



SELLER'S SHORT FORM PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS (RESIDENTIAL ADDENDUM) TO BE COMPLETED BY SELLER AND DELIVERED TO BUYER

Property Address 846 S 4Th St Lander, Wy 82520 Date March 13, 2025

The undersigned Seller, having entered into a listing contract with Snyder Signature Properties as Broker, hereby disclose to the best of their knowledge the conditions described below. The Seller(s) will inform Broker of any change in condition to their property during the term of the Listing. The Seller(s) will attach any warranties that are in effect and will attach any outstanding insurance claims, which are unpaid or in processing with their insurance companies.

I. The Seller(s) current insurance company is: State Farm. Are there any outstanding claims: (yes/no), If yes, please describe:

Describe the nature of any insurable claims the Seller(s) has filed during their ownership of the subject property:

II. Utility Services:

Is there Public water and sewer supply: (yes/no) Other provider of water and/or sewer: (yes/no) Provider: Domestic well: (yes/no) Describe location, Wyoming Registration, depth, flow and potability: Septic Tank: (yes/no) Cistern tank: (yes/no) Septic system and leach field sized for bedrooms Utility Providers (electric/gas): Propane: (yes/no) Is the propane tank leased (yes/no) Propane provider:

III. Is the Property located in the FEMA or City Flood Plain: (yes/no) unknown Is Flood Insurance required: (yes/no)

IV. Have there been any pets in the home: (yes/no). If yes please disclose what kind of pets:

V. Have there been any remodeling or structural changes to the home during the Seller(s) ownership: (yes/no). If yes, please describe:

Was the work performed by a Licensed Contractor: (yes/no)

Was a building permit issued on the work completed: (yes/no)

VI. The Seller discloses the following Latent Defects. Latent Defects are defined by the Wyoming Supreme Court decisions as: "A defect which could not have been discovered by ordinary and reasonable inspections and care". Black's Law Dictionary defines it as "A defect which reasonably careful inspection will not reveal".

None Known (initial)

Known Latent Defect(s) None

Seller remedies to Latent defect including name of any contractors

VII. The Seller discloses the following know Material Defects,. Wyoming Statute 33-28-102(b)(xxii) states "Material to the Transaction" means "having importance, relevance or consequence to a person making a decision regarding the purchase, sale or lease of real estate." It does not include "psychological considerations including, but not limited to, health issues, suicide, murder or crimes which have occurred on the property."

None Known PBSAMS (initial)

Known Material Defect(s)
None

Seller remedies to Material defect including name of any contractors

The Seller(s) are providing the above conditions of their property to the best of their knowledge, however the Buyers are recommended to do any and all inspections they deem necessary in accordance with the Contract Documents.

The above description and statement of condition of the subject property is based on my (our) knowledge of the property and all representations are made to the best of my current actual knowledge. I (We) ACKNOWLEDGE AND AGREE THAT I (WE) SHALL IMMEDIATELY INFORM BUYER AND BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME (US) AFTER THIS DATE. I FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS ALL BROKERS INVOLVED IN ANY SALE OF THE SUBJECT PROPERTY FROM ANY AND ALL CLAIMS, INCLUDING DAMAGES, COURT COSTS AND ATTORNEY'S FEES, ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE.

Phillip B Strong Date 03/13/2025
Seller **Phillip B Strong**

Andrea M Strong Date 03/13/2025
Seller **Andrea M Strong**

Date _____
Seller

Date _____
Seller

Date _____
Seller

Date _____
Seller

The undersigned prospective Buyer hereby acknowledges receipt of this Addendum.

Date _____
Buyer

Date _____
Buyer

Date _____
Buyer

Date _____
Buyer

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Buyer

Date _____
Buyer

The Seller(s) is/are not the Owner of Record and has no knowledge of the Condition of the Home. PBSAMS (initial)