Explain:
242.			
243.			Approximate date of fast Facility inspection and/or pumping of septic tank:
244.	п	[7]	Are you aware of any past or present problems with the Facility? Explain:
245.	ш		Are you divise or any past or present problems was the Fooling: Explain.
246.	D.	П	Are you aware if a Facility was: ☐ Abandoned ☐ Capped ☐ Removed
247.	U	4.3	Explain:
248. 249.			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.
250.	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):
251.	1.4	V	Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Dampness/moisture ☐ Other
252.			Explain:
253.	п	57/	Are you aware of any past or present issues or problems in close proximity to the Property related to any of the
254.		32	following? (Check all that apply):
255.			TOTOWING: (Control all that apply).
and the			□ Sail pattlement/symptotics □ Drainans/grade □ Ernsinn □ Fissures □ Other
EE			☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other
			Explain:
57.			
57. 58.		10	Explain: NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member
57. 58. 59.		-	Explain:
57. 58. 59.			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):
57. 58. 59. 60.			Explain:
957. 958. 959. 960. 961.			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 fine noise Neighborhood noise Landfill Toxic waste disposal Odors Nuisances Sand/gravel operations Other
57. 58. 59. 60. 61. 62.			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
57. 58. 59. 60. 61. 62. 63.		9 /	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,
257. 258. 259. 260. 261. 262. 63. 64.			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): Alriport noise
256. 257. 258. 259. 260. 261. 661. 663. 664. 665.	о О		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? (C'heck all that apply): Alriport noise Trattic noise Rail fine 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?

Page 7 of 9

TO ANSACTIONS

267. 268. 269. 270. 271.	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 ancillar 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.azrogov.
272	П	d	is the Property located in the vicinity of a military airport or ancillary military facility?
273.	5.000	F1890	Explain:
274.	П	III	Are you aware of the presence of any of the following on the Property, past or present? (Check all tihat apply):
275.	-	2.00	☐ Asbestos ☐ Radon gas ☐ Lead-based paint ☐ Pesticides ☐ Underground storage tanks ☐ Fuel/chemical storage
276.		. 2	Explain:
277.	C)	17	Are you aware if the Property is located within or subject to any of the following ordinances? (Check: all that apply):
278.	112/6		□ Supertund / WQARF / CERCLA □ Wetlands area □ Natural Area Open Spaces
279.	TO:	0/	Are you sware of any open mine shafts/tunnels or abandoned wells on the Property?
	4.4	V	If yes, describe location:
280.	-	101	Are you sware if any portion of the Property is in a flood plain/way? Explain:
	_	4	nie you ewelle is dry position of the reporty to the next property of th
282	TT:	0/	Are you aware of any portion of the Property ever having been flooded? Explain:
283.		Mestico Contraction Contractio	Ale you assere or any portion or and y roperly are maring over a source.
284.	1.1	E/	Are you sware of any water damage or water leaks of any kind on the Property? Explain:
285	1.7	1	Ale you aware or any mater occasions or mater account of any mind on each import, and materials and any materials and an
286.	П		Are you aware of any past or present mold growth on the Property? Explain:
288.			
289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 290. 300. 301.			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.
		and the same	NDITIONS AND FACTORS
			erial (important) information are you aware of concerning the Property that might affect the Buyer's decision-making
304. p	HOCESS,	the valu	e of the Property, or its use? Explain:
305			
1	ADDIT	TIONA	L EXPLANATIONS
306		_	
307			
308			
	_	10.00	>>
	- 11	espendial (Seller's Property Disclosure Statement (SPDS) ibruary 2023 • Copyright © 2023 Arizona Association of REALTORS®.

Page 5 of 9

A THANSAFTIMUS

	Residential Seller's Property Disclosure Statement (SPDS) >>
309.	
310.	
311.	
312.	
313.	
816. 117.	of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior
18.	A SELLER'S SIGNATURE MO/DAYR SELLER'S SIGNATURE MO/DAYR
23. 24. 25. 26.	in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third partities 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 fellony; (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
27.	vicinity of a sex offender.
28.	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.
29.	
20	
20	A DUYER'S SIGNATURE MO/DA/YR A BUYER'S SIGNATURE MO/DA/YR
20	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.

Residential Satier's Property Disclosure Statement (SPDS)
Updated: February 2023 + Copyright © 2023 Arizona Association of REALTORS®,
All rights reserved.

A TRANSACTIONS