

SELLER'S STATEMENT OF PROPERTY CONDITION

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY AFTER THE SALE OF THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address: _____
 Seller/Owner: _____ How long owned? _____
 How long occupied? _____ Year built: _____

I. TITLE/ZONING/BUILDING INFORMATION	YES	NO	UNK
Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, explain:			
Do you know any easements, common driveway, or right of way? If yes, explain:			
Zoning classification of property (if known)			
Has your city/town issued a notice of any violation which is still outstanding? If yes, explain:			
Have you been advised that the current use is nonconforming in any way? Explain:			
Do you know any variances or special permits? Explain:			
During Seller's ownership, has work been done for which a permit was required? If yes, explain:			
Were permits obtained?			
Was the work approved?			
Is there an outstanding notice of any building code violation? Explain:			
Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain:			
Water drainage problems? Explain:			
II. SYSTEM UTILITIES INFORMATION	YES	NO	UNK
Do you know of any current problems with any systems listed below?			
Has there ever been an UNDERGROUND FUEL TANK?			
If yes, is it still in use?			
If not used, was it removed?			
Heating System: Problems? Explain: Identify any unheated room or area _____			

Approximate date of last service _____ Reason: _____			
Domestic Hot Water: Type: _____ Age: _____ Problems? Explain: _____ Burners: <input type="checkbox"/> owned <input type="checkbox"/> rented			
Sewage System: Problems? Explain: _____ Type: <input type="checkbox"/> Municipal Sewer <input type="checkbox"/> Private If private, describe type of system:(cesspool, septic tank, etc) Name of service company: _____ Date it was last pumped: _____ Frequency: _____ During your ownership has sewage backed up into the house or onto yard? Explain _____ Is system shared with other homes? Date a Title 5 inspection last performed _____ Copy attached?			
Plumbing System: Problems? Explain(leaks/freezing) _____ Bathroom ventilation problems? Explain _____			
Drinking Water Source: <input type="checkbox"/> Public <input type="checkbox"/> Private If private: Location: _____ Date last tested _____ Report <input type="checkbox"/> attached <input type="checkbox"/> not attached			
Water quality problems? Explain _____			
Water quantity problems? Explain _____ Flow rate (gal. min.) _____ Age of pump _____			
Is there a filtration system? Age/Type of filtration system: _____			
Electrical System: Problems? Explain: _____			
Appliances: List appliances that are included _____ _____ Any known problems? Explain: _____			
Security System: <input type="checkbox"/> None Type _____ Age _____ Company _____ Problems? Explain: _____			
Air Conditioning: <input type="checkbox"/> central <input type="checkbox"/> window <input type="checkbox"/> other _____ <input type="checkbox"/> none Problems? Explain: _____			
III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION	YES	NO	UNK

Foundation/Slab: Problems? Explain:			
Basement: <input type="checkbox"/> water <input type="checkbox"/> seepage <input type="checkbox"/> dampness Explain amount, frequency, and location _____ <input type="checkbox"/> sump pump, if yes, age _____ location _____ problems?			
Roof: Problems? Explain: _____ Location of leaks/problems _____			
Chimney/Fireplace: Date last cleaned: _____ Problems? Wood/coal/pellet stove in compliance with installation regulations/code/bylaws? If not, explain:			
History of smoke/fire damage to structure, if any? Explain			
Floors: Type of floors under carpet/linoleum? Problems with floors (buckling, sagging, etc.)? Explain:			
Walls: Interior walls problems? Explain:			
Exterior walls problems? Explain:			
Windows / Sliding Doors / Doors: Problems or leaks? Explain:			
Insulation: Does house have insulation? If yes, Date Installed: _____ Location: _____			
Asbestos: Do you know whether asbestos is present in exterior shingles, pipe covering or boiler insulation? Has a fiber count been performed? If yes, attach a copy			
Radon: Has test for radon been performed? If yes, attach a copy			
Insects: History of Termites/ Wood destroying insects or rodent problems? If yes, explain treatment and dates:			
Swimming Pool / Jacuzzi: Problems? Explain: Name of Service Company:			
Garage / Shed / or Other Structure Problems? Explain:			

IV. MISCELLANEOUS INFORMATION

Do you know any other problems which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain: _____

V. CONDOMINIUM INFORMATION	YES	NO	UNK
If converted to a condominium, are documents recorded (Master Deed/Unit deed etc.)?			
Parking: Is parking space included? If yes, is it deeded, exclusive easement or common?			
Condo Fees: Current monthly fee for Unit are: \$ Heat included? Electricity included?			
Reserve Fund: Has an advance payment has been made to a condo to reserve fund? If yes, how much? \$			
Condo Association Information: Is owner's association currently involved in any litigation? If yes, explain:			
Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain:			
VI. RENTAL PROPERTY INFORMATION	YES	NO	UNK
Number of Units: _____ Has a unit been added/subdivided since original construction? If yes, was a permit for new/added unit obtained?			
Rents: Number of units occupied _____ Rents \$ _____/month Expiration date of each lease: _____ Any tenants without leases? Is owner holding last month's rent? Security deposit? If yes, has interest been paid? If security deposit held attach a copy of the statements of condition. Attached?			
Is there any outstanding notice of any sanitary code violation? Explain:			

VII. ACKNOWLEDGEMENTS

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any sibagents for disclosure of any of the information contained herein. Seller(s) further acknowledge receipt of copy of Seller's Statement of Property Condition.

Seller: _____ Seller: _____ Date: _____

Buyer/Prospective Buyer acknowledges receipt of Seller's Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Buyer: _____ Buyer: _____ Date: _____

VIII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only:

- A. **Flood Hazard Insurance Disclosure Clause** The lender may require Flood Hazard Insurance as a condition of the mortgage loan if the lender determines that the premises is in a flood hazard zone.
- B. **Hazardous Materials Disclosure Clause** In certain circumstances Massachusetts law can hold an owner of real estate liable to pay for the cost of removing hazardous or toxic materials from the real estate and for damages resulting from the release of such materials. The buyer acknowledges that he may have the property professionally inspected for the presence of, or the substantial likelihood of release of oil or hazardous material and such proof of inspection may be required as a prerequisite for financing the property.
- C. **Asbestos Disclosure Clause** The United States Consumer Product Safety Commission has maintained that asbestos materials are hazardous if they release separate fibers which can be inhaled. Asbestos is a common insulation material on heating pipes, boilers and furnaces. It may also present in certain types of floor and ceiling materials, shingles, plaster products, cement and other building materials. The buyer may have the property professionally inspected for the presence of asbestos and if repair or removal of asbestos is desired, proper safety guidelines must be observed.
- D. **Lead Paint Disclosure Clause** Whenever a child under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner is required by law, to remove all said paint, plaster or cover with appropriate materials so as to make it inaccessible to a child under six years of age. Consumption of lead is poisonous and may cause serious personal injury. Whenever such residential premises containing dangerous levels of lead undergoes a change of ownership, as a result, a child under six years of age will become a resident, the new owner is required by law to remove said paint, plaster cover or encapsulate it with appropriate materials so as to make it inaccessible to such child.
- E. **Radon Disclosure Clause** Radon is an odorless, colorless, tasteless gas produced naturally in the ground by the normal decay of uranium and radium. Radon can lead to the development of radioactive particles which can be inhaled. Studies indicate the result of extended exposure to high levels of radon may increase the risk of developing lung cancer.
- F. **Chlordane Disclosure Clause** Pesticide products containing chlordane were banned in Massachusetts on June 11, 1985. The use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data does not conclusively prove that significant health effects have occurred as a direct result of chlordane use, the long-term potential health risks are such that is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.
- G. **Fair Housing Notice** It is unlawful to discriminate on the basis of race, color, religious creed, national origin, age, gender, sex, ancestry, marital status, veteran status, sexual orientation, disability, presence of a child, receipt of public assistance or other protected classification in the sale of rental of covered housing.