

SELLER'S PROPERTY DISCLOSURE STATEMENT (ARKANSAS)

Property Condition Disclosure

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Seller's Property Disclosure Statement

"This disclosure statement is a legally binding document. If not understood, seek competent legal advice."

This Seller's Property Disclosure Statement ("Disclosure") is made by
("Seller") concerning the real property located at _____, City of _____,
_____, County of _____, State of _____
Arkansas, _____ (the "Property"). This Disclosure is intended to provide information about the
condition of the Property as of the date signed by the Seller and is not a warranty of any kind by the Seller. This information
is a disclosure and is not intended to be a part of any contract between the Seller and a buyer ("Buyer").

INSTRUCTIONS TO THE SELLER:

Complete this form yourself.

Answer all questions based on your actual knowledge.

Attach additional pages if necessary.

Sign and date the disclosure.

1. SELLER AND PROPERTY INFORMATION

1.1. Seller Name(s): _____

1.2. Property Address: _____

1.3. City: _____ County: _____ State: Arkansas
Zip: _____

1.4. Date of Disclosure: _____

1.5. Occupancy Status: ☐ Owner-Occupied ☐ Tenant-Occupied ☐ Vacant ☐ Other: _____

2. GENERAL PROPERTY INFORMATION

2.1. Year Built: _____ (Approximate)

2.2. Length of Ownership: _____ years

2.3. Is the Property located within the city limits? ☐ Yes ☐ No ☐ Unknown

2.4. Has the Property been used as: ☐ Primary Residence ☐ Rental Property ☐ Vacation Property ☐ Other: _____

3. STRUCTURAL COMPONENTS

If yes, explain:

If yes, explain:

If yes, explain:

If yes, explain:

Yes No Unknown

If yes, explain:

If yes, explain:

If yes, explain:

Yes No Unknown

If yes, explain:

Yes No Unknown

If yes, explain:

Yes No Unknown

If yes, explain:

Are you aware of any defects or problems with the water source?

Yes No Unknown

If yes, explain:

Are you aware of any defects or problems with the sewer system?

Yes No Unknown

If yes, explain:

If Septic System, date of last inspection/pumping:

4.8. Appliances: Are you aware of any defects with the following appliances included with the sale?

Range/Oven: Yes No Unknown Not Applicable. If yes, explain:

Dishwasher: Yes No Unknown Not Applicable. If yes, explain:

Garbage Disposal: Yes No Unknown Not Applicable. If yes, explain:

Microwave: Yes No Unknown Not Applicable. If yes, explain:

Other:	Yes	No	Unknown.	If yes, explain:

5. ENVIRONMENTAL CONDITIONS

5.1. Flooding/Water Intrusion: Are you aware of any flooding, water leakage, or water intrusion in any part of the Property? Yes No Unknown

If yes, explain:

5.2. Hazardous Materials: Are you aware of the presence of any hazardous materials or substances (e.g., asbestos, radon gas, lead-based paint, underground storage tanks)? Yes No Unknown

If yes, explain:

5.3. Mold: Are you aware of the presence of any mold on the Property? Yes No Unknown

If yes, explain:

5.4. Methamphetamine: Are you aware if the Property has ever been used as a site for the manufacturing of methamphetamine? Yes No Unknown

If yes, has the Property been remediated by a certified professional? Yes No

6. LEGAL AND TITLE MATTERS

6.1. Boundary Issues: Are you aware of any boundary line disputes, encroachments, or easements affecting the Property? Yes No Unknown

If yes, explain:

6.2. Homeowners'/Property Owners' Association (HOA/POA): Is the Property subject to an HOA or POA? Yes No

If yes, Association Name:

Monthly/Annual Dues: \$ _____ per _____

6.3. Lawsuits/Liens: Are you aware of any existing or threatened lawsuits, liens, or assessments affecting the Property?

Yes No Unknown

If yes, explain:

7. IMPROVEMENTS AND REPAIRS

7.1. Alterations/Additions: Have you made any structural additions, alterations, or renovations to the Property? Yes No

If yes, describe:

7.2. Permits: Were all necessary permits and approvals obtained for such work? Yes No Unknown Not Applicable

If no, explain:

8. ADDITIONAL DISCLOSURES

8.1. Lead-Based Paint: Was the Property built before 1978? Yes No Unknown

If yes, Seller must provide the Buyer with the EPA-approved pamphlet "Protect Your Family from Lead in Your Home" and the federal lead-based paint disclosure form.

8.2. Other Known Defects: Are you aware of any other material defects affecting the Property not disclosed above? Yes No

If yes, explain:

9. SELLER'S CERTIFICATION

Seller certifies that the information provided in this Disclosure is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

SELLER SIGNATURE 1

SELLER PRINTED NAME 1

Seller Signature:

Printed Name:

SELLER DATE 1

Date:

SELLER SIGNATURE 2

SELLER PRINTED NAME 2

Seller Signature:

Printed Name:

SELLER DATE 2

Date:

10. BUYER'S ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Seller's Property Disclosure Statement. Buyer understands that this information is a statement of the Seller's knowledge and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

BUYER SIGNATURE 1

BUYER PRINTED NAME 1

Buyer Signature:

Printed Name:

BUYER DATE 1

Date:

BUYER SIGNATURE 2

BUYER PRINTED NAME 2

Buyer Signature:

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.