



**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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- 1. Date 2/1/16
- 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.
- 5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
- 6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect
- 7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
- 8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event
- 9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed
- 10. by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This
- 11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the
- 12. transaction.
- 13. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
- 14. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
- 15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
- 16. that it exists on the property.

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

21. Property located at 5775 Park Ln NW

22. City of Rochester, County of Olmsted, State of Minnesota.

23. A. GENERAL INFORMATION:

- 24. (1) When did you **Acquire** **Build** the home? _____
(Check one.)
- 25. (2) Type of title evidence: **Abstract** **Registered (Torrens)**
- 26. Location of Abstract: at house
- 27. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No
- 28. (3) Have you occupied this home continuously for the past 12 months? Yes No
- 29. If "No," explain: Week-ends & holidays since 9/09
- 30. (4) Is the home suitable for year-round use? Yes No
- 31. (5) To your knowledge, is the property located in a designated flood plain? Yes No
- 32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
- 33. (7) Is the property located on a public or a private road? **Public** **Private**
- 34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size
- 35. requirements? N/A Yes No Unknown
- 36. If "No," or "Unknown," Buyer should consult the local zoning authority.

- 37. Are you aware of any
- 38. (9) encroachments? Yes No
- 39. (10) association, covenants, historical registry, reservations or restrictions that affect or
- 40. may affect the use or future resale of the property? Yes No
- 41. (11) easements, other than utility or drainage easements? Yes No

42. (12) Comments: _____

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



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46. Property located at: 5175 Park Ln NW

47. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they
48. currently exist?

49. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes No

50. If "Yes," give details of what happened and when: Last year the roof was
51. damaged by hail then replaced w/new roof,
52. 9/09

54. (2) (a) Has/Have the structure(s) been altered?
55. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No

56. If "Yes," please specify what was done, when and by whom (owner or contractor):
57. _____
58. _____
59. _____

60. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
61. retaining wall, general finishing.) Yes No

62. If "Yes," please explain: additional landscaping, new roof '09,
63. new paint '09, new garage door opener ~'07

66. (c) Were appropriate permits pulled for any work performed on the property? Yes No

67. (3) Has there been any damage to flooring or floor covering? Yes No
68. If "Yes," give details of what happened and when: _____

69. _____
70. _____
71. _____

72. (4) Are you aware of any insect/animal/pest infestation? Yes No

73. (5) Do you have or have you previously had any pets? Yes No
74. If "Yes," indicate type small dog - 3 yrs. and number 1

75. (6) Comments: _____
76. _____
77. _____
78. _____

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82. Property located at 5175 Par Ln New

83. C. STRUCTURAL SYSTEMS: To your knowledge, have any of the following conditions previously existed or do they currently exist?

84. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

85. (1) THE BASEMENT, CRAWLSPACE, SLAB:

- 86. (a) cracked floor/walls [X] Yes [] No (e) leakage/seepage [X] Yes [] No
87. (b) drain tile problem [] Yes [X] No (f) sewer backup [] Yes [X] No
88. (c) flooding [] Yes [X] No (g) wet floors/walls [] Yes [X] No
89. (d) foundation problem [] Yes [X] No (h) other [] Yes [X] No

90. Give details to any questions answered "Yes": a) there is a crack in the basement concrete floor slab.

91. e) about 3 times during periods of extreme rain in a short time period there was a small amount of water seeping in the NE corner of basement. On prior disclosure - due to settling around the house after construction - needs to be graded away.

101. (2) THE ROOF: To your knowledge,

- 102. (a) what is the age of the roofing material? 0 years 5 months
103. (b) has there been any interior or exterior damage? [] Yes [X] No
104. (c) has there been interior damage from ice buildup? [] Yes [X] No
105. (d) has there been any leakage? [] Yes [X] No
106. (e) have there been any repairs or replacements made to the roof? [X] Yes [] No

107. Give details to any questions answered "Yes": original roof replaced 9/09

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120. Property located at 5175 Parc Ln NW

121. D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

122. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF** specifically referenced in the *Purchase Agreement*.

125. **Cross out only those items not physically located on the property.**

	In Working Order			In Working Order			In Working Order	
	Yes	No		Yes	No		Yes	No
128. Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wash Compactor	<input type="checkbox"/>	<input type="checkbox"/>
129. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>
130. Air exchange system	<input type="checkbox"/>	<input type="checkbox"/>	Heating system (supplemental)	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131. Carbon Monoxide Detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input type="checkbox"/>
132. Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
133. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>
134. Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
135. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>
136. Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138. Exhaust system	<input type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
139. Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
140. Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
141. Fireplace mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>
142. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
143. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
144. Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
145. Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
146. GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
147. Comments: <u>Refrigerator will be removed. Washer/Dryer</u>								
148. <u>not included.</u>								

149. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

150. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

151. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving

152. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see

153. *Subsurface Sewage Treatment System Disclosure Statement*.)

154. There is a subsurface sewage treatment system on or serving the above-described real property.

155. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

156. There is an abandoned subsurface sewage treatment system on the above-described real property.

157. (See *Subsurface Sewage Treatment System Disclosure Statement*.)





SELLER'S PROPERTY DISCLOSURE STATEMENT

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161. Property located at 5175 Par Ln NW

162. F. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)
163. (Check appropriate box.)

164. [X] Seller certifies that Seller does not know of any wells on the above-described real property.

165. [] Seller certifies there are one or more wells located on the above-described real property.
166. (See Well Disclosure Statement.)

167. Are there any wells serving the above-described property that are not located on the property? [] Yes [X] No

168. To your knowledge, is this property in a Special Well Construction Area? [] Yes [X] No

169. G. PROPERTY TAX TREATMENT:

170. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 16.)
171. (Check appropriate box.)

172. There [] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any
173. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
174. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
175. resulting tax consequences.

176. Additional comments:

177.

178.

179. Preferential Property Tax Treatment

180. Is the property subject to any preferential property tax status or any other credits affecting the property?

181. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) [] Yes [X] No

182. If "Yes," would these terminate upon the sale of the property? [] Yes [] No

183. Explain:

184.

185.

186. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

187. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

188. [X] Seller is not aware of any methamphetamine production that has occurred on the property.

189. [] Seller is aware that methamphetamine production has occurred on the property.
190. (See Methamphetamine Production Disclosure Statement.)

191. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety
192. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
193. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
194. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
195. located.

196. J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:

197. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
198. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
199. sale of the home.

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

