

SELLER DISCLOSURE STATEMENT

SELLER: _____

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA". If the answer is "yes" to any [*] items, please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER(S), CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT _____ CITY _____ COUNTY _____. ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME THIS DISCLOSURE FORM IS COMPLETED BY THE SELLER. YOU HAVE THREE BUSINESS DAYS, UNLESS OTHERWISE AGREED, FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO RESCIND YOUR AGREEMENT BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF RESCISSION TO THE SELLER, UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS FORM IS FOR INFORMATION ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN THE BUYER AND THE SELLER.

FOR A MORE COMPREHENSIVE DETERMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON YOUR BEHALF. EXAMPLES OF SPECIALISTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, TERMITE AND DRY ROT INSPECTORS. THE PROSPECTIVE BUYER AND THE OWNER MAY WANT TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTY.

Seller _____ (is/is not) occupying the property.

I. SELLER'S DISCLOSURES [*]If "Yes" attach a copy or explain. If necessary use an attached sheet.

| 1. TITLE | YES | NO | UNKNOWN |
|---|-----|----|---------|
| A. Do you have legal authority to sell the property? | | | |
| [*]B. Is title to the property subject to any of the following: | | | |
| (1) First right of refusal | | | |
| (2) Option | | | |
| (3) Lease or Rental Agreement | | | |
| (4) Life Estate | | | |
| [*]C. Are there any encroachments, boundary agreements, or boundary disputes? | | | |
| [*]D. Are there any rights of way, easements, or access limitations that may affect the owner's use of the property? | | | |
| [*]E. Are there any written agreements for joint maintenance of an easement or right of way? | | | |
| [*]F. Is there any study, survey project, or notice that would adversely affect the property? | | | |
| [*]G. Are there any pending or existing assessments against the property? | | | |
| [*]H. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the subject property that would affect future construction or remodeling? | | | |

| 1. TITLE | YES | NO | UNKNOWN |
|---|-----|----|---------|
| [*]I. Is there a boundary survey for the property? | | | |
| [*]J. Are there any covenants, conditions, or restrictions which affect the property? | | | |

SELLER'S INITIAL: _____ DATE: _____ SELLER'S INITIAL _____ DATE: _____

2. WATER

| A. Household Water | | | | |
|--|--------|-----------|---------|---------|
| (1) The source of the water is: | Public | Community | Private | Shared |
| (2) Water source information: | | YES | NO | UNKNOWN |
| [*]a. Are there any written agreements for shared water source? | | | | |
| [*]b. Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? | | | | |
| [*]c. Are any known problems or repairs needed? | | | | |
| [*]d. Does the source provide an adequate year round supply of potable water? | | | | |
| [*]e. Are there any water treatment systems for the property? | | | | |
| B. Irrigation | | | | |
| (1) Are there any water rights for the property? | | | | |
| [*](2) If they exist, to your knowledge, have the water rights been used during the last five-year period? | | | | |
| [*](3) If so, is the certificate available? | | | | |
| C. Outdoor Sprinkler System | | | | |
| (1) Is there an outdoor sprinkler system for the property? | | | | |
| [*](2) Are there any defects in the outdoor sprinkler system? | | | | |
| [*](3) Is the sprinkler system connected to the main water supply? | | | | |

3. SEWER/SEPTIC SYSTEM

| | | | |
|---|-------------------|--------------------|-----------------------|
| A. The property is served by: | Public Sewer Main | Septic Tank System | Other Disposal System |
| If other, please describe: | | | |
| B. If the property is served by a community sewer main, is the house connected to the main? | Yes | No | Unknown |
| C. Is the property owner subject to a sewer capacity charge? | | | |
| D. If the property is not connected to a sewer main, is there an on-site septic/sewage system? | | | |
| [*] (1) Was a permit issued for its construction, and was it approved by the city or county following its construction? | Yes | No | Unknown |
| (2) When was it last pumped? | | | |
| [*](3) Are there any defects in the operation of the septic/sewage system? | Yes | No | Unknown |
| (4) When was it last inspected? | | | |
| By whom: | | | |
| (5) How many bedrooms was the septic/sewage system approved for? | | | |
| E. Do all plumbing fixtures, including laundry drain, go to the septic/sewer system? | Yes | No | Unknown |
| If no, explain: | | | |
| [*]F. Are you aware of any changes or repairs to the septic/sewage system? | Yes | No | Unknown |
| G. Is the septic tank system, including the drainfield, located entirely within the boundaries of the property? | Yes | No | Unknown |
| If no, please explain: | | | |
| H. Does the septic/sewage system require monitoring and maintenance services more frequently than once a year? | Yes | No | Unknown |
| If yes, please explain: | | | |

4. STRUCTURAL

| | | | |
|--|-----|----|---------|
| [*]A. Has the roof leaked? | Yes | No | Unknown |
| If yes, has it been repaired? | Yes | No | Unknown |
| [*]B. Have there been any conversions, additions, or remodeling? | Yes | No | Unknown |
| [*]1. If yes, were all building permits obtained? | Yes | No | Unknown |

| | | | |
|---|-----|----|---------|
| [*]2. If yes, were all final inspections obtained? | Yes | No | Unknown |
| C. Do you know the age of the house? | Yes | No | Unknown |
| If yes, year of original construction: | | | |
| [*]D. Do you know of any settling, slippage, or sliding of either the house or other structures/improvements located on the property? | Yes | No | Unknown |

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| | | | | | | | | | |
|---|--------------------------|---------------|--------------------------|-----------------|--------------------------|--------------------|--------------------------|-----------------|--------------------------|
| [*]E. Do you know of any defects with the following: (Please check applicable items) | | | | | | | | | |
| 1. Foundation | <input type="checkbox"/> | 6. Fire Alarm | <input type="checkbox"/> | 11. Slab Floors | <input type="checkbox"/> | 16. Sidewalks | <input type="checkbox"/> | 21. Other | <input type="checkbox"/> |
| 2. Deck | <input type="checkbox"/> | 7. Doors | <input type="checkbox"/> | 12. Driveways | <input type="checkbox"/> | 17. Outbuildings | <input type="checkbox"/> | 22. Wood Stoves | <input type="checkbox"/> |
| 3. Exterior Walls | <input type="checkbox"/> | 8. Windows | <input type="checkbox"/> | 13. Pools | <input type="checkbox"/> | 18. Fireplaces | <input type="checkbox"/> | | |
| 4. Chimneys | <input type="checkbox"/> | 9. Patio | <input type="checkbox"/> | 14. Hot Tub | <input type="checkbox"/> | 19. Garment Driers | <input type="checkbox"/> | | |
| 5. Interior Walls | <input type="checkbox"/> | 10. Ceilings | <input type="checkbox"/> | 15. Sauna | <input type="checkbox"/> | 20. Washers | <input type="checkbox"/> | | |
| [*]F. Was a pest or dry rot, structural or "whole house" inspection done? When and by whom was the inspection completed? | | | | | | | No | Unknown | |
| [*]G. Since assuming ownership, has your property had a problem with wood-eating organisms and/or have there been any problems with pest control services, or termite infestations? | | | | | | | No | Unknown | |

5. SYSTEMS AND FIXTURES

| | | | | |
|--|--|-------|--------|---------|
| If the following systems or fixtures are included with the property, do you have any existing defects: | | YES | NO | UNKNOWN |
| [*]A. Electrical system, including wiring, switches, outlets, and service | | | | |
| [*]B. Plumbing system, including pipes, faucets, and toilets | | | | |
| [*]C. Hot water tank | | | | |
| [*]D. Garbage disposal | | | | |
| [*]E. Appliances | | | | |
| [*]F. Sump pump | | | | |
| [*]G. Heating and cooling systems | | | | |
| [*]H. Security system (Circuit breaker) | | Owned | Leased | |
| [*]I. Other | | | | |

6. COMMON INTEREST

| | | | |
|---|-----------|----------|-----------|
| A. Is there a Home Owners' Association? | Yes | No | Unknown |
| If yes, what is the name of the association? | | | |
| B. Are there regular periodic assessments: | Yes | No | Unknown |
| If yes, give amount per: | Month: \$ | Year: \$ | Other: \$ |
| If other, please explain: | | | |
| [*]C. Are there any pending special assessments? | Yes | No | Unknown |
| [*]D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)? | Yes | No | Unknown |

7. GENERAL

| | | | |
|--|-----|----|---------|
| | YES | NO | UNKNOWN |
| [*]A. Is there any settling, soil, standing water, or drainage problems on the property? | | | |
| [*]B. Does the property contain fill material? | | | |
| [*]C. Is there any material damage to the property or any of the structure from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? | | | |
| D. Is the property in a designated flood plain? | | | |
| E. Has the local (city or county) planning agency designated your property as a "frequently flooded area"? | | | |

| | | | |
|--|--|--|--|
| [*]F. Are there any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property? | | | |
| [*]G. Are there any tanks or underground storage tanks (e.g., chemical, fuel, etc.) on the property? | | | |
| [*]H. Has the property ever been used as an illegal drug manufacturing site? | | | |
| [*] I. Are there any radio towers in the area that may cause interference with telephone reception? | | | |

8. LEAD BASED PAINT (Applicable if house was built after 1978)

| | | | |
|--|-----|----|---------|
| A.. Presence of lead-based paint and or lead-based paint hazards | Yes | No | Unknown |
| If yes, please explain: | | | |
| B. Records and reports are available to the Seller | Yes | No | |

SELLER'S INITIAL: _____ DATE: _____ SELLER'S INITIAL: _____ DATE: _____

| | | | |
|--|--|--|--|
| Seller has provided the purchaser will all available records and reports pertaining to the lead based paint and/or lead based paint hazards in the housing documents (list documents below). | | | |
| Seller has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing. | | | |

9. MANUFACTURED AND MOBILE HOMES

| | | | |
|---|-----|----|---------|
| If the property includes a manufactured or mobile home | YES | NO | UNKNOWN |
| [*]A. Did you make any alterations to the home? If yes, please describe alteration? | | | |
| [*]B. Did any previous owner make alterations to the home? If yes, please describe the alteration? | | | |
| [*]C. If alterations were made, were the proper permits or variances obtained for these alterations? | | | |

10. FARM PROXIMITY

| | | | |
|---|-----|----|---------|
| Does the property lie within _____ miles of the property boundary of a farm? If yes, the farm may generate unusual and ordinary noise, dust, odors, and other associated conditions, and these conditions are protected by the Washington right to farm act. | YES | NO | UNKNOWN |
|---|-----|----|---------|

11. FULL DISCLOSURE BY SELLERS

| | | | |
|---|--------------|--------------|---------|
| A. Other conditions or defects: | | | |
| [*]Are there any other material defects affecting this property or its value that a prospective buyer should know about? | Yes | No | Unknown |
| B. Verification: | | | |
| The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. | | | |
| Date _____ | Seller _____ | Seller _____ | |

NOTICE TO THE BUYER

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

II. BUYER'S ACKNOWLEDGMENT

- A. As Buyer, I/we acknowledge the duty to pay diligent attention to any material defects which are known to me/us or can be known to me/us by utilizing diligent attention and observation.
- B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between Buyer and Seller.
- E. Buyer (which is meant to define all person's signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).
- F. If the home was built prior to 1978, Buyer acknowledges receipt of the pamphlet, Protect Yourself from Lead in Your Home.

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BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS REAL PROPERTY TRANSFER DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

DATE BUYER BUYER

BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

DATE BUYER BUYER

BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right.

DATE BUYER BUYER

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

SELLER'S INITIAL: _____ DATE: _____ BUYER'S INITIAL: _____ DATE: _____

SAMPLE