

**RESIDENTIAL RENTAL PROPERTY**  
**VOLUNTARY CONDITION OF PROPERTY DISCLOSURE**

**Property Address:**

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**THE DECLARATIONS AND INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT ARE NOT WARRANTIES, EXPRESS OR IMPLIED OF ANY KIND. THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN THE TENANT AND OWNER. THE INFORMATION AND STATEMENTS CONTAINED IN THIS DISCLOSURE STATEMENT ARE DECLARATIONS AND REPRESENTATIONS OF THE OWNER AND ARE NOT THE REPRESENTATIONS OF THE REAL ESTATE LICENSEE.**

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**Instructions to the Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, check N/A (nonapplicable). If you do not know the facts, check Unknown (Unk).**

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**Appliances/Systems/Services:**      The items below are in NORMAL working order:

	Yes	No	Unk	N/A		Yes	No	Unk	N/A
Sprinkler System	___	___	___	___	Propane Tank	___	___	___	___
Swimming Pool	___	___	___	___	<u>Leased</u> <u>Owned</u>	___	___	___	___
Hot Tub/Spa	___	___	___	___	Ceiling Fans	___	___	___	___
Water Heater	___	___	___	___	Electric Air Purifier	___	___	___	___
<u>Electric</u> <u>Gas</u>	___	___	___	___	Garage Door Opener/Control	___	___	___	___
<u>Solar</u>	___	___	___	___	Intercom	___	___	___	___
Water Purifier	___	___	___	___	Central Vacuum	___	___	___	___
Water Softener	___	___	___	___	Security System	___	___	___	___
<u>Leased</u> <u>Owned</u>	___	___	___	___	<u>Rent</u> <u>Own</u> <u>Monitored</u>	___	___	___	___
Sump Pump	___	___	___	___	Window Air Conditioner	___	___	___	___
Plumbing	___	___	___	___	Smoke Detectors	___	___	___	___
Whirlpool Tub	___	___	___	___	Dishwasher	___	___	___	___
Sewer System	___	___	___	___	Garbage Disposal	___	___	___	___
<u>Public</u> <u>Septic</u>	___	___	___	___	Gas Grill	___	___	___	___
<u>Lagoon</u>	___	___	___	___	Vent Hood	___	___	___	___
Air Conditioning System	___	___	___	___	Microwave Oven	___	___	___	___
<u>Electric</u> <u>Gas</u>	___	___	___	___	Built-in Oven/Range	___	___	___	___
<u>Heat Pump</u>	___	___	___	___	Trash Compactor	___	___	___	___
Heating System	___	___	___	___	Kitchen Stove	___	___	___	___
<u>Electric</u> <u>Gas</u>	___	___	___	___	Source of Household Water	___	___	___	___
<u>Heat Pump</u>	___	___	___	___	<u>Public</u> <u>Private</u>	___	___	___	___
Fireplaces	___	___	___	___	<u>Well</u>	___	___	___	___
Humidifier	___	___	___	___	Other _____	___	___	___	___
Gas Supply	___	___	___	___	Other _____	___	___	___	___
<u>Public</u> <u>Propane</u>	___	___	___	___	Other _____	___	___	___	___
<u>Butane</u>	___	___	___	___	Attic Fan	___	___	___	___

**IF YOU ANSWERED NO TO ANY OF THE ABOVE PLEASE EXPLAIN.** Attach additional pages, with your signature

**Property Condition, Improvements & Additional Information**

	Yes	No	Unk
1. Property is zoned: Residential ___/Commercial ___/Historical ___/Agricultural ___/Industrial ___/ Office ___ Urban Conservation ___/ Other/Unknown ___/			
2. Has there been any occurrence of water in the heating and air conditioning ducts? .....	_____	_____	_____
3. Is flood insurance required for this property .....	_____	_____	_____
4. Is this property in a flood zone? .....	_____	_____	_____
5. Are you aware of water seepage or leakage in any of the improvements on the property? .....	_____	_____	_____
6. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? .....	_____	_____	_____
7. Have any substantial additions or alterations been made without required permits? .....	_____	_____	_____
8. Are you aware of previous foundation repairs? .....	_____	_____	_____
9. Has the roof ever been repaired or replaced during your ownership of the property? .....	_____	_____	_____
10. Approximate age of roof if known: _____ Do you know of any current problems with the roof? .....	_____	_____	_____
11. Are you aware of treatment for termite or wood-destroying organism infestation? .....	_____	_____	_____
12. Are you aware of damage caused by termites or wood-destroying organisms? .....	_____	_____	_____
13. Are you aware of major fire, tornado, or wind damage? .....	_____	_____	_____
14. Are you aware of features of the property shared in common with adjoining landowners such as fences, driveways and roads whose use or responsibility have an effect on the property? .....	_____	_____	_____
15. Are you aware of easements, right-of-way or encroachments affecting the property? .....	_____	_____	_____
16. Are you aware of a mandatory homeowners association and Rules & Regulations Tenant must comply with? .....	_____	_____	_____
17. If there is a mandatory homeowners association are the dues current? .....	_____	_____	_____
18. Are you aware of the presence of asbestos? .....	_____	_____	_____
19. Are you aware of the presence of radon gas? Yes ___ No ___ Unk ___ Have you tested for Radon Gas? .....	_____	_____	_____
20. Are you aware of the presence of lead based paint? Yes ___ No ___ Unk ___ Have you tested for lead based paint? .....	_____	_____	_____
21. Are you aware of any underground storage tanks? .....	_____	_____	_____
22. Are you aware of the presence of a landfill? .....	_____	_____	_____
23. Are you aware of substances, materials, or products which may be an environmental hazard? .....	_____	_____	_____
24. Are you aware of any zoning, building code or set back requirement violations? .....	_____	_____	_____
25. Are you aware of any notices from any governmental or quasi-governmental agencies affecting the property? .....	_____	_____	_____
26. Are you aware of any alterations or repairs having been made to correct defects or problems? .....	_____	_____	_____
27. Are you aware of any threatened or existing litigation affecting the property? .....	_____	_____	_____
28. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? .....	_____	_____	_____

**(A) IF YOU ANSWERED "YES" TO ANY OF THE ITEMS 1-28, or (B) IF YOU HAVE KNOWLEDGE OF OTHER DEFECTS, PLEASE EXPLAIN. REFER TO THE ITEM NUMBER AND ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE.**

On the date this form is signed, the Owner states that based on Owner's CURRENT ACTUAL KNOWLEDGE of the property, the information contained above is true and accurate.

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**The Prospective Tenant acknowledges that the Prospective Tenant has read and received a signed copy of this statement. This completed acknowledgement should accompany the lease agreement on the property identified above.**

Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_