

PROPERTY DISCLOSURE STATEMENT

"This disclosure statement concerns the condition of the property known as: . This statement is a disclosure of the condition of the property in compliance with applicable laws of Montana and is not a warranty of any kind by the seller or any real estate licensee."

Seller's Advisory: This disclosure is based solely on the Seller's actual knowledge as of the date signed. It is not a substitute for Buyer's inspections. Buyers are strongly encouraged to obtain independent inspections and to verify all information of concern to them.

1. PROPERTY INFORMATION

1.1 Property Address:

1.2 City:

County:

State: Montana

Zip:

1.3 Tax Parcel/Assessor'sID:

1.4 Year Property Constructed (if known):

1.5 Occupancy Status (check one):

Owner -Occupied

Tenant -Occupied

Vacant

1.6 Type of Property (check all that apply):

Single-Family

Condominium

Townhome

Manufactured /Mobile

Multi -Unit (Number of units :)

Other :

2. OWNERSHIP AND AUTHORITY

2.1 Seller affirms ownership of the Property : Yes No (If No, explain authority :)

2.2 Seller has authority to complete and deliver this Disclosure : Yes No

2.3 Title is held by (check one):

Individual

Joint Tenants

Tenants in Common

Trust

Estate

Corporation

LLC

Other Entity:

2.4 If held by a trust, estate, or entity, name and capacity of signatory(ies):

3. STRUCTURAL COMPONENTS

3.1 Foundation : No known issues Known issues (describe):

3.2 Basement /Crawlspace (including moisture): No known issues Known issues:

3.3 Structural Supports /Framing : No known issues Known issues:

3.4 Exterior Walls/Siding/Stucco: No known issues Known issues:

3.5 Roof (age if known : years): No known issues Known leaks/repairs :

3.6 Windows /Doors (operation /seals): No known issues Known issues:

3.7 Decks/Balconies/Patios: No known issues Known issues:

3.8 Garages/Carports /Outbuildings : No known issues Known issues:

3.9 Previous structural evaluations or engineering reports : None Yes (attach /describe):

4.1 Plumbing System: Operable Issues (leaks, materials , pressure):

4.2 Water Heater (type/capacity/age):
Operable Issues:

4.3 Heating System (type/fuel/age):
Operable Issues:

4.4 Air Conditioning /Cooling (type/age):
Operable Issues:

4.5 Electrical System (panel size/age):
Operable Issues (aluminum wiring /GFCI/other):

4.6 Sump Pumps/Drainage Systems: Not present Present and operable Issues:

4.7 Fireplaces/Wood Stoves (permits /chimney condition): Not present Present Issues:

4.8 Appliances Included in Sale (check all that apply and note issues):

Range/Oven

Refrigerator

Dishwasher

Microwave

Washer

Dryer

Disposal

Other :

5.1 Water Source: Public/Municipal Private Well Shared Well Other :

Known issues/quantity /quality /treatment systems:

5.2 Sewer/Wastewater : Public Sewer Septic System Advanced Treatment Unit Other :

Last service/inspection (date if known):

Known issues/failures /backups :

5.3 Electrical Service: Overhead Underground Utility Provider : Known issues:

5.4 Gas/Fuel: Natural Gas Propane (tank: owned leased) Oil Other :
Known issues:

5.5 Internet /Telecom /Cable (if applicable): Providers : Service limitations /issues:

5.6 Alternative /Solar/Generator Systems: None Present (ownership /leases/warranties /issues):

6. ENVIRONMENTAL CONDITIONS

Disclose any known conditions , tests, or mitigation .

6.1 Water Intrusion /Leaks/Flooding : None known Yes (locations /dates/repairs):

6.2 Mold/Mildew or Conditions Conducive to Mold : None known Yes (describe /testing /remediation):

6.3 Radon: No testing performed Tested (date/result):
Mitigation system installed (date/type):

6.4 Asbestos-Containing Materials : None known Yes (locations /management /removal dates):

6.5 Lead-Based Paint (if built before 1978): Not applicable (built in) Known LBP or LBP hazards LBP testing reports available (attach) LBP mitigation performed (describe /dates):

6.6 Underground Storage Tanks (USTs): None known Present/removed (location /status/permits):

6.7 Soil or Groundwater Contamination : None known Yes (describe /reports):

6.8 Hazardous Materials (including methamphetamine or other contaminants): None known Yes (describe):

6.9 Environmental Assessments/Reports : None Yes (attach /describe):

7. PEST AND INFESTATION ISSUES

7.1 Termites /Wood-Destroying Insects: None known Yes (evidence/treatment /repairs /dates):

7.2 Rodents/Other Pests: None known Yes (describe /treatments):

7.3 Prior Pest Inspections or Warranties : None Yes (provider /transferability /expiration):

8. LAND AND SITE CONDITIONS

8.1 Drainage/Standing Water : No issues known Issues (locations /seasonal):

8.2 Flooding History : None known Yes (dates /extent /repairs):

8.3 Erosion/Soil Settlement /Expansive Soils: None known Yes (describe):

- 8.4 Boundary /Survey Disputes : None known Yes (describe /status):
- 8.5 Encroachments /Improvements over Lines: None known Yes (describe):
- 8.6 Easements/Shared Driveways/Access Agreements : None known Yes (describe/recording info):
- 8.7 Special Land Use/Overlay Districts (e.g., conservation , historic): None known Yes (describe):

9. IMPROVEMENTS AND ALTERATIONS

- 9.1 Additions /Remodeling /Structural Changes since original construction : None Yes (describe with dates):
- 9.2 Permits Obtained : All required Some None Unknown . Details/permit numbers :
- 9.3 Final Inspections /Certificates of Occupancy: Yes (dates): No Unknown
- 9.4 Unpermitted Improvements or Work Not to Code: None known Yes (describe):
- 9.5 Contractor /Manufacturer Warranties : None Yes (items/terms/transferability):
- 9.6 Known Defects in Materials or Workmanship : None known Yes (describe):

10. HOMEOWNER ASSOCIATIONS OR COMMON INTEREST COMMUNITIES

- 10.1 Subject to HOA/POA/Condominium Association : No Yes. Name :
- 10.2 Dues/Assessments: \$ per month quarter year. Includes :
- 10.3 Known Special Assessments (current or proposed): None Yes (describe /amount /timeline):
- 10.4 Rules/Restrictions /Use Limitations : None known Yes (describe ; governing documents available : Yes No):

11. INSURANCE CLAIMS AND LOSS HISTORY

- 11.1 Prior Property Damage Claims (insurance or otherwise) within past years: None Yes (dates/types/amounts):
- 11.2 Fire/Smoke Damage: None known Yes (dates/repairs):
- 11.3 Storm /Hail/Wind Damage: None known Yes (dates/repairs):
- 11.4 Water Damage/Flooding Events: None known Yes (dates/repairs):
- 11.5 Insurance Repairs or Replacements (e.g., roof , siding): None Yes (describe /dates):
- 11.6 Insurance Carrier may have claim history information independent of this disclosure . Buyer should verify .

12. LEGAL MATTERS

- 12.1 Pending or Threatened Litigation affecting the Property : None known Yes (describe):
- 12.2 Code Enforcement /Notices of Violation : None known Yes (describe/status):
- 12.3 Building /Safety/Fire Code Violations : None known Yes (describe/status):
- 12.4 Zoning/Land Use Disputes or Nonconforming Uses: None known Yes (describe):
- 12.5 Liens/Judgments/Assessments against the Property : None known Yes (describe):
- 12.6 Other Title Matters Affecting Use/Value: None known Yes (describe):

13. GOVERNMENTAL AND STATUTORY DISCLOSURES

Seller to provide or complete applicable Montana -specific disclosures and notices. Attach additional required forms where applicable .

13.1 Lead-Based Paint Disclosure (for homes built before 1978): Not applicable Applicable ; LBP disclosure /records attached .

13.2 Radon Disclosure : [Placeholder for Montana -specific radon disclosure requirements ; attach any test results or mitigation information .]

13.3 Flood Zone Status: Unknown Not in designated flood hazard area In designated flood hazard area. Source/zone (if known): ; insurance required : Yes No.

13.4 Airport /Noise Zone Notices : [Placeholder for Montana -specific airport influence area/noise disclosures ; identify nearest significant airport or airfield if known : .]

13.5 Septic/Well Disclosures : [Placeholder for Montana -specific onsite wastewater treatment and private well disclosures ; include any required permits , inspections , or water potability tests.]

13.6 Wildfire Hazard/Defensible Space: [Placeholder for Montana -specific wildfire risk or wildland -urban interface disclosures ; note any firewise /defensible space assessments or mitigation : .]

13.7 Other State-Mandated Environmental or Property Condition Notices: [Placeholder for any additional Montana -required disclosures .]

14. ADDITIONAL INFORMATION

14.1 Additional material facts known to Seller that may affect the value, condition, or desirability of the Property (attach pages if needed):

15. BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of this Disclosure and understands :

15.1 This Disclosure is based solely on Seller's actual knowledge and is not a warranty .

15.2 Buyer has been advised to obtain independent inspections and to verify all information of concern .

15.3 This Disclosure is not a substitute for professional advice or for a title , survey, or environmental review .

BUYER INITIALS 1

BUYER INITIALS:

BUYER INITIALS 2

CO-BUYER INITIALS:

Date of Acknowledgment:

16. SELLER CERTIFICATION

Seller certifies that the information contained in this Disclosure is true and correct to the best of Seller's actual knowledge as of the date signed. Seller agrees to promptly update this Disclosure in writing if Seller becomes aware of any material changes prior to closing. Seller understands that failure to disclose known material defects may result in liability under applicable law.

SELLER PRINTED NAME 1	SELLER SIGNATURE 1
SELLER: PRINTED NAME:	SIGNATURE:

Date:

SELLER PRINTED NAME 2	SELLER SIGNATURE 2
CO-SELLER (IF APPLICABLE): PRINTED NAME:	SIGNATURE:

Date:

Mailing Address (if different from Property):

Phone/Email:

17. BUYER RECEIPT ACKNOWLEDGMENT

Buyer acknowledges receipt of this Residential Property Disclosure Statement. Buyer understands that this Disclosure is provided by the Seller based on Seller's actual knowledge and does not replace Buyer's due diligence, including inspections and investigations.

BUYER PRINTED NAME 1	BUYER SIGNATURE 1
BUYER: PRINTED NAME:	SIGNATURE:

Date:

BUYER PRINTED NAME 2	BUYER SIGNATURE 2
CO-BUYER (IF APPLICABLE): PRINTED NAME:	SIGNATURE:

Date:

Primary Contact Information :

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.