

Nevada.

SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspect of the property which materially affects the value or use of residential property in an adverse manner (see NRS 113.130 and 113.140).

Date: _____

Property address: _____

_____ Check here if the Seller is exempt from the completion of this form pursuant to NRS 113.130(2).

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). IF YOU DO NOT KNOW THE FACTS, CHECK UNKNOWN. EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (see NRS 113.150).

Systems / Appliances: The items below are free from defect:

YES NO UNK N/A

Electrical System _____

Plumbing / Sewer System _____

Septic tank & leach field _____

Well & pump _____

Yard sprinkler system(s) _____

Space heating system _____

Space cooling system _____

Solar heating system _____

Fireplace & chimney _____

Wood burning system _____

Garage door opener _____

Water treatment system _____

Water heater _____

Toilet(s) _____

Bathtub(s) _____

Shower(s) _____

Sink(s) _____

Sauna / hot tub(s) _____

Built-in microwave _____

Range / oven / hood-fan _____

Dishwasher _____

Garbage disposal _____

Trash compactor _____

Central vacuum _____

Alarm system _____

_____ owned _____ leased

Smoke detector _____

Intercom _____

Home entertainment system _____

Other _____

EXPLANATIONS: Any "No" must be fully explained. Attach additional sheets if necessary. _____

Property conditions, improvements and additional information:

YES NO UNK N/A

Are you aware of any of the following:

1 Basement / Crawl space: Previous or current moisture conditions? _____

2 Land / Foundation:

(a) Any of the improvements being located on unstable or expansive soil? _____

(b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property? _____

(c) Any drainage, flooding, water seepage, or high water table? _____

(d) The property being located in a designated flood plain? _____

3 Roof: Any problems with the roof? _____

4 Structure: Any structural conditions that could affect the value or use of the property? _____

5 Pool/spa: Any problems with structure, wall, liner, or equipment? _____

6 Infestation: Any history of infestation (termites, carpenter ants, etc.)? _____

7 Environmental: Any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, ureaformaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property? _____

EXPLANATIONS: Any "Yes" must be fully explained. Attach additional sheets if necessary. _____

LEAD-BASED PAINT: Was the property constructed on or before 12/31/77? _____

(If yes, additional Federal EPA notification and disclosure documents are required)

(a) Does the property have lead-based paint or lead-based paint hazards? _____

(b) Is a lead-based paint report available? If yes, please attach. _____

Other items: Are you aware of any of the following:

1 Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property? _____

2 Any encroachments, easements, zoning violations or nonconforming uses? _____

3 Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property? _____

(a) Common Interest Community Declaration and Bylaws available? _____

(b) Any periodic or recurring association fees? _____

4 Any litigation, arbitration, or mediation related to property or common area? _____

5 Any assessments associated with the property (excluding property taxes)? _____

6 Any construction, modification, alterations, or repairs made without required permits? _____

7 Any problems with water quality or water supply? _____

8 Water source: _____ Municipal _____ Community _____ Well _____ Private Well _____ Other _____

9 Wastewater disposal: _____ Municipal _____ Sewer _____ Septic System _____ Other _____

10 Any other conditions or aspects of the property which materially affect its value or use in an adverse manner? _____

EXPLANATIONS: Any "Yes" must be fully explained. Attach additional sheets if necessary. _____

The above information is true and correct to the best of seller's knowledge as of the date set forth above.

SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).

Seller(s): _____ Date: _____

Seller(s): _____ Date: _____

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledges receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages 3 and 4.

Buyer(s): _____ Date: _____
Buyer(s): _____ Date: _____

[Seller(s) initials]

[Buyer(s) initials]

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows: _____ [reproduce text of statute here].