SUPPLEMENTAL SELLER'S DISCLOSURE

RE/MAX 200 REALTY & RE/MAX TOWN AND COUNTRY REALTY

OWNERSHIP OF PROPERTY

☑ NO ☐ YES Does anyone other than the above named Seller have an ownership interest in the property? If yes, please explain: _____

☑ NO ☐ YES Is this property a Homestead?

☑ NO ☐ YES Has Homestead Tax or any other Exemption been filed and applied to property taxes for current year? Was Homestead Tax or any other Exemption filed and applied to property taxes for last year?

☐ YES If this is a condominium, owner will supply condominium documents required by law.

☑ NO ☐ YES Do you know of any existing, pending, threatened, or proposed legal actions, claims, special assessments, code violation liens, municipal service taxing, benefit unit charges, unpaid assessments (including homeowner's association fees or proposed increases in assessments and/or maintenance fees) or assessments affecting the property? If yes, please explain: _____

☑ NO ☐ YES Are you currently in any arrears on any debts owed on this property that may affect your ability to convey marketable title?

☑ NO ☐ YES Do you know of any past or present problems with driveways, walkways, patio, seawalls, retaining walls on the property or adjacent properties due to draining, flooding or soil movements? If yes, please explain: _____

FLOOD

☑ NO ☐ YES Are you aware if any portion of the property is in a special flood hazard area?

☑ NO ☐ YES Does the property require flood insurance

☑ NO ☐ YES Are you aware whether any improvements, including additions, are located below the base flood elevation?

☐ NO ☐ YES If so, are you aware whether such improvements have been constructed in violation of applicable local flood guidelines?

☑ NO ☐ YES Are you aware if any portion of the property is seaward of the coastal construction control line?

If yes to any of the answers in #7, please explain: _____

_____

☑ NO ☐ YES Are you aware of any condition or proposed change in your neighborhood that may adversely affect the value or desirability of the property? If yes, please explain: _____

Heating: ☑ Electric ☐ Gas ☐ Fuel Oil ☐ Solar Age: _____

Water Heater: ☐ Electric ☐ Gas ☑ Fuel Oil ☐ Solar Age: _____

A/C: ☑ Electric ☐ Gas ☐ Fuel Oil ☐ Solar Age: _____

☑ NO ☐ YES Are you aware of any problems regarding any of these items? If yes, please explain: _____

_____

☑ NO ☐ YES Do you know of, or have you made, any insurance claim(s) on the property, including any claim(s) related to water leaks and/or water damage? If yes, please explain: leak after storm

☑ NO ☐ YES Pool Pump? Age: _____ ☐ Gas ☐ Elec ☐ Solar

☑ NO ☐ YES Pool Heater? Age: _____ ☐ Gas ☐ Elec ☐ Solar

☑ NO ☐ YES Pool Sweep? Age: _____ ☐ Gas ☐ Elec ☐ Solar

☑ NO ☐ YES Spa/Hot Tub? Age: _____ ☐ Gas ☐ Elec ☐ Solar

How old is the present roof? 6 years

☐ NO ☑ YES Has the roof been replaced? If yes, please provide a copy of the warranty.

☐ NO ☐ YES Is the warranty transferable? If yes, please explain the requirements for transfer: _____

☑ NO ☐ YES Is the property currently under warranty (or other coverage) for termites by a licensed pest control company? If yes, please provide a copy of warranty.

☐ NO ☐ YES Is the warranty transferable? If yes, please explain: _____

☑ NO ☐ YES Has the property been tested for toxic substances or environmental hazard? If yes, please provide a copy.

☑ NO ☐ YES Are you aware of any "black mold" (stachybotrys chartarum) or other "toxic mold" on the property?

☐ NO ☑ YES Has the property been tested for "black mold" (stachybotrys chartarum) or other "toxic mold?" If yes, please provide a copy of the test results.

☐ NO ☑ YES Paddle fans. If yes, how many? _____

☐ NO ☑ YES Smoke detectors. If yes, how many? _____

☑ NO ☐ YES Intercom.

☐ NO ☑ YES Electric garage door opener.

☑ NO ☐ YES Remote garage door openers. How many? _____

☑ NO ☐ YES Lawn sprinklers. If yes, source: _____

☐ NO ☐ YES Automatic timer for sprinklers.

☑ NO ☐ YES Security alarm system. If yes: ☐ Owned ☐ Leased

☑ NO ☐ YES Are you aware of any condition that could adversely affect the value or desirability of the above-described equipment ? If yes, please explain: _____

_____

☑ NO ☐ YES Is there anything else that you feel should be disclosed to a prospective purchaser because it may materially and/or adversely affect the value or desirability of the property, e.g. zoning violation, non-conforming units, setback violations, zoning changes, road changes, insurance claims, etc.? If yes, please explain in the additional space below.

ADDITIONAL SPACE: _____