RESIDENTIAL SELLER'S DISCLOSURE NOTICE

Version 20260730

General Advisories & Instructions

Seller Disclosure Obligation and Purpose: Seller is obligated under law to disclose known facts that materially and adversely affect the value of the Property that are not readily observable by the Buyer.

Instructions: This form is to be filled out by the Seller only. Be specific when describing any past or present problems, malfunctions, or defects (location, nature of problem, etc.). Attach supporting documentation, if necessary.

Notice to Buyer and Seller: Buyer and Seller are advised that the Seller's Broker is trained in the marketing and selling of real estate. The Seller's Broker is not trained or licensed to provide Buyer or Seller with professional advice regarding the physical condition of any property or regarding legal or tax matters. The Seller and Seller's Broker strongly recommend that the Buyer retain the professional services of legal and/or tax advisors, property inspectors, surveyors, appraisers, contractors, and other professionals to satisfy Buyer as to any and all aspects of the physical and legal condition of the Property.

Seller Information

Name(s): _____

Mailing Address: _____

Email: _____ Phone: _____

Ownership and Property Information

Property Address: _____

Assessor's Parcel Number(s)/Tax ID: _____ County: _____

Zoning: _____

Legal Description: _____

_____

_____

_____

Date Seller acquired an interest in the Property: _____

Approximate year built: _____

If built prior to 1978, Seller must provide the Buyer with a lead-based paint disclosure.

The Property is currently: ☐ Seller occupied ☐ Tenant occupied ☐ Vacant

If "Vacant", date Seller last occupied: _____

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

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

Sample

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	Y	N	
29	☐	☐	**Unincorporated Area:** Is the Property located in an unincorporated area of the county (not within city limits)?
31	☐	☐	**Age Restrictions:** Are you aware if the Property is located in an age-restricted community (i.e., 55+ or "Active Adult" community)?
33	☐	☐	**Foreign Person (FIRPTA):** Is the legal owner(s) of the Property a "Foreign Person" as defined by the Foreign Investment in Real Property Tax Act (FIRPTA)? (*If Yes, mandatory tax withholding may apply)*.
35	☐	☐	**Bankruptcy / Insolvency:** Is the Property (or the Seller) currently subject to any bankruptcy proceedings, foreclosure actions, short-sale negotiations, or probate proceedings?
37	☐	☐	**Agreement to Transfer:** 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?

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	☐	☐	**Leased Land:** Does the Property include any leased land (i.e., government land lease, grazing rights, or ground lease)?
48	☐	☐	**Current Tenants & Future Bookings:** Is the Property (or any portion of it, i.e., casita, accessory dwelling unit) currently occupied by a tenant or subject to a lease agreement or vacation rental booking that extends beyond the Close of Escrow?
51	☐	☐	**Past Rental History:** Has the Property been used as a rental (long-term, short-term, or vacation rental) at any time during your ownership?
53	☐	☐	**Rental Restrictions:** 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?
56	☐	☐	**Other Agreements:** 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)?

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

59 _____

60 _____

61 _____

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Title, Encumbrances & Legal Condition

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

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

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

If "Yes" to any of the previous questions, please describe: _____

_____

_____

_____

Sample

Homeowners Association (HOA) & Community Districts

If Property Governed by a Homeowners Association (HOA)

Primary Association Information

Association Name: _____

Management Company Name (if applicable): _____

Contact: _____

Email: _____ Phone: _____

Website: _____

Association Dues: $ _____ Payable: ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

☐ Other: _____

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Secondary Association Information

Association Name: _____

Management Company Name (if applicable): _____

Contact: _____

Email: _____ Phone: _____

Website: _____

Association Dues: $ _____ Payable: ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

☐ Other: _____

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

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

Y	N	
☐	☐	**Transfer & Capital Fees:** To your knowledge, does the HOA, Management Company, or other governing body charge any fees upon transfer of ownership (i.e., Transfer Fee, Capital Improvement Fee, Disclosure Fee, or "Enhancement" Fee)?
☐	☐	**Litigation & Disputes:** Are you aware of any past or ongoing litigation, arbitration, or formal disputes involving the HOA (either as plaintiff or defendant), or any disputes between the HOA and the current Property owner?
☐	☐	**CFDs & Special Districts:** Is the Property located within a Community Facilities District (CFD) or Special Improvement District that results in an additional tax assessment or lien on the Property?
☐	☐	**Assessments & Liens:** Are you aware of any pending or proposed special assessments (for repairs, capital improvements, etc.) that have not yet been billed, or any unpaid dues or liens currently recorded against the Property?
☐	☐	**Violations:** Are you aware of any unresolved violations or notices of non-compliance from the HOA regarding the Property (i.e., paint color, landscaping, parking, or unapproved additions)?

If "Yes" to any of the previous questions, please describe: _____

_____

_____

_____

Access and Use

Who maintains the road/street to the Property?

☐ Public ☐ County ☐ City ☐ Homeowners Association ☐ Private ☐ Not Maintained

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

Y	N	
☐	☐	**Legal & Physical Access:** Are you aware of any problems with legal or physical access to the Property (i.e., landlocked parcels, blocked easements, or disputed access points)?
☐	☐	**Paths & Roadways:** 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)?

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If "Yes" to any of the previous questions, please describe: _____

Building Structure & Modifications

Building Structure

Approximate age of roof: _____

Roof material (i.e., Shingle, Tile, Foam): _____

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

Y	N	
☐	☐	**Roof:** Are you aware of any past or present leaks, defects, dry rot, or moisture issues with the roof, skylights, or gutters? Or has any portion of the roof been repaired, replaced, or recoated during your ownership?
☐	☐	**Foundation & Structure:** Are you aware of any past or present movement, shifting, cracking, or settlement in the foundation, slab, or walls? Or has the foundation/structure ever been repaired (i.e., underpinning, mud-jacking, epoxy injection, or post-tension repair)?
☐	☐	**Exterior & Hardscape:** Are you aware of any problems with the exterior siding/stucco (i.e., delamination), windows/doors, or with the driveway, walkways, or retaining walls? Or have any repairs been performed on these items?

If 'Yes', please describe the known condition or defect. If a repair or replacement was performed, please provide the approximate date, the name of the licensed contractor (if known), and details regarding any transferable warranties: _____

Modifications

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

Y	N	
☐	☐	**Seller Additions / Remodels:** During your ownership, have you remodeled, made any room additions, converted spaces (i.e., garage to living space), or made structural modifications? (Exclude cosmetic upgrades like paint/carpet).
☐	☐	**Prior Work (Unknown History):** To your knowledge, did any former owners or tenants make any additions, structural changes, or conversions to the Property?

If 'Yes' to any of the previous questions, describe the work and indicate if building permits were obtained and finalized, if the work was performed by a licensed contractor, and if HOA approval was required and obtained: _____

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Building Systems

Electrical & Security

Wiring Type (Check all that apply): ☐ Copper ☐ Aluminum ☐ Other: _____

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

Y	N	
☐	☐	**System Condition:** Are you aware of any past or present problems with the electrical service panel (breaker box), switches, outlets, or flickering lights?
☐	☐	**Aluminum Wiring:** If aluminum wiring is present, has it been pig-tailed with copper connectors or retrofitted by a licensed electrician?
☐	☐	**Specialized Systems:** Does the Property have a Security System, Smart Home Hub, or EV Charging Station?

If "Yes" to any of the previous questions, please describe: _____

_____

_____

Plumbing System

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

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

Approximate age: _____

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

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

Y	N	
☐	☐	**Leaks & Pressure:** Are you aware of any past or present plumbing leaks, water pressure problems, noisy pipes, or slow drains?
☐	☐	**Water Heater Problems:** Are you aware of any past or present problems with the Water Heater (i.e., leaking, rust, insufficient hot water)?
☐	☐	**Water Treatment Problems:** Are you aware of any past or present problems or malfunctions with the water treatment systems (i.e., leaks, salt bridge, noise, or regeneration failures)?

If "Yes" to any of the previous questions, please describe: _____

_____

_____

Heating / Cooling / Fireplace

Heating Type: _____ Approximate age: _____

Cooling Type: _____ Approximate age: _____

Last Service Date: _____ Company: _____

Fireplace Type: ☐ Gas ☐ Wood ☐ Propane

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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 (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 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		Y	N	NA	
190	☐	☐	☐	Range / Oven / Stove	☐	☐	☐	Ceiling Fans
191	☐	☐	☐	Microwave	☐	☐	☐	Central Vacuum
192	☐	☐	☐	Dishwasher	☐	☐	☐	Garage Door Opener
193	☐	☐	☐	Garbage Disposal	☐	☐	☐	Pool / Spa Equipment
194	☐	☐	☐	Refrigerator	☐	☐	☐	Smart Home / Intercom
195	☐	☐	☐	Washer / Dryer	☐	☐	☐	Satellite / Media System
196	☐	☐	☐	Smoke / CO Detectors	☐	☐	☐	Irrigation / Sprinklers
197	☐	☐	☐	Fire 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 _____

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Utilities

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

	A	NA	Service	Provider
209	☐	☐	Cable/Satellite	
210	☐	☐	Electricity	
211	☐	☐	Fire Service	
212			☐ Public ☐ Private/Pay	
213	☐	☐	Flood Irrigation	
214	☐	☐	Fuel	
215			☐ Natural ☐ Propane ☐ Oil ☐ Owned ☐ Leased *(Attach if available)*	
216	☐	☐	Garbage Collection	
217			☐ Public ☐ Private	
218	☐	☐	Internet	
219	☐	☐	Sewer	
220	☐	☐	Telephone Service	

221 U.S. Postal Service delivery is available at: ☐ Property ☐ Post Office ☐ Cluster Box

222 ☐ 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? ☐ Yes ☐ No

225 If "Yes", please describe: _____

226 _____

227 _____

228 _____

Alternate Power Systems

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

	O	L	NA	Service
230	☐	☐	☐	Solar
231	☐	☐	☐	Wind
232	☐	☐	☐	Generator

233 **System Condition:** Are there any known issues or problems with the alternate power systems? ☐ Yes ☐ No

234 If "Yes", please describe: _____

235 _____

236 _____

Buyer Initials _____ _____ _____ _____ **Seller Initials** _____ _____ _____ _____

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Water Supply

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

Provider Name: _____

If "Well" was selected above:

Known depth: _____

Source: _____

Repair Needs: _____

ADWR Well Registration Number: _____

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

Y	N	
☐	☐	**Water Quality & System Issues:** Are you aware of any past or present problems with any water service, water source, or water system provided to the Property (i.e., water quality issues, inadequate or excessive water pressure, faulty pumps, well issues, etc.)?
☐	☐	**Water Rights:** Are you aware of any grandfathered water rights associated with the Property (i.e., Type I, Type II, or Irrigation rights)? *(If yes, please attach a copy of water share certificates).*
☐	☐	**Shared Agreements:** Do you share a well, spring, or other water source with any other person or entity? *(If yes, please attach a copy of any sharing agreement).*

If "Yes" to any of the previous questions, please describe: _____

_____

_____

_____

_____

_____

Sewer/Wastewater

Sewer/wastewater system provider (Check all applicable):

☐ Public Sewer ☐ Wastewater Treatment Facility ☐ None ☐ Other: _____

If "Wastewater Treatment Facility" was selected above:

Type of System: _____

Approximate Installation Year: _____

Repair needs: _____

Date of last inspection or pumping: _____

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

Y	N	
☐	☐	**System Issues:** Are you aware of any past or present problems with the sewer or wastewater facility or any components (i.e., broken or damaged lines, root intrusion, etc.)?
☐	☐	**Repair History:** To your knowledge, has the sewer line or wastewater facility or any component been repaired or replaced?

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	Y	N	
268	☐	☐	**Connection Coverage:** To your knowledge, is the entire Property connected to a sewer?
269			*If no, please describe:* _____
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	☐	☐	**System Issues:** Are you aware of any past or present problems relating to the swimming pool, spa,
279			hot tub, sauna or water feature?
280	☐	☐	**Violations:** 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	☐	☐	**Soil Instability:** 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	☐	☐	**Drainage & Debris:** 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 _____

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Pests & Organisms

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

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, Urea-Formaldehyde, Solvents, or other toxic substances on the Property?
305			
306	☐	☐	**Drug Laboratory:** To your knowledge, has the Property ever been used as a clandestine drug laboratory or for the manufacturing of methamphetamine, ecstasy, LSD, or any other illegal drug?
307			
308	☐	☐	**Noise & Odors:** Are you aware of any permanent nuisances (i.e., odors, smoke, noise, or vibrations) from surrounding properties, commercial businesses, or flight paths?
309			
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 dampness (in walls, basement, crawlspace) or any past or present mold growth?
319			
320	☐	☐	**Flood Status:** To your knowledge, is the Property located in a Floodway or Floodplain (i.e., Zone A or AE), or has any portion of the Property ever been subject to flooding?
321			

322 If "Yes" to any of the previous questions, please describe: _____
323 _____
324 _____
325 _____
326 _____

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Square Footage

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

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

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

Insurance & Warranties

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

Y	N	
☐	☐	**Insurance Claims:** During your ownership of the Property, have you filed any insurance claims based on loss or damage to the Property?
☐	☐	**HOA Insurance Claims:** If the Property is part of a condominium or other HOA, do you know if the HOA has filed any insurance claims for loss or damage to any portion of the development?
☐	☐	**Unused Insurance Proceeds:** Has the Seller collected insurance payments for damage and not used the proceeds for repairs?
☐	☐	**Transferable Warranties:** Are you aware of any transferable warranties currently in place for the Roof, Foundation, Windows, Siding, or Pest Control?

If "Yes" to any of the previous questions, please describe: _____

Additional Disclosures

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

Sample

Buyer Initials _____ _____ _____ _____ **Seller Initials** _____ _____ _____ _____

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Verification by Seller

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

Seller Signature	Date	Seller Signature	Date
Seller Signature	Date	Seller Signature	Date

Acknowledgment of Receipt by Buyer

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

(i) Review this form and attachments carefully with trusted professionals to verify all important information.

(ii) Ask Seller in writing about any incomplete or inadequate responses.

(iii) Inquire about any concerns not addressed in this form.

(iv) Review all other documents that pertain to the Property, such as CC&Rs, association bylaws, surveys, rules, and the title report or commitment, etc.

(v) Obtain professional inspections of the Property.

(vi) Investigate the surrounding area.

Buyer's signature below acknowledges Buyer's receipt of the completed Residential Seller's Disclosure Notice.

Buyer Signature	Date	Buyer Signature	Date
Buyer Signature	Date	Buyer Signature	Date

Sample

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