

SELLER'S PROPERTY DISCLOSURE STATEMENT (Maine)

THE MLS THAT DOES MORE

Property Disclosure Statement

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

This disclosure is made by the undersigned seller(s) ("Seller") concerning the real property located at: _____ ("Property"). This statement is a disclosure of the condition of the Property as of the date signed by Seller and is not a warranty of any kind by Seller or any agent representing Seller in this transaction. It is not a substitute for any inspections or warranties the buyer ("Buyer") may wish to obtain.

1. SELLER INFORMATION

- 1.1 Seller Name(s): _____
- 1.2 Property Address _____
- 1.3 City: _____ County: _____
- 1.4 State: Maine Zip: _____
- 1.5 Occupancy Status:
- Owner - Occupied
 - Tenant - Occupied
 - Vacant
 - Other : _____

2. GENERAL PROPERTY INFORMATION

- 2.1 Year Built _____
- 2.2 Length of Ownership _____ years
- 2.3 Property Usage Has the Property been used as:
- Primary Residence
 - Rental Property
 - Vacation Property
 - Other : _____

3. STRUCTURAL COMPONENTS

3.1 Foundation : Are you aware of any problems or defects with the foundation ?

Yes No Unknown

If yes, explain _____

3.2 Roof: Are you aware of any problems with the roof, including leaks or evidence of water intrusion ?

Yes No Unknown

If yes, explain(includeage of roof if known): _____

3.3 Walls/Ceilings/Floors: Are you aware of any problems or defects with the walls, ceilings, or floors ?

Yes No Unknown

If yes, explain _____

3.4 Termites /Wood-Destroying Insects: Are you aware of any termites , carpenter ants , or other wood-destroying insects on the Property ?

Yes No Unknown

If yes, explain(includeany treatment history): _____

4. SYSTEMS AND UTILITIES

4.1 Electrical System: Are you aware of any problems or defects with the electrical system ?

Yes No Unknown

If yes, explain _____

4.2 Plumbing System: Are you aware of any problems or defects with the plumbing system ?

Yes No Unknown

If yes, explain _____

4.3 Heating System: Type of System(s): _____

Age of System(s): _____

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

Yes No Unknown

If yes, explain _____

4.4 Cooling System: Type of System(s): _____

Age of System(s): _____

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

Yes No Unknown Not Applicable

If yes, explain _____

5. ENVIRONMENTAL CONDITIONS

5.1 Radon: Are you aware of the presence of radon gas?

Yes No Unknown

If yes, has the Property been tested ?

Yes No. If yes, results :

If yes, has the Property been mitigated ?

Yes No. Explain:

5.2 Flooding/Water Intrusion: Are you aware of any flooding , drainage issues, or water intrusion in the basement , crawlspace , or other areas?

Yes No Unknown

If yes, explain _____

5.3 Mold: Are you aware of the presence of mold on the Property ?

Yes No Unknown

If yes, explain(include any remediation efforts): _____

5.4 Hazardous Materials: Are you aware of the presence of any hazardous materials on the Property , such as asbestos , lead-based paint , or other toxic substances ?

Yes No Unknown

If yes, explain _____

6. LEGAL AND TITLE MATTERS

6.1 Boundary Issues: Are you aware of any boundary disputes , encroachments , or disagreements concerning the Property lines?

Yes No Unknown

If yes, explain _____

6.2 Easements: Are you aware of any easements , rights-of-way, or other encumbrances affecting the Property ?

Yes No Unknown

If yes, explain _____

6.3 Homeowners' Association (HOA): Is the Property part of an HOA or subject to any common area agreements ?

Yes No

If yes, Association Name: _____

Dues/ Assessments \$ _____ per _____

7. IMPROVEMENTS AND REPAIRS

7.1 Alterations /Additions : Have you made any structural alterations , additions , or major changes 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 or unknown, explain: _____

8. INSURANCE AND CLAIMS

8.1 Insurance Claims : Have you filed any insurance claims for damage to the Property within the last 5 years?

Yes No Unknown

If yes, explain nature and date of claim(s): _____

9. ADDITIONAL DISCLOSURES (MAINE SPECIFIC)

9.1 Water Supply : Source of Water :

Public Private Well Other :

Location of Well: _____

Date of Installation: _____

Malfunctions : Are you aware of any malfunctions with the well or water supply system ?

Yes No. If yes, explain :

Water Test: Date of last test : _____

Do you have a copy ? Yes No.

Water Quality/Quantity : Have you experienced any problems with water quality (e.g., odor, discoloration) or quantity ?

Yes No. If yes, explain :

9.2 Waste Disposal System : System Type :

Public Sewer Private Septic System Other :

If Private Septic System :

Size of Tank (gallons): _____

Type of Tank: Concrete Metal Fiberglass Unknown

Location of Tank and Leach Field: _____

Date of Installation: _____

Malfunctions : Are you aware of any malfunctions ?

Yes No. If yes, explain :

Date of Last Servicing Pumping: _____

Servicing Contractor Name: _____

9.3 Insulation : Are you aware of the type and location of insulation in the Property ?

Yes No Unknown

If yes, describe (e.g., attic, walls, basement) and type (e.g., fiberglass, cellulose):

9.4 Underground Storage Tanks Are you aware of any current or previously existing underground oil, gas, or other storage tanks on the Property ?

Yes No Unknown

If yes, describe location , contents , age, and whether it has been abandoned or removed :

9.5 Methamphetamine Laboratory To your knowledge , has the Property ever been used as a site for the manufacture of methamphetamine ?

Yes No Unknown

If yes, explain :

10. SELLER CERTIFICATION

Seller certifies that the information in this disclosure is true and correct to the best of Seller's knowledge and belief as of the date signed by Seller. Seller understands that this information is being provided to Buyer, who will rely on it in deciding whether and on what terms to purchase the Property. Seller hereby authorizes any agent(s) representing Seller to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property .

SELLER: 1

SELLER SIGNATURE:

PRINTED NAME:

DATE:

SELLER: 2

SELLER SIGNATURE:

PRINTED NAME:

DATE:

BUYER ACKNOWLEDGMENT

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

BUYER: 1

BUYER SIGNATURE:

PRINTED NAME:

DATE:

BUYER: 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.