

RESIDENTIAL HOA DISCLOSURE (ARKANSAS)

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Homeowners Association Disclosure Form

This Residential HOA Disclosure ("Disclosure") is a legally binding document. If not understood, seek competent legal advice.

This Disclosure is made by _____ ("Seller")
to _____ ("Buyer")
regarding the real property located at:
_____. ("Property").

1. DEFINITIONS

1.1.1. Seller: The current owner(s) of the Property. **1.2.** Buyer: The prospective purchaser(s) of the Property. **1.3.** Property: The residential real property and any improvements located at the address specified above. **1.4.** Association: The homeowners association, property owners association, or other common interest community governing the Property. **1.5.** Disclosure: This document and the statements contained herein.

2. SELLER AND PROPERTY INFORMATION

2.1. Seller Name(s):

2.2. Property Address:

2.3. City:

County:

State: Arkansas Zip:

3. ASSOCIATION INFORMATION

3.1. Is the Property subject to a mandatory homeowners association? Yes No Unknown

3.2. If yes, provide the following:

3.2.1. Association Name:

3.2.2. Management Company (if any):

3.2.3. Contact Person/Title:

3.2.4. Contact Phone: _____ **Email:** _____

3.2.5. Association Website (if any):

4. DUES AND REGULAR ASSESSMENTS

4.1. Current Regular Dues/Assessments: \$

4.2. Payment Frequency: Monthly Quarterly Annually Other:

4.3. Are the Seller's dues/assessments current and paid in full? Yes No Unknown

4.3.1. If no, explain the amount and reason for the delinquency:

4.4. What do the regular dues/assessments cover? (Check all that apply)

Common Area Maintenance
Landscaping
Pool / Clubhouse
Road Maintenance
Trash Removal
Water / Sewer
Exterior Building Maintenance
Insurance on Common Areas
Other:

5. SPECIAL ASSESSMENTS

5.1. Are there any current special assessments levied against the Property? Yes No Unknown

5.1.1. If yes, provide the total amount: \$

5.1.2. Purpose of the special assessment:

5.1.3. Remaining balance due: \$

5.1.4. Payment terms:

5.2.	To the Seller's knowledge, has the Association approved or discussed any future special assessments?	Yes	No
	Unknown		

5.2.1. If yes, explain:

6. FEES PAYABLE UPON TRANSFER OF TITLE

6.1. Does the Association charge any fees upon the sale or transfer of the Property? Yes No Unknown

6.1.1. If yes, specify the type and amount:

Transfer Fee: \$

Capital Contribution / Initiation Fee: \$

Document Preparation Fee: \$

Other Fee(s): \$

Describe:

7. RESTRICTIONS AND RULES

7.1. To the Seller's knowledge, does the Association have restrictions related to the following?

7.1.1. Leasing or renting the Property: Yes No Unknown If yes, explain:

7.1.2. Pets (number, size, breed): Yes No Unknown If yes, explain:

7.1.3. Parking (vehicles, RVs, boats, trailers): Yes No Unknown If yes, explain:

7.1.4. Fences (type, height, location): Yes No Unknown If yes, explain:

7.1.5. Signage (For Sale, political, etc.):				
Yes	No	Unknown	If yes, explain:	

7.1.6. Business use of the Property: Yes No Unknown If yes, explain:

8. ARCHITECTURAL AND APPROVAL REQUIREMENTS

8.1. Does the Association require prior approval for any of the following?

8.1.1. Exterior modifications (paint, roof, doors, windows): Yes No Unknown

8.1.2. Additions or structural improvements: Yes No Unknown

8.1.3. Landscaping changes or tree removal: Yes No Unknown

8.1.4. Installation of sheds, pools, or other structures: Yes No Unknown

8.1.5. If yes to any of the above, explain the general approval process:

9. VIOLATIONS AND COMPLIANCE

9.1. Is the Seller aware of any existing violations of the Association's rules, bylaws, or covenants regarding the Property?

Yes No Unknown

9.1.1. If yes, describe the violation(s) and any pending actions:

10. LITIGATION AND FINANCIAL CONDITION

10.1. To the Seller's knowledge, is the Association involved in any pending or threatened litigation? Yes No
Unknown

10.1.1. If yes, explain:

10.2. To the Seller's knowledge, are there any unsatisfied judgments or liens against the Association? Yes No
Unknown

10.2.1. If yes, explain:

11. ASSOCIATION DOCUMENTS

11.1. The Seller has provided or made available to the Buyer copies of the following documents (as available):

Declaration of Covenants, Conditions, and Restrictions (CC&Rs)
Bylaws of the Association
Rules and Regulations
Current Operating Budget
Most Recent Financial Statement (Balance Sheet / Income Statement)
Minutes from the last Annual Meeting
Other:

12. SELLER DISCLOSURE STATEMENT

The information in this Disclosure is provided by the Seller based on the Seller's actual knowledge as of the date signed. The Seller has made a good faith effort to provide accurate information but makes no warranties or representations as to the accuracy of all information, as some information may have been provided by the Association. The Seller does not guarantee that Association dues, assessments, or rules will not change in the future. The Buyer is responsible for conducting their own investigation into the Association.

13. BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of this Disclosure. Buyer understands that ownership in an Association carries certain rights, responsibilities, and financial obligations, including the obligation to pay dues and assessments and to comply with all governing documents. Buyer is encouraged to review all Association documents carefully and to seek independent legal advice if any terms are not understood. Buyer has the right and responsibility to investigate all aspects of the Association.

14. ARKANSAS-SPECIFIC PROVISIONS

Under Arkansas law, a property owners' association is required to file its declaration, bylaws, and any amendments with the circuit clerk of the county in which the property is located. Buyer is advised to independently verify these public records. This Disclosure is not a substitute for a review of the official, recorded governing documents.

15. ADDITIONAL INFORMATION

Provide any additional information regarding the Association not covered above:

SELLER(S) SIGNATURE(S):

SELLER SIGNATURE 1

Seller Signature:

SELLER PRINTED NAME 1

Printed Name:

SELLER DATE 1

Date:

SELLER SIGNATURE 2

Seller Signature:

SELLER PRINTED NAME 2

Printed Name:

SELLER DATE 2

Date:

BUYER(S) ACKNOWLEDGMENT OF RECEIPT:

Buyer acknowledges that they have received a copy of this Disclosure.

BUYER SIGNATURE 1

Buyer Signature:

BUYER PRINTED NAME 1

Printed Name:

BUYER DATE 1

Date:

BUYER SIGNATURE 2

Buyer Signature:

BUYER PRINTED NAME 2

Printed Name:

BUYER DATE 2

Date:

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.