



SELLER'S DISCLOSURE STATEMENT

MLS# _____

01 1. Seller(s): _____

02
03 Listing Co.: _____

04
05 Property Address: _____

06
07 **NOTICE TO BUYER(S):** This is a disclosure of Seller's knowledge of certain facts relating to the above Property, and is not a
08 substitute for any inspections or warranties that Buyer might wish to obtain. It is not a warranty of any kind by Seller, nor by the
09 listing and selling broker(s)/salesperson(s).
10

MANDATORY DISCLOSURES:

11
12 **NOTICE TO SELLER:** The following information is required by federal or state law, as indicated, to be disclosed to a poten-
13 tial buyer, if applicable to your Property.
14

15
16 1. **METHAMPHETAMINE OR RELATED COMPONENTS:** Are you aware if the Property either: (i) is or was used as a site for
17 methamphetamine production; or, (ii) was the place of residence of a person convicted of any of the following crimes, or
18 was the storage site or laboratory for any of the substances for which a person was convicted of any of the following
19 crimes: (1) Creation of a controlled substance in violation of section 195.420, RSMo; (2) Possession of ephedrine with
20 intent to manufacture methamphetamine in violation of section 195.246, RSMo; (3) Unlawful use of drug paraphernalia with
21 the intent to manufacture methamphetamine in violation of subsection 2 of section 195.233, RSMo; (4) Endangering the
22 welfare of a child by any of the means described in subdivision (4) or (5) of subsection 1 of section 568.045, RSMo; or (5)
23 Any other crime related to methamphetamine, its salts, optical isomers and salts of its optical isomers either in chapter 195,
24 RSMo, or in any other provision of law? (Note: RSMo 441.236 & 442.606 require this disclosure in writing) Yes No
25 If "yes," explain:
26

27 2. **LEAD-BASED PAINT.** Does the Property include one or more residential dwellings built prior to 1978? Yes No (If
28 "yes," a completed Lead-Based Paint Disclosure form must be signed by Seller, the real estate licensees and given to any
29 potential buyer in a timely manner, unless exempt.)
30

31 3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL.** Are you aware of a solid waste disposal site or demolition landfill
32 on the Property (whether permitted or unpermitted)? Yes No If "Yes," RSMo 260.213 (1990) requires you to
33 disclose the location of the site:
34 _____

35 (If "Yes," a buyer should be aware that they may be held liable to the State for any remedial action at the site)
36

VOLUNTARY DISCLOSURES

37
38 *Current statutes in Missouri do not require the Seller to make disclosure of information other than the above circumstances relating*
39 *to the property. Nevertheless, under Missouri case law, a seller of real estate who has knowledge of facts about the property that*
40 *materially and adversely affect its value has a duty to disclose those defects to a buyer who cannot discover the defects in exercise*
41 *of due care or reasonable diligence. The Greater Springfield Board of REALTORS® encourages the use of the remainder of*
42 *this Seller's Disclosure Statement to assist the Seller in meeting its disclosure obligations. Furthermore, your broker may*
43 *have an office policy requiring this portion of the form to be completed in all of that brokerage's listings.*
44

4. ACQUISITION/OCCUPANCY.

45 (a) Approximate Year Built: _____ (b) Date Acquired: _____

46 (c) Occupancy. Does Seller currently occupy this property? Yes No If not, how long has it been since Seller

47 occupied or inspected the property? _____
48
49
50

This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS®, Inc. Copyright © 1999, 2001, 2003, 2006, Greater Springfield Board of REALTORS®, Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING.

Seller's Initials: _____ Seller's Initials: _____ Buyer's Initials: _____ Buyer's Initials: _____



SELLER'S DISCLOSURE STATEMENT

MLS# _____

51 **PROPERTY ADDRESS:** _____

52 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES).**

- 53 (a) Has any part of the property been filled other than in ordinary construction? Yes No
- 54 (b) Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown
- 55 (c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties?
- 56 Yes No
- 57 (d) Do you know of any encroachments, boundary line disputes, or easements (other than standard utility and road right of
- 58 way easements that are of record) affecting the property? Yes No
- 59 (e) Fences: Does the property have a fence? Yes No
- 60 If "yes" is the fence owned by you? Yes No Partial Unknown If not "Yes", explain: _____

61 If any of your answers to (a) through (d) are "Yes," please explain: _____

62 _____

63 **IF THIS IS A LAND ONLY LISTING PROCEED TO ITEM #14.**

64 **6. ROOF.** *(Defined as outer layer of roof)*

- 65 (a) Age: _____ years.
- 66 (b) Has the roof ever leaked during your ownership? Yes No
- 67 (c) Has the roof ever been replaced or repaired during your ownership? Yes No
- 68 (d) Do you know of any problems with the roof or rain gutters? Yes No

69 If any of your answers in this section are "Yes," explain in detail: _____

70 _____

71 **7. TERMITES, DRYROT, PESTS.**

- 72 (a) Do you have any knowledge of termites, wood destroying insects, dryrot, or pests on or affecting the property? Yes No
- 73 (b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot, or pests?
- 74 Yes No
- 75 (c) Is your property currently under warranty or other coverage by a licensed pest control company? Yes No

76 If any of your answers in this section are "Yes," explain in detail: _____

77 _____

78 **8. STRUCTURAL ITEMS.**

- 79 (a) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes No
- 80 (b) Are you aware of any past or present water leakage or seepage in the house? Yes No
- 81 (c) Are you aware of any past or present defects in the chimney, fireplace, or anything related thereto, regardless of its cause?
- 82 Yes No
- 83 (d) Are you aware of any fire damage or other casualty to the property? Yes No
- 84 (e) Have there been any repairs or other attempts to control any problem described above? Yes No
- 85 (f) Have you received any insurance payments for damage to the property which were not spent for repairs? Yes No

86 If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the loca-

87 tion, extent, date, and name of the person who did the repair or control effort:

88 _____

89 _____

90 This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS[®], Inc. Copyright © 1999, 2001, 2003, 2006, Greater Springfield Board of REALTORS[®], Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING.

Seller's Initials: _____ Seller's Initials: _____ Buyer's Initials: _____ Buyer's Initials: _____



SELLER'S DISCLOSURE STATEMENT

MLS# _____

101 **PROPERTY ADDRESS:** _____

102

103 **9. BASEMENTS AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE).**

104 (a) Does the property have a sump pump? Yes No

105 (b) Has there ever been any water leakage, seepage, accumulation, or dampness within the basement or crawlspace?
106 Yes No

107 If "Yes," describe in detail: _____

108

109

110 (c) Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawlspace?
111 Yes No

112 If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

113

114

115

116 **10. ADDITIONS/REMODELS.**

117 (a) Is this either new construction, or have you made any additions, structural changes, or other alterations to the property?
118 Yes No

119 If "Yes" did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes No

120

121 If your answer is "No," explain: _____

122

123

124

125 **11. HEATING AND AIR CONDITIONING.**

126 (a) Air Conditioning: _____ Central Electric _____ Central Gas _____ Window _____ (#) Units

127 (b) Heating: _____ Electric _____ Propane _____ Natural Gas _____ Other: _____

128 (c) Water Heating: _____ Electric _____ Gas _____ Solar

129 Are you aware of any problems regarding these items? Yes No If "Yes," explain in detail: _____

130

131

132

133 **12. ELECTRICAL SYSTEM.** Are you aware of any problems with the electrical system? Yes No If "Yes," explain in

134

135 detail: _____

136

137 **13. OTHER EQUIPMENT AND ITEMS.** Indicate the **NUMBER** of items being sold with property.

138 _____ Electric Garage Door Opener _____ Transmitters _____ Water Softener _____ Smoke Detectors

139 _____ Security Alarm System _____ Disposal _____ Lawn Sprinklers _____ Automatic Timers

140 _____ Spa/Hot Tub _____ Refrigerator _____ Dishwasher _____ Ceiling Fans

141 _____ Fireplace Doors and Covering _____ Stove _____ Microwave Oven _____ FP Insert

142 _____ TV Antennas _____ Washer _____ Dryer _____ Propane Tank

143 _____ Wood Stove _____ Swimming Pool _____ Pool Heater

144 _____ Pool/Spa Equipment (list) _____

145

146 Other (describe): _____

147

148 If any of the above are not in working order, or are not owned by Seller, explain: _____

149

150

This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS®, Inc. Copyright © 1999, 2001, 2003, 2006, Greater Springfield Board of REALTORS®, Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING.

Seller's Initials: _____ Seller's Initials: _____ Buyer's Initials: _____ Buyer's Initials: _____



SELLER'S DISCLOSURE STATEMENT

MLS# _____

Page 4 of 5

M135 Rev.9/06

151 **PROPERTY ADDRESS:** _____

152

153 Reserve Items: _____

154

155 _____

156

157 **14. PLUMBING-RELATED ITEMS.**

158 (a) What is your drinking water source? ___ Public ___ Private System ___ Well on Property ___ Shared Well ___ None

159

160 (b) If non-public, date last tested: _____.

161

162 Results: _____

163 (c) What is the type of sewage system? ___ Public Sewer ___ Private Sewer ___ Septic Tank ___ Lagoon

164

165 ___ Public sewer available but not connected ___ None ___ Other _____

166

167 Explanation _____

168 (d) Is there a sewage lift pump? Yes No

169 (e) When was the septic system last serviced? _____

170 (f) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?

171 Yes No

172 If your answer is "Yes," explain in detail: _____

173

174 **15. NEIGHBORHOOD.** Are you aware of any annexation, school redistricting, threat of condemnation, zoning changes, or street changes?

175 Yes No If "Yes," explain in detail: _____

176

177 _____

178

179 **16. ENVIRONMENTAL HAZARDS.**

180 (a) Are you aware of any underground tanks, toxic or hazardous substances, or dump sites present on the property (structure or soil) such as asbestos, PCBs, accumulated radon, lead paint, or others? Yes No If "Yes," explain in

181

182 detail: _____

183 (b) Has the property been tested for radon or other toxic or hazardous substances? Yes No If "Yes," please explain

184

185 in detail: _____

186 (c) Are you aware if the property has ever had toxigenic mold/fungi such as Stachybotrysatra, or any mold or fungi on any building materials, flooring, or furnishings (not including small amounts of common mold in showers and tubs)?

187

188 Yes No Unknown If "Yes," please explain in detail: _____

189

190 _____

191 (d) Has there ever been interior water flooding or accumulation which has not been removed and remedied within 24 hours of

192

193 its occurrence? Yes No Unknown If "Yes," please explain in detail: _____

194

195 _____

196

197 _____

198

199 _____

200

This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS®, Inc. Copyright © 1999, 2001, 2003, 2006, Greater Springfield Board of REALTORS®, Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING.

Seller's Initials: _____ Seller's Initials: _____ Buyer's Initials: _____ Buyer's Initials: _____



SELLER'S DISCLOSURE STATEMENT

MLS# _____

201 **PROPERTY ADDRESS:** _____

202

203 **17. HOMEOWNER'S ASSOCIATIONS AND CONDOMINIUMS.**

- 204 (a) Is the property subject to covenants, conditions, and restrictions (CC & R's)? Yes No Unknown
- 205 (b) Is the property part of a condominium, other common ownership or homeowner's association? Yes No Unknown
- 206 **(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).**
- 207 (c) Is there any condition or claim which may result in an increase in assessments or fees? Yes No Unknown If

208
209 your answer to (c) is "yes," explain in detail: _____

- 210 (d) Are all association dues, fees, charges and assessments related to property current? Yes No Unknown If

211
212 your answer to (d) is "No," explain in detail: _____

213

214 **18. OTHER MATTERS.**

- 215 (a) Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No
- 216 (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes No
- 217 (c) Do you know of any loans, liens or other restrictions that could affect your ability to sell? Yes No
- 218 (d) Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No

219
220 If any of your answers in this section are "Yes," explain in detail: _____

221 (use extra sheets if necessary)

222

- 223 (e) Other disclosures: _____

224

225 **DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

226

227 **The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and**
228 **complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby author-**
229 **izes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales**
230 **people. Seller understands and agrees that Seller will notify the Broker in writing immediately if any information set forth**
231 **in this disclosure statement becomes inaccurate, incorrect, or incomplete in any way through the passage of time. Seller**
232 **warrants that Seller has full authority to sell the property, and nothing could prevent/restrict Seller's ability to sell.**

233

234 Seller: _____ Date _____ Seller: _____ Date _____

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

RECEIPT AND ACKNOWLEDGMENT OF BUYER

I/WE HAVE CAREFULLY INSPECTED THE PROPERTY. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAM-
INED BY PROFESSIONAL INSPECTORS, AND THAT THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR SUCH
INSPECTIONS. I/WE ACKNOWLEDGE THAT NO BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT
DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.

I/WE UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING
SOLD IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTEE OF ANY KIND BY SELLER OR ANY
BROKER OR AGENT. I/WE STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE
BEING RELIED UPON BY ME EXCEPT AS STATED WITHIN THE SALE CONTRACT.

Buyer: _____ Date _____ Buyer: _____ Date _____

249

250

This form approved for the exclusive use of members of the Greater Springfield Board of REALTORS[®], Inc. Copyright © 1999, 2001, 2003, 2006, Greater Springfield Board of REALTORS[®], Inc. All rights reserved, except that members may copy forms. If Broker is a franchisee, Broker's franchiser is not legally liable for the actions of Broker.

PARTIES ACKNOWLEDGE RECEIPT OF THIS PAGE BY INITIALING.

Seller's Initials: _____ Seller's Initials: _____ Buyer's Initials: _____ Buyer's Initials: _____