

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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- 1. Date _____
- 2. Page 1 of 9 pages

3. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the transaction.

14. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware that it exists on the property.

18. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

22. Property located at 5409 Shannon Valley Ln SE,
23. City of Rochester, County of Olmstead, State of Minnesota.

24. A. GENERAL INFORMATION:

25. (1) When did you Acquire Build the home? Jan 1999

(Check one.)

26. (2) Type of title evidence: Abstract Registered (Torrens)
27. Location of Abstract: _____

28. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No

29. (3) Have you occupied this home continuously for the past 12 months? Yes No
30. If "No," explain: _____

31. (4) Is the home suitable for year-round use? Yes No

32. (5) To your knowledge, is the property located in a designated flood plain? Yes No

33. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No

34. (7) Is the property located on a public or a private road? Public Private

35. Are you aware of any
36. (8) encroachments? Yes No

37. (9) association, covenants, historical registry, reservations or restrictions that affect or
38. may affect the use or future resale of the property? Yes No

39. (10) easements, other than utility or drainage easements? Yes No

40. (11) Comments: _____
41. _____

42. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**