

PAID Disclosure

SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date
2. Page 1 of 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 five (5), are obligated to 6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect an 7. ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. MN 8. Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before 9. closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed by MN 10. 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 12. the transaction.

13. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it 14. inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to any of 15. the questions listed below, it does not necessarily mean that it does not exist on the property. NO may mean that 16. Seller is unaware that it exists on the property.

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

21. Property located at 4854 OPAL LANE NW
22. City of ROCHESTER, County of OLMSFORD, State of Minnesota.

23. A. GENERAL INFORMATION:

- 24. (1) When did you Acquire / Build the home? DEC. 1999
25. (2) Type of title evidence: Abstract Registered (Torrens)
26. Location of Abstract:
27. To your knowledge, is there an existing Owner's Title Insurance Policy?
28. (3) Have you occupied this home continuously for the past 12 months?
29. If "No," explain:
30. (4) Is the home suitable for year-round use?
31. (5) To your knowledge, is the property located in a designated flood plain?
32. (6) Are you in possession of prior seller's disclosure statement(s)?
33. (7) Is the property located on a public or a private road?
34. Are you aware of any
35. (8) encroachments?
36. (9) association, covenants, reservations or restrictions that affect or may affect the use
37. or future resale of the property?
38. (10) easements, other than utility or drainage easements?
39. (11) Comments: #9 - DIAMOND RIDGE HOMEOWNER'S ASSOC. CHARGES FEE (APPROX. \$10,000)
40. EACH YEAR FOR DRAINAGE POND MAINTENANCE NEAR HIGHWAY 14

41. B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they

- 42. currently exist?
43. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)?
44. If "Yes," give details of what happened and when:
45.
46. (2) Has/Have the structure(s) been altered?
47. (e.g., additions, altered roof lines, changes to load-bearing walls)
48. If "Yes," please specify what was done, when and by whom (owner or contractor):
49.
50. (3) Has there been any damage to flooring or floor covering?
51. If "Yes," give details of what happened and when: Dropped iron on carpet in
52. front bedroom upstairs.
53. (4) Are you aware of any insect/animal/pest infestation?
54. (5) Do you have or have you previously had any pets?
55. If "Yes," indicate type DOG and number 1
56. (6) Comments:
57.

58. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER
MN: SPDS-1 (8/05)