

DISCLOSURE FOR COMMERCIAL OR INDUSTRIAL REAL PROPERTY

1 When requested by a potential tenant of (1) commercial real property of 1,500 square feet or less, or (2) industrial real property of 5,000
2 square feet or less, the property owner must provide the tenant with specific details about whether the property complies with relevant
3 state and local codes applicable to the type of building being leased. This completed form serves as that disclosure from the owner. The
4 information provided in this disclosure reflects the owner's representation and not that of the real estate licensee or salesperson, if
5 applicable. This disclosure does not constitute a warranty or substitute for any professional inspections or warranties that the tenant may
6 choose to obtain.

7 Instructions for the Property Owner

8 Complete this form personally, providing answers to each question based on your best knowledge. If an answer is an estimate, make
9 sure to clearly indicate it as such. If you do not know the answer to a question, explicitly state that the answer is unknown to you. The
10 owner grants permission to any agent(s) involved in this transaction to share a copy of this disclosure with any individual or entity
11 related to an actual or potential lease of the property in question.

12 PROPERTY ADDRESS _____ CITY _____

13 OWNER'S _____ NAME(S) _____

14 _____
15 PROPERTY AGE _____ DATE OWNER ACQUIRED PROPERTY _____

16 DOES OWNER OCCUPY THE PROPERTY? YES NO

17 IF THE OWNER DOES NOT CURRENTLY OCCUPY THE PROPERTY, SPECIFY THE LENGTH OF TIME SINCE THE OWNER
18 LAST OCCUPIED IT: _____

19 DISCLOSURES

20 1. FIRE CODES:

21 Is the property compliant with all applicable state fire codes? YES NO Unknown

22 If not, please provide a detailed explanation of why the property does not comply with state fire codes:

23 _____
24 _____

25 Is the property compliant with all applicable local fire codes? YES NO Unknown

26 If not, please provide a detailed explanation of why the property does not comply with local fire codes:

27 _____
28 _____

29 2. PLUMBING CODES:

30 Is the property compliant with all applicable state plumbing codes? YES NO Unknown

31 If not, please provide a detailed explanation of why the property does not comply with state plumbing codes:

32 _____
33 _____

34 Is the property compliant with all applicable local plumbing codes? YES NO Unknown

35 If not, please provide a detailed explanation of why the property does not comply with local plumbing codes:

36 _____
37 _____

38 3. ELECTRICAL CODES:

39 Is the property compliant with all applicable state electrical codes? YES NO Unknown

40 If not, please provide a detailed explanation of why the property does not comply with state electrical codes:

41 _____
42 _____

43 Is the property compliant with all applicable local electrical codes? YES NO Unknown

44 If not, please provide a detailed explanation of why the property does not comply with local electrical codes:

45 **B. REMEDIES**

46 If an owner knowingly provides false information in the disclosure required by law, the lessee may, at their discretion, pursue one of
47 the following remedies for such misrepresentation:

- 48 1. File an action to recover actual damages incurred due to known defects present on the property as of the lease execution
49 date. A ny legal action under this provision must be initiated within one (1) year from either the date the lessee received the
50 disclosure statement or the date they took occupancy of the property, whichever is earlier.

51 **OR**

- 52 2. Termination of the lease.

53 **C. OWNER'S CERTIFICATION**

54 I/We hereby certify that the information provided in this agreement regarding the real property located at
55 _____, is accurate to the best of my/our knowledge as of the date of signing. If any of these conditions change before the property is occupied,
56 such changes will be disclosed through an addendum to this agreement. I/We also acknowledge receiving a copy of this disclosure statement.

<p>1. _____</p> <p>5. OWNER</p> <p>8. By: _____</p> <p>11. Title: _____</p> <p style="text-align: center;">i. at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>15. Date</p>	<p>3. _____</p> <p>6. OWNER</p> <p>9. By: _____</p> <p>12. Title: _____</p> <p style="text-align: center;">i. at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>16. Date</p>
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57 **It is recommended that parties seek professional advice and/or conduct a property inspection. They may also negotiate suitable**
58 **terms in the lease agreement concerning advice, inspections, defects, and/or compliance with applicable codes.**

60 **D. LESSEE'S ACKNOWLEDGEMENT**

61 I/We acknowledge that this disclosure statement is not a replacement for a professional inspection and affirm that I/we have a
62 responsibility to carefully observe and inquire about any material defects that are reasonably noticeable. I/We further acknowledge
63 receiving a copy of this disclosure statement.

<p>64 _____</p> <p>65 LESSEE</p> <p>66 By: _____</p> <p>67 Title: _____</p> <p>68 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>69 Date</p>	<p>64 _____</p> <p>65 LESSEE</p> <p>66 By: _____</p> <p>67 Title: _____</p> <p>68 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>69 Date</p>
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72 **ELECTRONIC SIGNATURES, AS PERMITTED UNDER STATE AND FEDERAL LAW, SHALL BE SUFFICIENT FOR**
73 **ACKNOWLEDGING THE CONFIRMATION OUTLINED ABOVE.**

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