

Seller's Property Disclosure Addendum

The undersigned Seller, having entered into a Listing Contract with Jerry Hanson, Broker, [Continental Crown Realty](#), dated _____, 200__, and involving the real property in _____ County described below (MLS #, Legal Description, and/or Street Address):

hereby executes this Disclosure Statement in order to assist the Broker in disclosing all potentially Adverse Material Facts which concern the property to prospective Buyers.

Adverse Material Facts are those which materially affect the value, the structural integrity, or present a documented health risk to occupants of the property. In addition, adverse material facts are those which may materially affect the Buyer's ability or intent to perform the Buyer's obligations under a proposed or existing contract.

This information is a disclosure by the Seller of adverse material facts concerning the property as of the date provided below. It is not a warranty of any kind by the Seller, the Seller's representative, or the Broker, and is not a substitute for any inspections the Buyer may wish to obtain.

Instructions to the Seller:

This Disclosure Statement is intended to be prepared by the Seller personally, and not by the Seller's Broker or the Buyer's Broker. The Seller should consider all components, fixtures, and items of personal property that may be present in the property to be sold, and note in the spaces provided the existence and nature of any Adverse Material Fact.

The Seller understands that the information included in this Disclosure is intended to be provided to all prospective purchasers of the property, and that any inaccurate or false information may form the basis for a claim by a Buyer against the Seller.

Seller's Disclosure:

The Seller attests that he or she has personally prepared this Disclosure Statement and any attachments thereto, and to the best of his or her knowledge and belief, the contents herein are true, accurate, and complete. The Seller hereby authorizes the Broker to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The Seller further agrees to hold the Broker harmless from all claims for damages based upon disclosures made in this Disclosure Statement, including the failure of the Seller to disclose all Adverse Material Facts.

The following disclosures are made by the Seller and are not the representations of the Broker or the Seller's Representatives. This information is a disclosure only, and is not intended to be a contract between a Buyer and the Seller.

Disclosures: (Attach additional sheets as necessary.)

The Seller certifies that the information provided herein is true, accurate, and complete to the best of the Seller's knowledge and belief, as of the date provided below.

_____, 200____
Seller

_____, 200____
Seller

Buyer's Acknowledgment:

The Buyer's understand that the foregoing Disclosure Statement sets forth only those items which the Seller has determined to be Adverse Material Facts. The Disclosure Statement does not provide any general representations concerning the status of the property, nor does the fact that this Disclosure Statement fails to note an Adverse Material Fact concerning a particular feature, fixture, or component imply that the same is free of defects. The Buyer may wish to obtain professional advice, inspections, or both, of the property, and to provide for appropriate provisions in a contract between the Buyer and the Seller with respect to any advice, inspections, or defects. The Buyer is not relying solely upon this Disclosure Statement for his or her determination of the overall condition of the property, in lieu of other inspections, reports, or advice.

I/we acknowledge receipt of a copy of this Statement:

_____, 200____
Buyer

_____, 200____
Buyer