

# RESIDENTIAL RESALE DISCLOSURE STATEMENT (RRDS)

Version 20260101

## General Advisories & Instructions

- 1 **Seller Disclosure Obligation and Purpose:** Seller is obligated under law to disclose known facts that materially  
2 and adversely affect the value of the Property that are not readily observable by the Buyer.
- 3 **Instructions:** This form is to be filled out by the Seller only. Be specific when describing any past or present  
4 problems, malfunctions, or defects (location, nature of problem, etc.). Attach supporting documentation, if  
5 necessary.
- 6 **Notice to Buyer and Seller:** Buyer and Seller are advised that the Seller's Broker is trained in the marketing and  
7 selling of real estate. The Seller's Broker is not trained or licensed to provide Buyer or Seller with professional  
8 advice regarding the physical condition of any property or regarding legal or tax matters. The Seller and Seller's  
9 Broker strongly recommend that the Buyer retain the professional services of legal and/or tax advisors, property  
10 inspectors, surveyors, appraisers, contractors, and other professionals to satisfy Buyer as to any and all aspects of  
11 the physical and legal condition of the Property.

## Seller Information

- 12 Name(s): \_\_\_\_\_
- 13 Mailing Address: \_\_\_\_\_
- 14 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## Ownership and Property Information

- 15 Property Address: \_\_\_\_\_
- 16 Assessor's Parcel Number(s)/Tax ID: \_\_\_\_\_ County: \_\_\_\_\_
- 17 Zoning: \_\_\_\_\_
- 18 Legal Description: \_\_\_\_\_
- 19 \_\_\_\_\_
- 20 \_\_\_\_\_
- 21 \_\_\_\_\_
- 22 Date Seller acquired an interest in the Property: \_\_\_\_\_
- 23 Approximate year built: \_\_\_\_\_
- 24 *If built prior to 1978, Seller must provide the Buyer with a lead-based paint disclosure.*
- 25 The property is currently: ☐ Seller occupied ☐ Tenant occupied ☐ Vacant
- 26 If "Vacant", date Seller last occupied: \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y N

- 27 ☐ ☐ **Historic Designation:** Are you aware if the Property is designated as a Historic Home or located in a  
28 Historic District?

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

	Y	N	
29	<input type="checkbox"/>	<input type="checkbox"/>	<b>Unincorporated Area:</b> Is the Property located in an unincorporated area of the county (not within city limits)?
30			
31	<input type="checkbox"/>	<input type="checkbox"/>	<b>Age Restrictions:</b> Are you aware if the Property is located in an age-restricted community (i.e., 55+ or "Active Adult" community)?
32			
33	<input type="checkbox"/>	<input type="checkbox"/>	<b>Foreign Person (FIRPTA):</b> Is the legal owner(s) of the Property a "Foreign Person" as defined by the Foreign Investment in Real Property Tax Act (FIRPTA)? <i>(If Yes, mandatory tax withholding may apply).</i>
34			
35	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bankruptcy / Insolvency:</b> Is the Property (or the Seller) currently subject to any bankruptcy proceedings, foreclosure actions, short-sale negotiations, or probate proceedings?
36			
37	<input type="checkbox"/>	<input type="checkbox"/>	<b>Agreement to Transfer:</b> Have you entered into any other agreement to transfer your interest in the Property (i.e., Option to Purchase, Assignment, or "Wholesale" agreement) that is currently active?
38			
39	If "Yes" to any of the previous questions, please describe: _____		
40	_____		
41	_____		
42	_____		
43	_____		

### Leases, Rentals & Occupancy Agreements

44 *Advisory: If the Property is currently leased, Seller is advised to provide Buyer with copies of all lease agreements,*  
 45 *addenda, and ledgers during the Due Diligence Period.*

Mark below: (Y) for Yes, (N) for No

	Y	N	
46	<input type="checkbox"/>	<input type="checkbox"/>	<b>Leased Land:</b> Does the Property include any leased land (i.e., government land lease, grazing rights, or ground lease)?
47			
48	<input type="checkbox"/>	<input type="checkbox"/>	<b>Current Tenants &amp; Future Bookings:</b> Is the Property (or any portion of it, i.e., casita) currently occupied by a tenant or subject to a lease agreement or vacation rental booking that extends beyond the Close of Escrow?
49			
50			
51	<input type="checkbox"/>	<input type="checkbox"/>	<b>Past Rental History:</b> Has the Property been used as a rental (long-term, short-term, or vacation rental) at any time during your ownership?
52			
53	<input type="checkbox"/>	<input type="checkbox"/>	<b>Rental Restrictions:</b> Are you aware of any restrictions on renting the Property (i.e., HOA rental caps, minimum lease durations such as 30-days, or municipal bans on short-term rentals) or any notices of violation regarding rental use?
54			
55			
56	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other Agreements:</b> Are you aware of any other written or oral agreements regarding the use of the Property (i.e., Unrecorded Options to Purchase, Rights of First Refusal, or Shared Use Agreements)?
57			

58 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

59 \_\_\_\_\_

60 \_\_\_\_\_

61 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Title, Encumbrances & Legal Condition

62 *Advisory: Buyer is advised to immediately obtain a preliminary title report or title commitment from a reputable title*  
63 *company and to review it with experienced legal counsel to assess the condition of title and confirm the existence*  
64 *of any liens, encumbrances, or defects.*

Mark below: (Y) for Yes, (N) for No

Y N

- 65 ☐ ☐ **Liens & Judgments:** Are you aware of any judgments, tax liens, mechanic's liens, notices of default,  
66 or assessments currently pending or recorded against the Property?
- 67 ☐ ☐ **Violations & Ordinances:** Are you aware of any notices of potential or unresolved violations of  
68 any of the following: Zoning, Building Codes, Utility Service, Sanitary Health Regulations, Municipal  
69 Ordinances, or Covenants, Conditions, and Restrictions (CC&Rs)?
- 70 ☐ ☐ **Illegal/Non-Conforming Use:** Are you aware of any past or present non-conforming or illegal uses  
71 of the Property (i.e., renting without a required license, operating a business in a residential zone, or  
72 unpermitted "grandfathered" uses)?
- 73 ☐ ☐ **Litigation:** Are you aware of any existing or threatened legal actions, lawsuits, or arbitration  
74 proceedings affecting the Property?
- 75 ☐ ☐ **Encroachments & Boundaries:** Are you aware of any boundary disputes or any encroachments (i.e.,  
76 fences, walls, or structures) extending onto the Property from a neighbor's land, or from the Property  
77 onto a neighbor's land?
- 78 ☐ ☐ **Easements:** Are you aware of any unrecorded easements, rights-of-way, or access agreements  
79 affecting the Property (i.e., shared driveways, irrigation ditches, or utility access paths not shown on  
80 the title report)?

81 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_  
82 \_\_\_\_\_  
83 \_\_\_\_\_  
84 \_\_\_\_\_

## Homeowners Association (HOA) & Community Districts

85 **If Property Governed by a Homeowners Association (HOA)**

### Primary Association Information

86 Association Name: \_\_\_\_\_  
87 Management Company Name (if applicable): \_\_\_\_\_  
88 Contact: \_\_\_\_\_  
89 Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
90 Website: \_\_\_\_\_  
91 Association Dues: \$ \_\_\_\_\_ Payable: ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually  
92 ☐ Other: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Secondary Association Information

93 Association Name: \_\_\_\_\_  
94 Management Company Name (if applicable): \_\_\_\_\_  
95 Contact: \_\_\_\_\_  
96 Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
97 Website: \_\_\_\_\_  
98 Association Dues: \$ \_\_\_\_\_ Payable: ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually  
99 ☐ Other: \_\_\_\_\_

100 *Advisory: Buyer is advised to independently verify all HOA fees, CC&Rs, and financial restrictions during the Due*  
101 *Diligence Period.*

Mark below: (Y) for Yes, (N) for No

	Y	N	
102	<input type="checkbox"/>	<input type="checkbox"/>	<b>Transfer &amp; Capital Fees:</b> To your knowledge, does the HOA, Management Company, or other
103			governing body charge any fees upon transfer of ownership (i.e., Transfer Fee, Capital Improvement
104			Fee, Disclosure Fee, or "Enhancement" Fee)?
105	<input type="checkbox"/>	<input type="checkbox"/>	<b>Litigation &amp; Disputes:</b> Are you aware of any past or ongoing litigation, arbitration, or formal disputes
106			involving the HOA (either as plaintiff or defendant), or any disputes between the HOA and the current
107			Property owner?
108	<input type="checkbox"/>	<input type="checkbox"/>	<b>CFDs &amp; Special Districts:</b> Is the Property located within a Community Facilities District (CFD) or
109			Special Improvement District that results in an additional tax assessment or lien on the Property?
110	<input type="checkbox"/>	<input type="checkbox"/>	<b>Assessments &amp; Liens:</b> Are you aware of any pending or proposed special assessments (for repairs,
111			capital improvements, etc.) that have not yet been billed, or any unpaid dues or liens currently
112			recorded against the Property?
113	<input type="checkbox"/>	<input type="checkbox"/>	<b>Violations:</b> Are you aware of any unresolved violations or notices of non-compliance from the HOA
114			regarding the Property (i.e., paint color, landscaping, parking, or unapproved additions)?
115	If "Yes" to any of the previous questions, please describe: _____		
116	_____		
117	_____		
118	_____		

## Access and Use

119 Who maintains the road/street to the Property?  
120 ☐ Public ☐ County ☐ City ☐ Homeowners' Association ☐ Private ☐ Not Maintained

Mark below: (Y) for Yes, (N) for No

	Y	N	
121	<input type="checkbox"/>	<input type="checkbox"/>	<b>Legal &amp; Physical Access:</b> Are you aware of any problems with legal or physical access to the
			Property (i.e., landlocked parcels, blocked easements, or disputed access points)?
122	<input type="checkbox"/>	<input type="checkbox"/>	<b>Paths &amp; Roadways:</b> Are you aware of any public or private use paths or roadways on or across the
			Property (i.e., shared driveways, hiking trails, or unauthorized shortcuts)?

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

123 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_  
124 \_\_\_\_\_  
125 \_\_\_\_\_  
126 \_\_\_\_\_

## Building Structure & Modifications

### Building Structure

127 Approximate age of roof: \_\_\_\_\_  
128 Roof material (i.e., Shingle, Tile, Foam): \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

	Y	N	
129	<input type="checkbox"/>	<input type="checkbox"/>	<b>Roof:</b> Are you aware of any past or present leaks, defects, dry rot, or moisture issues with the roof,
130			skylights, or gutters? Or has any portion of the roof been repaired, replaced, or recoated during your
131			ownership?
132	<input type="checkbox"/>	<input type="checkbox"/>	<b>Foundation &amp; Structure:</b> Are you aware of any past or present movement, shifting, cracking, or
133			settlement in the foundation, slab, or walls? Or has the foundation/structure ever been repaired (i.e.,
134			underpinning, mud-jacking, epoxy injection, or post-tension repair)?
135	<input type="checkbox"/>	<input type="checkbox"/>	<b>Exterior &amp; Hardscape:</b> Are you aware of any problems with the exterior siding/stucco (i.e.,
136			delamination), windows/doors, or with the driveway, walkways, or retaining walls? Or have any repairs
137			been performed on these items?
138	If 'Yes', please describe the known condition or defect. If a repair or replacement was performed, please provide		
139	the approximate date, the name of the licensed contractor (if known), and details regarding any transferable		
140	warranties: _____		
141	_____		
142	_____		
143	_____		

### Modifications

Mark below: (Y) for Yes, (N) for No

	Y	N	
144	<input type="checkbox"/>	<input type="checkbox"/>	<b>Seller Additions / Remodels:</b> During your ownership, have you remodeled, made any room additions,
145			converted spaces (i.e., garage to living space), or made structural modifications? (Exclude cosmetic
146			upgrades like paint/carpet).
147	<input type="checkbox"/>	<input type="checkbox"/>	<b>Prior Work (Unknown History):</b> To your knowledge, did any former owners or tenants make any
			additions, structural changes, or conversions to the Property?
148	If 'Yes' to any of the previous questions, describe the work and indicate if building permits were obtained and		
149	finalized, if the work was performed by a licensed contractor, and if HOA approval was required and obtained:		
150	_____		
151	_____		
152	_____		

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Building Systems

### Electrical & Security

153 Wiring Type (Check all that apply): ☐ Copper ☐ Aluminum ☐ Other: \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y N

154 ☐ ☐ **System Condition:** Are you aware of any past or present problems with the electrical service panel  
155 (breaker box), switches, outlets, or flickering lights?

156 ☐ ☐ **Aluminum Wiring:** If aluminum wiring is present, has it been pig-tailed with copper connectors or  
157 retrofitted by a licensed electrician?

158 ☐ ☐ **Specialized Systems:** Does the Property have a Security System, Smart Home Hub, or EV Charging  
159 Station?

160 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

161 \_\_\_\_\_

162 \_\_\_\_\_

### Plumbing System

163 Water Pipes Type (Check all that apply): ☐ Copper ☐ Galvanized ☐ PVC ☐ CPVC ☐ PEX

164 ☐ Polybutylene ☐ Other: \_\_\_\_\_

165 Water Heater Type (Check one): ☐ Gas ☐ Electric ☐ Solar ☐ Tankless

166 Approximate age: \_\_\_\_\_

167 Water Treatment Type (Check all that apply): ☐ Filtration ☐ RO ☐ Softener ☐ Not Available

Mark below: (Y) for Yes, (N) for No

Y N

168 ☐ ☐ **Leaks & Pressure:** Are you aware of any past or present plumbing leaks, water pressure problems,  
169 noisy pipes, or slow drains?

170 ☐ ☐ **Water Heater Problems:** Are you aware of any past or present problems with the Water Heater (i.e.,  
171 leaking, rust, insufficient hot water)?

172 ☐ ☐ **Water Treatment Problems:** Are you aware of any past or present problems or malfunctions with the  
173 water treatment systems (i.e., leaks, salt bridge, noise, or regeneration failures)?

174 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

175 \_\_\_\_\_

176 \_\_\_\_\_

### Heating / Cooling / Fireplace

177 Heating Type: \_\_\_\_\_ Approximate age: \_\_\_\_\_

178 Cooling Type: \_\_\_\_\_ Approximate age: \_\_\_\_\_

179 Last Service Date: \_\_\_\_\_ Company: \_\_\_\_\_

180 Fireplace Type: ☐ Gas ☐ Wood ☐ Propane

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y N

181 ☐ ☐ **HVAC Issues:** Are you aware of any past or present problems with the Heating or Air Conditioning  
182 (i.e., not cooling, noise, airflow issues, or condensate leaks)

183 ☐ ☐ **Fireplace:** Are you aware of any past or present problems with the fireplace, chimney, flue, or gas log  
184 starter?

185 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

186 \_\_\_\_\_

187 \_\_\_\_\_

188 \_\_\_\_\_

189 \_\_\_\_\_

## Fixtures, Equipment & Appliances

Mark below: (Y) for Yes, if you are aware of a problem or malfunction, (N) for No, if you are not aware of problems or malfunctions, (NA) for Not Applicable, if item is not present.

Y N NA

190 ☐ ☐ ☐ Range / Oven / Stove

191 ☐ ☐ ☐ Microwave

192 ☐ ☐ ☐ Dishwasher

193 ☐ ☐ ☐ Garbage Disposal

194 ☐ ☐ ☐ Refrigerator

195 ☐ ☐ ☐ Washer / Dryer

196 ☐ ☐ ☐ Smoke / CO Detectors

197 ☐ ☐ ☐ Fire Sprinklers

Y N NA

☐ ☐ ☐ Ceiling Fans

☐ ☐ ☐ Central Vacuum

☐ ☐ ☐ Garage Door Opener

☐ ☐ ☐ Pool / Spa Equipment

☐ ☐ ☐ Smart Home / Intercom

☐ ☐ ☐ Satellite / Media System

☐ ☐ ☐ Irrigation / Sprinklers

☐ ☐ ☐ Attic / Bath Vent Fans

198 Is any equipment on the Property leased or tenant owned? (If yes, please list and describe which equipment is  
199 leased or tenant owned):

200 \_\_\_\_\_

201 \_\_\_\_\_

202 \_\_\_\_\_

203 \_\_\_\_\_

204 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

205 \_\_\_\_\_

206 \_\_\_\_\_

207 \_\_\_\_\_

208 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Utilities

Mark below: (A) for Available, (NA) for Not Available

	A	NA	Service	Provider
209	<input type="checkbox"/>	<input type="checkbox"/>	Cable/Satellite	_____
210	<input type="checkbox"/>	<input type="checkbox"/>	Electricity	_____
211	<input type="checkbox"/>	<input type="checkbox"/>	Fire Service	_____
212			<input type="checkbox"/> Public <input type="checkbox"/> Private/Pay	
213	<input type="checkbox"/>	<input type="checkbox"/>	Flood Irrigation	_____
214	<input type="checkbox"/>	<input type="checkbox"/>	Fuel	_____
215			<input type="checkbox"/> Natural <input type="checkbox"/> Propane <input type="checkbox"/> Oil <input type="checkbox"/> Owned <input type="checkbox"/> Leased (Attach if available)	
216	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Collection	_____
217			<input type="checkbox"/> Public <input type="checkbox"/> Private	
218	<input type="checkbox"/>	<input type="checkbox"/>	Internet	_____
219	<input type="checkbox"/>	<input type="checkbox"/>	Sewer	_____
220	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Service	_____
221	U.S. Postal Service delivery is available at: <input type="checkbox"/> Property <input type="checkbox"/> Post Office <input type="checkbox"/> Cluster Box			
222	<input type="checkbox"/> Other: _____			
223	Are you aware of any past or present problems with utility service to the Property or with any of the utility service			
224	systems, for example, poor phone or internet reception, etc? <input type="checkbox"/> Yes <input type="checkbox"/> No			
225	If "Yes", please describe: _____			
226	_____			
227	_____			
228	_____			

## Alternate Power Systems

Mark below: (O) for Owned, (L) for Leased, (NA) for Not Available. Provide the Buyer with copies of all relevant lease agreements.

	O	L	NA	Service
229				
230	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar
231	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind
232	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator
233	<b>System Condition:</b> Are there any known issues or problems with the alternate power systems? <input type="checkbox"/> Yes <input type="checkbox"/> No			
234	If "Yes", please describe: _____			
235	_____			
236	_____			

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_



## Water Supply

237 **Domestic Water Source Type:** ☐ Public ☐ Private ☐ Hauled ☐ Private Well ☐ Shared Well

238 Provider Name: \_\_\_\_\_

239 **If "Well" was selected above:**

240 Known depth: \_\_\_\_\_

241 Source: \_\_\_\_\_

242 Repair Needs: \_\_\_\_\_

243 ADWR Well Registration Number: \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y N

244 ☐ ☐ **Water Quality & System Issues:** Are you aware of any past or present problems with any water  
245 service, water source, or water system provided to the Property (i.e., water quality issues, inadequate  
246 or excessive water pressure, faulty pumps, well issues, etc.)?

247 ☐ ☐ **Water Rights:** Are you aware of any grandfathered water rights associated with the Property (i.e.,  
248 Type I, Type II, or Irrigation rights)? *(If yes, please attach a copy of water share certificates).*

249 ☐ ☐ **Shared Agreements:** Do you share a well, spring, or other water source with any other person or  
250 entity? *(If yes, please attach a copy of any sharing agreement).*

251 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

252 \_\_\_\_\_

253 \_\_\_\_\_

254 \_\_\_\_\_

255 \_\_\_\_\_

256 \_\_\_\_\_

## Sewer/Wastewater

257 Sewer/wastewater system provider (Check all applicable):

258 ☐ Public Sewer ☐ Wastewater Treatment Facility ☐ None ☐ Other: \_\_\_\_\_

259 If "Wastewater Treatment Facility" was selected above:

260 Type of System: \_\_\_\_\_

261 Approximate Installation Year: \_\_\_\_\_

262 Repair needs: \_\_\_\_\_

263 Date of last inspection or pumping: \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y N

264 ☐ ☐ **System Issues:** Are you aware of any past or present problems with the sewer or wastewater facility  
265 or any components (i.e., broken or damaged lines, root intrusion, etc.)?

266 ☐ ☐ **Repair History:** To your knowledge, has the sewer line or wastewater facility or any component been  
267 repaired or replaced?

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

	Y	N	
268	<input type="checkbox"/>	<input type="checkbox"/>	<b>Connection Coverage:</b> To your knowledge, is the entire Property connected to a sewer?
269			<i>If no, please describe:</i> _____
270			_____
271			If "Yes" to any of the previous questions, please describe: _____
272			_____
273			_____
274			_____
275			_____

### Swimming Pool / Spa / Hot Tub

276 Does the Property contain any of the following? *(If No, skip this section):*

277 ☐ Swimming Pool   ☐ Spa   ☐ Hot Tub   ☐ Sauna   ☐ Water Feature

Mark below: (Y) for Yes, (N) for No

	Y	N	
278	<input type="checkbox"/>	<input type="checkbox"/>	<b>System Issues:</b> Are you aware of any past or present problems relating to the swimming pool, spa,
279			hot tub, sauna or water feature?
280	<input type="checkbox"/>	<input type="checkbox"/>	<b>Violations:</b> Are you aware of any notices of violation regarding the pool barrier?
281			If "Yes" to any of the previous questions, please describe: _____
282			_____
283			_____
284			_____
285			_____

### Environmental & Hazardous Conditions

Mark below: (Y) for Yes, (N) for No

#### Soil & Geology

	Y	N	
286	<input type="checkbox"/>	<input type="checkbox"/>	<b>Soil Instability:</b> Are you aware of any settlement, expansion, heaving, or slippage of the soil, or any
287			Earth Fissures or subsidence on the Property or adjoining properties?
288	<input type="checkbox"/>	<input type="checkbox"/>	<b>Drainage &amp; Debris:</b> Are you aware of any drainage issues, standing water, or grading issues? Or
289			does the Property contain any buried debris, underground tanks, or landfills?
290			If "Yes" to any of the previous questions, please describe: _____
291			_____
292			_____
293			_____
294			_____

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Pests & Organisms

Y N

295 ☐ ☐ **Pests & Infestation:** Are you aware of any past or present presence of (or damage caused by) pests  
296 including but not limited to termites, scorpions, snakes, roof rats, bed bugs, or dry rot?

297 ☐ ☐ **Treatment:** Have there been any past treatments for pest?

298 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

299 \_\_\_\_\_

300 \_\_\_\_\_

301 \_\_\_\_\_

302 \_\_\_\_\_

303 \_\_\_\_\_

## Hazards & Noise

Y N

304 ☐ ☐ **Hazardous Materials:** Are you aware of the presence of Asbestos, Lead-Based Paint, Radon Gas,  
305 Urea-Formaldehyde, Solvents, or other toxic substances on the Property?

306 ☐ ☐ **Drug Laboratory:** To your knowledge, has the Property ever been used as a clandestine drug  
307 laboratory or for the manufacturing of methamphetamine, ecstasy, LSD, or any other illegal drug?

308 ☐ ☐ **Noise & Odors:** Are you aware of any permanent nuisances (i.e., odors, smoke, noise, or vibrations)  
309 from surrounding properties, commercial businesses, or flight paths?

310 ☐ ☐ **Airport:** Is the Property located within the vicinity of an airport?

311 ☐ ☐ **Military Airport:** Is the Property located in the vicinity of a Military Airport or Ancillary Military Facility?

312 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

313 \_\_\_\_\_

314 \_\_\_\_\_

315 \_\_\_\_\_

316 \_\_\_\_\_

317 \_\_\_\_\_

## Water Intrusion, Mold & Flood Status

Y N

318 ☐ ☐ **Water Damage & Mold:** Are you aware of any past or present water leakage, accumulation, or  
319 dampness (in walls, basement, crawlspace) or any past or present mold growth?

320 ☐ ☐ **Flood Status:** To your knowledge, is the Property located in a Floodway or Floodplain (i.e., Zone A or  
321 AE), or has any portion of the Property ever been subject to flooding?

322 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

323 \_\_\_\_\_

324 \_\_\_\_\_

325 \_\_\_\_\_

326 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Square Footage

327 The source(s) of the square footage used in the marketing of the Property and the related improvements at the  
328 Property include the following (check applicable box): ☐ County Records ☐ Appraisal ☐ Building Plans  
329 ☐ Other: \_\_\_\_\_

330 County records are not intended to be used by Buyer as the primary source of information regarding the square  
331 footage of the Property and related improvements. Seller represents that any figures provided in any documents  
332 regarding the square footage or acreage of the Property are not based on any personal measurements by Seller. If  
333 the square footage or acreage of the Property is a material concern to Buyer, Buyer is advised to verify the square  
334 footage or acreage through any independent sources deemed appropriate by Buyer.

335 BUYER IS ADVISED NOT TO RELY ON SELLER OR ANY BROKER/AGENT REGARDING THE SQUARE  
336 FOOTAGE OF THE PROPERTY, RELATED IMPROVEMENTS OR ACREAGE.

## Insurance & Warranties

Mark below: (Y) for Yes, (N) for No

	Y	N	
337	<input type="checkbox"/>	<input type="checkbox"/>	<b>Insurance Claims:</b> During your ownership of the Property, have you filed any insurance claims based
338			on loss or damage to the Property?
339	<input type="checkbox"/>	<input type="checkbox"/>	<b>HOA Insurance Claims:</b> If the Property is part of a condominium or other HOA, do you know if the
340			HOA has filed any insurance claims for loss or damage to any portion of the development?
341	<input type="checkbox"/>	<input type="checkbox"/>	<b>Unused Insurance Proceeds:</b> Has the Seller collected insurance payments for damage and not used
342			the proceeds for repairs?
343	<input type="checkbox"/>	<input type="checkbox"/>	<b>Transferable Warranties:</b> Are you aware of any transferable warranties currently in place for the Roof,
344			Foundation, Windows, Siding, or Pest Control?

345 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_  
346 \_\_\_\_\_  
347 \_\_\_\_\_  
348 \_\_\_\_\_

## Additional Disclosures

349 What other facts are you aware of concerning the Property's condition that could materially and adversely affect  
350 the value of the Property?

351 \_\_\_\_\_  
352 \_\_\_\_\_  
353 \_\_\_\_\_  
354 \_\_\_\_\_  
355 \_\_\_\_\_  
356 \_\_\_\_\_  
357 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Verification by Seller

358 Seller verifies that Seller prepared this disclosure form, and that the information contained in this disclosure  
359 is accurate and complete to the best of the Seller's knowledge as of the date signed by the Seller below.  
360 SELLER UNDERSTANDS AND AGREES THAT SELLER WILL UPDATE THIS DISCLOSURE FORM IF ANY  
361 INFORMATION CONTAINED IN THIS CONTRACT BECOMES INACCURATE OR INCORRECT IN ANY WAY  
362 PRIOR TO THE CLOSE OF ESCROW. Seller shall notify Buyer in writing immediately upon discovery of any  
363 changes. Seller authorizes the Seller's Brokerage to provide copies of this disclosure form to prospective Buyers  
364 and to real estate brokers and agents. This disclosure form is not a warranty of any kind. If Buyer and Seller enter  
365 into a Purchase Contract for the Property, and such Purchase Contract includes, excludes, or is conditioned on  
366 any item referenced in this disclosure, then to the extent there is a conflict between the Purchase Contract and  
367 any representations contained in this disclosure, the terms of the Purchase Contract shall prevail.

368 \_\_\_\_\_  
Seller Signature Date Seller Signature Date

369 \_\_\_\_\_  
Seller Signature Date Seller Signature Date

## Acknowledgment of Receipt by Buyer

370 Although the Seller is obligated to disclose any known facts about the Property that materially and adversely affect  
371 the value of the Property, there are likely facts about the Property's condition that the Seller does not know. It is  
372 important that the Buyer take an active role in obtaining information about the Property. Buyer acknowledges that it  
373 is Buyer's obligation to investigate the Property and therefore, Buyer shall:

374 (i) Review this form and attachments carefully with trusted professionals to verify all important information.  
375 (ii) Ask Seller in writing about any incomplete or inadequate responses.  
376 (iii) Inquire about any concerns not addressed in this form.  
377 (iv) Review all other documents that pertain to the Property, such as CC&Rs, association bylaws, surveys, rules,  
378 and the title report or commitment, etc.  
379 (v) Obtain professional inspections of the Property.  
380 (vi) Investigate the surrounding area.

381 Buyer's signature below acknowledges Buyer's receipt of the completed Residential Resale Disclosure Statement.

382 \_\_\_\_\_  
Buyer Signature Date Buyer Signature Date

383 \_\_\_\_\_  
Buyer Signature Date Buyer Signature Date