

# SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: \_\_\_\_\_

**Instructions to the Seller:** Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475 (4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the property or the buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

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**DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470**

**Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:** You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

**Initial only the exclusion you wish to claim.**

\_\_\_\_\_ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # \_\_\_\_\_ issued by \_\_\_\_\_.

\_\_\_\_\_ This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

\_\_\_\_\_ The seller is a court appointed (Check only one):  receiver  
 personal representative  trustee  conservator  guardian.

\_\_\_\_\_ The sale or transfer is by a governmental agency.

**Signature(s) of Seller(s) Claiming Exclusion**

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Signature(s) of Buyer(s) Acknowledging Seller's Claim**

Buyer \_\_\_\_\_ Date \_\_\_\_\_ ←

Buyer \_\_\_\_\_ Date \_\_\_\_\_ ←

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**IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.**

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT

(**NOT A WARRANTY**) (ORS 105.465)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT \_\_\_\_\_ "THE PROPERTY."

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE.

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Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller  is  is not occupying the property

## I.SELLER'S REPRESENTATIONS:

The following are representations made by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller or the buyer.

**\*If you mark yes on items with \*, attach a copy or explain on an attached sheet.**

### 1. TITLE

A. Do you have the legal authority to sell the property?  Yes  No  Unknown

\*B. *Is title to the property subject to any of the following:*  Yes\*  No  Unknown

- First right of refusal  Option Lease  Rental Agreement  Other listing
- Life estate

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

\*C. *Is the property being transferred an unlawful unit of land?*  Yes\*  No  Unknown

\*D. *Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?*  Yes\*  No  Unknown

\*E. *Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the property?*  Yes\*  No  Unknown

\*F. *Are there any agreements for joint maintenance of an easement or right of way?*  Yes\*  No  Unknown

\*G. *Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property?*  Yes  No  Unknown

\*H. *Are there any pending or existing governmental assessments against the property?*  Yes\*  No  Unknown

\*I. *Are there any zoning violations or nonconforming uses?*  Yes\*  No  Unknown

\*J. *Is there a boundary survey for the property?*  Yes\*  No  Unknown

\*K. *Are there any covenants, conditions, restrictions or private assessments that affect the property?*  Yes\*  No  Unknown

\*L. *Is the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold?*  Yes\*  No  Unknown

## **2. WATER**

### A. Household Water

(1) The source of the water is (check ALL that apply):  Public  Community  
 Private  Other

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

*\*a) Does the water source require a permit?*  Yes\*  No  Unknown

*If yes, do you have a permit?*  Yes  No  Unknown  NA

(2) Water source information:

*\*a) Does the water source require a permit?*  Yes\*  No  Unknown

*If yes, do you have a permit?*  Yes  No  Unknown  NA

*\*b) Is the water source located on the property?*  Yes\*  No  Unknown  
 NA

*\*If not, are there any written agreements for a shared water source?*  
 Yes\*  No  Unknown  NA

*\*c) Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?*  Yes\*  No  Unknown

d) If the source of water is from a well or spring, have you had any of the following in the past 12 months?  Yes  No  Unknown  NA

Flow test  Bacteria test  Chemical contents test

*\*e) Are there any water source plumbing problems or needed repairs?*  Yes\*  
 No  Unknown

(3) Are there any water treatment systems for the property?  Yes  No  
 Unknown

Leased  Owned

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Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

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**Property Address:** \_\_\_\_\_

**B. Irrigation**

(1) Are there any  water rights or  other rights for the property?  Yes  No  
 Unknown

*\*(2) If any exist, has the irrigation water been used during the last five-year period?*  Yes\*  No  Unknown  NA

*\*(3) Is there a water rights certificate or other written evidence available?*  Yes\*  
 No  Unknown  NA

**C. Outdoor Sprinkler System**

(1) Is there an outdoor sprinkler system for the property?  Yes  No  
 Unknown

(2) Has a back-flow valve been installed?  Yes  No  Unknown  NA

(3) Is the outdoor sprinkler system operable?  Yes  No  Unknown  NA

**3. SEWAGE SYSTEM**

A. Is the property connected to a public or community sewage system?  Yes  No  
 Unknown

B. Are there any new public or community sewage systems proposed for the property?  
 Yes  No  Unknown

C. Is the property connected to an on-site septic system?  Yes  No  Unknown

(1) If yes, when was the system installed? \_\_\_\_\_  Unknown  NA

\_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

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**Property Address:** \_\_\_\_\_

(2) \*If yes, was the system installed by permit?  Yes\*  No  Unknown  NA

(3) \*Has the system been repaired or altered?  Yes\*  No  Unknown  NA

(4) \*Has the condition of the system been evaluated and a report issued?  Yes  
 No  Unknown  NA

(5) Has the septic tank ever been pumped?  Yes  No  Unknown  NA

If yes, when? \_\_\_\_\_  NA

(6) Does the system have a pump?  Yes  No  Unknown  NA

(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?  Yes  No  Unknown  NA

(8) \*Is a service contract for routine maintenance required for the system?  Yes  
 No  Unknown  NA

(9) Are all components of the system located on the property?  Yes  No  
 Unknown  NA

\*D. *Are there any sewage system problems or needed repairs?*  Yes\*  No  
 Unknown

E. Does your sewage system require on-site pumping to another level?  Yes\*  No  
 Unknown

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Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

Property Address: \_\_\_\_\_

**4. DWELLING INSULATION**

A. Is there insulation in the:

(1) Ceiling?  Yes  No  Unknown

(2) Exterior walls?  Yes  No  Unknown

(3) Floors?  Yes  No  Unknown

B. Are there any defective insulated doors or windows?  Yes  No  Unknown

**5. DWELLING STRUCTURE**

\*A. *Has the roof leaked?*  Yes\*  No  Unknown

If yes, has it been repaired?  Yes  No  Unknown  NA

B. Are there any additions, conversions or remodeling?  Yes  No  Unknown

If yes, was a building permit required?  Yes  No  Unknown  NA

If yes, was a building permit obtained?  Yes  No  Unknown  NA

If yes, was final inspection obtained?  Yes  No  Unknown  NA

C. Are there smoke alarms or detectors?  Yes  No  Unknown

D. Are there carbon monoxide alarms?  Yes  No  Unknown

E. Is there a woodstove or fireplace insert included in the sale?  Yes  No  
 Unknown

\_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

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\*If yes, what is the make? \_\_\_\_\_

\*If yes, was it installed with a permit?  Yes\*  No  Unknown  NA

\*If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?  Yes\*  No  Unknown  NA

\*F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years?  Yes\*  No  Unknown

\*G. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?  Yes\*  No  Unknown

\*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

H. Is there a sump pump on the property?  Yes  No  Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?  Yes  No  Unknown

If yes, what are the materials? \_\_\_\_\_

(1) Are there problems with the materials?  Yes  No  Unknown  NA

(2) Are the materials covered by a warranty?  Yes  No  Unknown  NA

(3) Have the materials been inspected?  Yes  No  Unknown  NA

(4) Have there ever been claims filed for these materials by you or by previous owners?  Yes  No  Unknown  NA

If yes, when? \_\_\_\_\_  NA

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

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(5) Was money received?  Yes  No  Unknown  NA

(6) Were any of the materials repaired or replaced?  Yes  No  Unknown  
 NA

**6. DWELLING SYSTEMS AND FIXTURES**

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed by Seller?

A. Electrical system, including wiring, switches, outlets and service  Yes  No  
 Unknown

B. Plumbing system, including pipes, faucets, fixtures and toilets  Yes  No  
 Unknown

C. Water heater tank  Yes  No  Unknown

D. Garbage disposal  Yes  No  Unknown  NA

E. Built-in range and oven  Yes  No  Unknown  NA

F. Built-in dishwasher  Yes  No  Unknown  NA

G. Sump pump  Yes  No  Unknown  NA

H. Heating and cooling systems

(1) Heating systems  Yes  No  Unknown  NA

(2) Cooling systems  Yes  No  Unknown  NA

I. Security system  Owned  Leased --  Yes  No  Unknown  NA

\_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

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J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations?  Yes  No  Unknown

If yes, what product? \_\_\_\_\_

(1) Are there problems with the product?  Yes  No  Unknown  NA

(2) Is the product covered by a warranty?  Yes  No  Unknown  NA

(3) Has the product been inspected?  Yes  No  Unknown  NA

(4) Have claims been filed for this product by you or by previous owners?  Yes  No  Unknown  NA

If yes, when? \_\_\_\_\_

(5) Was money received?  Yes  No  Unknown  NA

(6) Were any of the materials or products repaired or replaced?  Yes  No  Unknown  NA

**7. COMMON INTEREST**

A. Is there a Home Owners' Association or other governing entity?  Yes  No  Unknown

Name of Association or Other Governing Entity \_\_\_\_\_

Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

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B. Regular periodic assessments: \$\_\_\_\_\_ per  Month  Year  Other

\*C. Are there any pending or proposed special assessments?  Yes\*  No  Unknown

D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?  Yes  No  Unknown

E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?  Yes  No  Unknown  NA

F. Is the property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not?  Yes  No  Unknown  NA

### **8. SEISMIC**

A. Was the house constructed before 1974?  Yes  No  Unknown

If yes, has the house been bolted to its foundation?  Yes  No  Unknown

### **9. GENERAL**

A. Are there problems with settling, soil, standing water or drainage on the property or in the immediate area?  Yes  No  Unknown

B. Does the property contain fill?  Yes  No  Unknown

C. Is there any material damage to the property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?  
 Yes  No  Unknown

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

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D. Is the property in a designated floodplain?  Yes  No  Unknown

E. Is the property in a designated slide or other geologic hazard zone?  Yes  No  
 Unknown

*\*F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?*  Yes\*  No  Unknown

G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property?  Yes  No  Unknown

H. Has the property ever been used as an illegal drug manufacturing or distribution site?  Yes  No  Unknown

*\*If yes, was a Certificate of Fitness issued?*  Yes  No  Unknown  NA

I. Has the property been classified as forestland-urban interface?  Yes  No  
 Unknown

## 10. FULL DISCLOSURE BY SELLER(S)

*\*A. Are there any other material defects affecting this property or its value that a prospective buyer should know about?*  Yes\*  No

If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation?

\_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

**Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

Property Address: \_\_\_\_\_

## VERIFICATION

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the property or their agents.

\_\_\_\_\_ (complete even if zero) Number of pages of explanations are attached.

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

## II. BUYER'S ACKNOWLEDGMENT

A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.

B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or of any real estate licensee engaged by the seller or buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).

DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Property Address: \_\_\_\_\_

**BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S  
PROPERTY DISCLOSURE STATEMENT.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_ ←

Buyer \_\_\_\_\_ Date \_\_\_\_\_ ←

Agent receiving disclosure statement on buyer's behalf to sign and date:

Real Estate Agent \_\_\_\_\_

Date received by Agent \_\_\_\_\_

Real Estate Firm \_\_\_\_\_