

SELLER'S PROPERTY DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

1 NOTICE FOR NORTH DAKOTA PROPERTY:

2 This form is designed to guide Seller(s) in making the legally required disclosures and to assist Seller(s) to avoid
3 inadvertent nondisclosures of material facts as required by statute. Seller(s) must disclose all material facts Seller(s) is
4 aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the Property or any intended use
5 of the Property of which Seller(s) is aware, even if not specifically asked in this form. Additional space for disclosure is
6 provided on the last page of this form. Seller(s) may attach any additional information as necessary.
7 Refer to North Dakota Century Code 47-10-02.1 for more detail on requirements of the statute.

8 **DATE:** _____

9 **PROPERTY ADDRESS:**

10 Name of Seller(s): Dewayne PFAN

11 Street Address: 1010 N University Dr

12 City: Fargo State: ND Zip Code: 58102 County: Cass County

13 **THIS IS NOT A WARRANTY:**

14 This disclosure is not a warranty or guarantee of any kind by Seller(s), Broker(s) or Agent(s) representing or
15 assisting any party in the transaction; and, it is not a substitute for inspections or warranties which the parties
16 may wish to obtain. Seller(s) is only providing information of which Seller(s) is aware. Broker(s)/Agent(s) is
17 not a property inspector and has little or no information regarding the condition of this Property.

18 Seller(s) authorizes Broker(s) and Agent(s) to provide the following information to prospective Buyer(s).
19 Information presented in this form is not intended to be part of any PURCHASE AGREEMENT between
20 Buyer(s) and Seller(s).

21 **SELLER(s):**

- 22 • Seller(s) is to personally complete this form. Please include the Property address on every page.
- 23 • Answer all line items, even if the answer is "Unknown."
- 24 • If more space is needed, place additional disclosures on Page 9 and include the line number(s) being
25 referenced.
- 26 • Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts
27 disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing.
28 Seller(s) must disclose new or changed facts on the SELLER'S PROPERTY DISCLOSURE
29 ADDENDUM/AMENDMENT or in writing.

30 **BUYER(s):**

- 31 • Buyer(s) is encouraged to thoroughly inspect the Property personally or have it inspected by a third
32 party and to inquire about any specific areas of concern.
- 33 • **NOTE:** If Seller(s) answers "Unknown" to any of the questions listed below, it does not necessarily
34 mean that it does not exist on the Property. "Unknown" may mean Seller(s) is unaware that it exists
35 on the Property.
- 36 • Buyer(s) is responsible for reviewing any zoning or regulatory use restrictions affecting the
37 Property, including but not limited to mineral rights, airport zoning regulations, and municipality
38 ordinances.

39 **SELLER(s) & BUYER(s):**

- 40 • THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
- 41 • The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- 42 • Initial by any changed answers or mistakes made on this form.

Buyer(s) Initials _____

Seller(s) Initials

DP

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Buyer(s) Initials _____

Seller(s) Initials DP



43 **GENERAL INFORMATION**

		YES	NO
1	When did you purchase or build the home? <u>1996</u>		
2	Has the home been occupied continuously for the past 12 months?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If No, Explain: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"><u>it was used as a rental property</u></div>		
3	Type of title evidence. <input checked="" type="checkbox"/> Abstract <input type="checkbox"/> Owner's Title Insurance <input type="checkbox"/> Unknown		
4	Is the Property on a public or private road? <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Public - not maintained		
	If Private or Public not maintained, Explain:		

44 **STRUCTURAL ELEMENTS (UNK = Unknown, NA = Not Applicable)**

		YES	NO	UNK	NA
1	Has the structure been altered? (Additions, altered roof lines, changes to load bearing walls, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If Yes, Explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>				
2	Was a permit obtained to alter the structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If No, Explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>				
3	Have you or anyone else performed work on the Property which required a building, plumbing, electrical, or other permits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If Yes, Explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>				
4	Was a permit obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If No, Explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>				
5	Was the work approved by an inspector?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If No, Explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>				
6	Is there, or has there been, water seepage, sewer back up, and/or dampness?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If Yes, Explain: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"><u>power went out 15 years ago - new flooring</u></div>				
7	Have waterproofing repairs been made?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If Yes, Explain: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"><u>Drain tile/waterproofed exterior walls</u></div>				
8	Type of basement/foundation. (Check one) <input type="checkbox"/> Brick <input type="checkbox"/> Concrete block <input checked="" type="checkbox"/> Concrete poured				
	<input type="checkbox"/> Stone <input type="checkbox"/> Insulated concrete forms <input type="checkbox"/> Wood <input type="checkbox"/> Other				
	If Other, Explain: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>				

Buyer(s) Initials _____

Seller(s) Initials DP _____



9 Are there cracked or bulged floors or walls in the basement? YES NO UNK NA

Yes SE corner -> Braced

10 Is drain and/or sump pump installed and working properly? YES NO UNK NA

there are 2 sump pumps

11 Are all structures located within the boundaries of the Property? YES NO UNK NA

12 Was any structure moved to this site? YES NO UNK NA

13 Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surface areas? YES NO UNK NA

cracks inside garage

14 What is the age of the roofing material on the home? Year(s) Unknown

15 What is the age of the roofing material on the garage/out buildings? Year(s) Unknown

16 Does the roof leak, or has the roof ever leaked? YES NO UNK NA

17 Has there been interior damage from a roof leak, condensation, or ice buildup? YES NO UNK NA

18 Has there been damage to any roof or shingles? YES NO UNK NA

19 Was insulation added to the structure? YES NO UNK NA

20 Are you aware of dry rot in the building? YES NO UNK NA

21 Has the Property or its improvements been damaged? (Check all applicable) YES NO UNK NA

Broken water line

Fire Smoke Wind Floods Hail Snow Frozen pipes

Buyer(s) Initials

Seller(s) Initials

DP



YES NO UNK NA

If Yes, was the damage repaired? Explain:

22 Have damage claims been paid to you by insurance coverage?

☒ ☐ ☐ ☐

If Yes, Explain:

vandalism 3 years ago

23 Do rain gutters and downspouts work?

☒ ☐ ☐ ☐

If No, Explain:

24 Are exterior and interior locks operable?

☒ ☐ ☐ ☐

Will keys be provided for each?

☒ ☐ ☐ ☐

25 Are all the window screens available?

☐ ☐ ☒ ☐

26 Are there damaged screens?

☐ ☐ ☒ ☐

If Yes, Explain:

27 Are all the storm windows available?

☐ ☐ ☐ ☒

28 Are there broken windows or broken seals?

☐ ☐ ☒ ☐

29 Are skylights in working condition? (i.e., no leaking, condensation, or mechanical)

☐ ☐ ☐ ☒

30 Is the fireplace/wood burner in working order?

☐ ☐ ☐ ☒

If No, Skip to Number 33.

31 Is the fan, chimney, or flue in working order?

☐ ☐ ☐ ☒

32 Has the fireplace/wood burner/chimney/flue been cleaned?

☐ ☐ ☐ ☒

If Yes, When:

33 Has the vents/ductwork ever been cleaned?

☐ ☐ ☐ ☒

If Yes, When:

34 Are you aware of any rough-in for future amenities that were added during construction or remodel of the home? (i.e., Plumbing rough-in for future wet-bar, bathroom, sprinkler. Electrical rough-in for hot tub, pool, sound system, generator. Heat rough-in for future gas, electric baseboard, garage heater. Gas for future fireplace, grill, firepits, etc.)

☐ ☐ ☒ ☐

If Yes, Explain:

35 Are there additional Property conditions that have not been described above? (i.e., slanted floors, sticking windows, settling, distorted door frames, sagging ceilings, siding irregularities, stained or damaged floor coverings, etc.)

☐ ☐ ☒ ☐

If Yes, Explain:

Buyer(s) Initials _____

Seller(s) Initials

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45 UTILITIES (UNK = Unknown, NA = Not Applicable)

	YES	NO	UNK	NA
1 Are there wells on the above-described Property? If Yes, see WELL DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Is there a Rural Water membership serving the Property? If Yes, provide membership transfer information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Is there a private sewer system on or serving the Property? If Yes, see PRIVATE SEWAGE TREATMENT SYSTEM DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Have you ever scoped or snaked the sewer lines? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Utilities provided by:				
Gas: _____	Average Monthly Cost: _____			
Electrical: _____	Average Monthly Cost: _____			
Water: _____	Average Monthly Cost: _____			
Trash Pick Up: _____	Average Monthly Cost: _____			
Other: _____	Average Monthly Cost: _____			
Mailbox Number: _____	Key: <input type="checkbox"/> YES <input type="checkbox"/> NO			

46 LAND USE (UNK = Unknown, NA = Not Applicable)

	YES	NO	UNK	NA
1 Are there covenants, deed restrictions, or reservations? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				
2 Have you received notice from any governmental authority of future assessments? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				
3 Are there zoning infractions, non-conforming uses, or violations? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				
4 Are there encroachments, easements, life estate, right of first refusal, or existing lease(s)? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				
5 Is the Property part of a Homeowner's Association? If Yes, See HOA INFORMATION.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Is the Property a Condominium? If Yes, See CONDO INFORMATION.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Are there shared features with adjoining property such as walls, fenced, and/or driveways? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				

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47 **ENVIRONMENTAL CONCERNS (UNK = Unknown, NA = Not Applicable)**

48 **To your knowledge, have any of the following existed or do they currently exist on the Property:**

	YES	NO	UNK	NA
1 Fill dirt? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Asbestos? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Insect, animal, or pest infestations? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Hazardous wastes/substances? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Underground storage tanks? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Drainage/standing water issues? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Smoking inside any structures? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Illicit drug production/sales/usage? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Methamphetamine production/sales/usage? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Signs of soil expansion, contraction, or movement other than situations related to normal conditions? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Any suspected microbial/fungal growth? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Has there been confirmed black mold on the Property? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Is urea-formaldehyde foam insulation present? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Are there or have there been pets on the Property? If Yes, Explain: <div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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49 **RADON DISCLOSURE** (UNK = Unknown, NA = Not Applicable)

	YES	NO	UNK	NA
1 Has the Property been tested for radon? If Yes, attach the most current records and reports pertaining to radon concentrations, mitigation, or remediation. If Yes, Explain: 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has a radon mitigation system been installed? If Yes, include the system description and documents.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Have you been informed of any radon gas concentrations in the Property? If Yes, Explain: 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

50 **FLOOD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING**

51 This is intended to provide information to prospective Buyer(s) concerning high water elevation flood events
52 including overland and river flooding that may impact the Property.

53 **Note:** Whether or not Seller(s) currently carries flood insurance, it may be required in the future. Flood
54 insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums
55 previously charged for flood insurance for the Property. As a result, Buyer(s) should not rely on the premiums
56 paid for flood insurance on this Property previously as an indication of the premiums that will apply after
57 Buyer(s) completes their purchase.

	YES	NO	UNK	NA
1 Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Do you carry flood insurance? If Yes, Explain: 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Is the flood insurance transferrable? If Yes, Explain: 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

58 **PROPERTY TAX/SPECIALS DISCLOSURE**

59 Check appropriate box:

60 ☐ Yes ☒ No Is there an exclusion from market value for home improvements on this Property. Any valuation
61 exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property
62 tax purposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to look into the resulting
63 tax consequences.

64 ☐ Yes ☒ No Is the Property subject to any preferential property tax status or any other credits affecting
65 the Property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)?
66 If Yes, Explain:

67

68

69 If Yes, would these terminate upon the sale of the Property? ☐ Yes ☐ No If Yes, Explain:

70

71

Buyer(s) Initials _____

Seller(s) Initials DP _____



72 SYSTEMS & APPLIANCES

73 Answers below do not guarantee item is included or not included in sale. See PURCHASE AGREEMENT for
74 inclusions/exclusions.

75 **NI = Not Included, WK = Working, NW = Not Working, UNK = Unknown, N/A = Not applicable.**

	NI	WK	NW	UNK	N/A		NI	WK	NW	UNK	N/A
1											
2					<input checked="" type="checkbox"/>	Oven		<input checked="" type="checkbox"/>			
3				<input checked="" type="checkbox"/>		Plumbing Fixtures		<input checked="" type="checkbox"/>			
4					<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
5		<input checked="" type="checkbox"/>				Pool & Equipment					<input checked="" type="checkbox"/>
6				<input checked="" type="checkbox"/>		Range		<input checked="" type="checkbox"/>			
7					<input checked="" type="checkbox"/>	Range Hood					<input checked="" type="checkbox"/>
8					<input checked="" type="checkbox"/>	Refrigerator		<input checked="" type="checkbox"/>			
9					<input checked="" type="checkbox"/>	Satellite Dish					<input checked="" type="checkbox"/>
10					<input checked="" type="checkbox"/>	Sauna					<input checked="" type="checkbox"/>
11					<input checked="" type="checkbox"/>	Septic Tank					<input checked="" type="checkbox"/>
12					<input checked="" type="checkbox"/>	Smoke Detector (Battery)		<input checked="" type="checkbox"/>			
13				<input checked="" type="checkbox"/>		Smoke Detector (Hardwire)					<input checked="" type="checkbox"/>
14		<input checked="" type="checkbox"/>				Solar Collector(s)					<input checked="" type="checkbox"/>
15					<input checked="" type="checkbox"/>	Sump Pump(s)		<input checked="" type="checkbox"/>			
16		<input checked="" type="checkbox"/>				Supplemental Heater(s)					<input checked="" type="checkbox"/>
17					<input checked="" type="checkbox"/>	Trash Compactor					<input checked="" type="checkbox"/>
18					<input checked="" type="checkbox"/>	Wall Air Conditioner(s)		<input checked="" type="checkbox"/>			
19					<input checked="" type="checkbox"/>	Washer					<input checked="" type="checkbox"/>
20					<input checked="" type="checkbox"/>	Washer/Dryer Hookups		<input checked="" type="checkbox"/>			
21					<input checked="" type="checkbox"/>	Water Heater(s) 2024		<input checked="" type="checkbox"/>			
22					<input checked="" type="checkbox"/>	Water Softener					<input checked="" type="checkbox"/>
23					<input checked="" type="checkbox"/>	Water Treatment System					<input checked="" type="checkbox"/>
24					<input checked="" type="checkbox"/>	Window Air Conditioner					<input checked="" type="checkbox"/>
25					<input checked="" type="checkbox"/>	Window Treatments		<input checked="" type="checkbox"/>			
26					<input checked="" type="checkbox"/>	Wood Burning Stove					<input checked="" type="checkbox"/>
27					<input checked="" type="checkbox"/>	Other:					
28					<input checked="" type="checkbox"/>	Other:					
39					<input checked="" type="checkbox"/>	Other:					
30					<input checked="" type="checkbox"/>	Other:					
31					<input checked="" type="checkbox"/>	Audio Visual System					<input checked="" type="checkbox"/>

Buyer(s) Initials _____

Seller(s) Initials DP



76 **SECURITY SYSTEM:**

77 Security System Equipment (Check one) ☐ Owned ☐ Leased ☒ N/A

78 Security System Service Contract is transferrable (Check one) ☐ Yes ☐ No ☒ N/A

79 Terms of Security System Contract (Explain):

80

81 **ADDITIONAL DISCLOSURES:**

seller has never lived in home

82 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):**

83 As a general rule, 26 U.S. Code 1445 (hereinafter "FIRPTA") requires a transferee (Buyer(s)) of a United States
84 real property interest to withhold a tax from the proceeds of any disposition of the real property interest if the
85 transferor (Seller(s)) is a foreign person (any person other than a United States person), unless an exception
86 to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the
87 FIRPTA. Due to the complexity of the FIRPTA, both the Buyer(s) and the Seller(s) are advised to seek
88 appropriate legal and tax advice regarding FIRPTA compliance, since failure to adhere to the FIRPTA
89 withholding rules could result in legal liability to both the Buyer(s) and Seller(s) and their Broker(s)/Agent(s)
90 or qualified substitutes.

91 Seller(s) hereby represents and warrants that Seller(s) ☐ IS ☒ IS NOT a foreign person, as defined by the
92 FIRPTA. This representation of the Seller(s) shall survive closing. Seller's Broker(s)/Agent(s) and Buyer's
93 Broker(s)/Agent(s), and any qualified substitute, as those terms are defined by the FIRPTA, may rely upon
94 this representation.

95 If the Seller(s) represents that it is a foreign person, the Buyer(s) may be subject to income tax withholding
96 requirements, and the Buyer(s) could be personally liable for failing to withhold a tax from the proceeds of the
97 real estate disposition, if none of the enumerated exemptions to the FIRPTA apply to the transaction. If the
98 Seller(s) represents that it is a foreign person, but that one of the exemptions to the FIRPTA apply, Buyer(s)
99 may require Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty
100 of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If
101 the Seller(s) represents that it is not a foreign person, the Buyer(s), or its Broker(s)/Agent(s) or qualified

Buyer(s) Initials _____

Seller(s) Initials DP _____



102 substitutes, may require the Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify,
 103 under penalty of perjury, that the Seller(s) is not a foreign person. On or before closing, the Buyer(s) and
 104 Seller(s) agree to complete, execute, and deliver any affidavit, instrument, or statement which may reasonably
 105 be required to comply with FIRPTA requirements.

106 **SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)**

107 Seller(s) hereby states the condition of the Property to be as stated above and authorizes any Broker(s) or
 108 Agent(s) representing any parties in this transaction to provide a copy of this Statement to any person or
 109 entity in connection with any actual or anticipated sale of the Property. Seller(s) hereby acknowledges that
 110 the information provided in this document is true and accurate to the best of Seller's knowledge as of the date
 111 listed below. Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the
 112 facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. See
 113 SELLER'S PROPERTY DISCLOSURE AMENDMENT/ADDENDUM.

114 DeWaele D Prou 7.1.25
 115 Seller Signature Date Seller Signature Date

116 **BUYER'S ACKNOWLEDGEMENT: (TO BE SIGNED AT THE TIME OF PURCHASE AGREEMENT)**

117 Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s)
 118 representing the sale of this Property have not made statements concerning the condition of the Property other
 119 than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify
 120 the information listed in this Statement independently.

121 **Buyer(s) acknowledges and understands that this document is not intended to be a warranty of**
 122 **any kind or a substitute for any inspection of the Property Buyer(s) may wish to obtain.**

123 _____
 124 Buyer Signature Date Buyer Signature Date

LEAD-BASED PAINT DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. This form is only for use by licensed REALTORS® in the State of North Dakota.

1 Street Address: 1010 University N
 2 City: Fargo State: ND Zip Code: 58102 County: Cass

3 **LEAD WARNING STATEMENT:**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
 5 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing
 6 lead poisoning. Lead poisoning in young children may produce neurological damage, including learning disabilities,
 7 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
 8 pregnant women. Seller of any interest in residential real property is required to provide Buyer with any information on
 9 lead-based paint hazards from risk assessments or inspection in Seller's possession and notify Buyer of any known lead-
 10 based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
 11 purchase.

12 **SELLER'S DISCLOSURE:**

13 Presence of lead-based paint and/or lead-based paint hazards (Check one):
 14 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain:
 15 _____
 16 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 17 Records and reports available to Seller (Check one):
 18 ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint
 19 and/or lead-based hazards in the housing (list documents below).
 20 _____
 21 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
 22 housing.

23 **PURCHASER'S ACKNOWLEDGEMENT: (Initial)**

24 _____ Purchaser has received copies of all information listed above.
 25 _____ Purchaser has NOT received any information regarding lead-based paint or lead-based paint hazards.
 26 _____ Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."
 27 Purchaser has (Check one):
 28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or
 29 inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or
 31 lead-based paint hazards

32 **AGENTS' ACKNOWLEDGEMENT: (Initial)**

33 ☒ Seller's Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her
 34 responsibility to ensure compliance.
 35 _____ Buyer's Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her
 36 responsibility to ensure compliance.

37 **CERTIFICATION OF ACCURACY:**

38 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
 39 they have provided is true and accurate.

40 <u>Dell Wach D. Plon</u> 7.1.25 41 Seller Signature Date	Buyer Signature Date
42 _____ 43 Seller Signature Date	Buyer Signature Date
44 <u>[Signature]</u> 7.1.25 45 Agent Signature Date	Agent Signature Date