

SEPTIC / WELL DISCLOSURE (ARKANSAS)

Property Disclosure Form

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Septic / Well Disclosure (Arkansas)

"This Septic / Well Disclosure ("Disclosure") is a legally binding document. If not understood, seek competent legal advice."

This Disclosure concerns the real property located at:

Property Address:

City:

County:

State: Arkansas

Zip:

("Property").

This Disclosure is made by the undersigned Seller(s) ("Seller") to the prospective Buyer(s) ("Buyer") regarding the condition of the Septic System and/or private Well serving the Property, based on the Seller's actual knowledge.

1. SELLER AND PROPERTY INFORMATION

1.1. Seller Name(s):

1.2. Property Address:

1.3. City:

County:

State: Arkansas

Zip:

2. WATER SUPPLY SOURCE

2.1. The primary water supply source for the Property is:

Public Water System

Private Well

Shared Well

Other (describe):

3. WELL INFORMATION (COMPLETE IF PROPERTY IS SERVED BY A PRIVATE OR SHARED WELL)

3.1. Is there a Well located on the Property? Yes No Unknown

3.2. Is the Well currently operational and supplying water to the Property? Yes No Unknown

If yes, explain any known issues:

3.3. Well Type:

3.4. Well Depth (if known):

3.5. Installation Date (approximate):

3.6. To Seller's knowledge, has the Well ever failed to produce an adequate water supply? Yes No Unknown
If yes, explain:

4. WATER QUALITY AND TESTING (COMPLETE IF PROPERTY IS SERVED BY A PRIVATE OR SHARED WELL)

4.1. Has the Well water been tested by a certified laboratory? Yes No Unknown

If yes, Test Date:

Please attach a copy of the results.

4.2. Are you aware of any contamination or adverse water quality issues (e.g., bacteria, nitrates, sediment, odor, hardness)?

Yes No Unknown

If yes, explain:

5. SEPTIC SYSTEM INFORMATION (COMPLETE IF PROPERTY IS SERVED BY A SEPTIC SYSTEM)

5.1. Is the Property served by a Septic System? Yes No Unknown

5.2. Septic System Type (e.g., conventional, aerobic, mound):

5.3. Installation Date (approximate):

5.4. Tank Capacity in gallons (if known):

6. SEPTIC SYSTEM CONDITION

6.1. Is the Septic System currently functioning properly to the best of your knowledge? Yes No Unknown

6.2. Has the Septic System experienced any failures, backups, or other issues? Yes No Unknown

If yes, explain and provide dates if known:

7. MAINTENANCE AND SERVICE HISTORY

7.1. Has the Septic System tank been pumped since you have owned the Property? Yes No Unknown

If yes, Last Service Date:

Service Provider:

Frequency of maintenance:

8. REPAIRS AND REPLACEMENTS

8.1. Have any repairs or component replacements been made to the Septic System or Well? Yes No Unknown

If yes, describe the work performed, date, and provider if known:

9. LOCATION AND ACCESS

9.1. Is the location of the Septic System tank and drain field known? Yes No Unknown

9.2. Is there clear and reasonable access to the Septic System for inspection and maintenance? Yes No Unknown

10. GOVERNMENT NOTICES OR REQUIREMENTS

10.1. Has Seller received any notices from any government agency regarding the Septic System or Well, such as notices of non-compliance, required repairs, or water quality advisories? Yes No Unknown

If yes, explain and attach a copy of any notices:

11. DOCUMENTATION

11.1. Does Seller have any of the following documents related to the Septic System or Well? Yes No

If yes, check all that apply and are attached to this Disclosure:

Well Test Reports
Septic Inspection Reports
Maintenance Records
Installation Permits
Other:

12. SELLER DISCLOSURE STATEMENT

Seller states that the information in this Disclosure is true and correct to the best of Seller's actual knowledge as of the date signed by Seller. Seller has a duty to supplement this Disclosure if Seller obtains knowledge of a condition that renders this Disclosure materially inaccurate. Seller makes no representations or warranties as to the condition of the Septic System or Well. This information is a disclosure of Seller's knowledge and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

13. BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of this Disclosure. Buyer understands that the information provided is based on Seller's actual knowledge and is not a warranty of the condition of the Septic System or Well. Buyer is advised to conduct independent inspections and tests to verify the condition of these systems. Buyer understands the risks associated with private water and septic systems and has been given the opportunity to conduct all desired inspections.

14. ARKANSAS-SPECIFIC REQUIREMENTS AND ADVISORIES

14.1. The Arkansas Department of Health (ADH) regulates the installation and maintenance of individual sewage disposal systems (Septic Systems) and private water wells.

14.2. Buyer is advised to contact the local ADH office to obtain any available records, permits, or inspection reports for the Septic System and Well on the Property.

14.3. While Arkansas law requires sellers to disclose known material defects, there is no statewide requirement for a point-of-sale inspection of a Septic System or Well. Buyer is strongly encouraged to have the Septic System professionally inspected and the Well water tested by a certified laboratory as a condition of purchase.

15. ADDITIONAL INFORMATION

Use this space for any additional disclosures or explanations:

SELLER ACKNOWLEDGMENT

SELLER SIGNATURE 1

Seller Signature:

Printed Name:

Date:

SELLER SIGNATURE 2

Seller Signature:

Printed Name:

Date:

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Disclosure.

BUYER SIGNATURE 1

Buyer Signature:

Printed Name:

Date:

BUYER SIGNATURE 2

Buyer Signature:

Printed Name:

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.**