Ashurst & Niemeyer

SELLERS DISCLOSURE STATEMENT

This Sellers Disclosure Statement is hereby attached and made a part of the **Sales Authority Dated:** 03/12/2026 for the property **Located at:** 128 Clubhouse Drive, Fairhope, AL 36532.

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess an expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties to the Buyer may wish to obtain.** Buyers Initials ____/____ Sellers Initials ____/____

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made sole by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.** Buyers Initials ____/____ Sellers Initials ____/____

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3)Attach additional pages with your signature if addition space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN.

A. ARE YOU (SELLER) AWARE OF ANY PROBLEMS, PAST OR PRESENT WITH YOUR PROPERTY OR ANY COMPONENT OF YOUR PROPERTY/APPLIANCES/SYSTEMS/SERVICES? IF YES, CHECK APPROPRIATE SPACE(S) BELOW:

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/Oven	☐	☑	☐	☐	Alarm System	☐	☐	☐	☑
Dishwasher	☐	☑	☐	☐	Lawn Sprinkler System	☐	☑	☐	☐
Refrigerator	☑	☐ As Is	☐	☐	Disposal	☐	☑	☐	☐
Microwave	☐	☑	☐	☐	Floors	☐	☑	☐	☐
Basement	☐	☐	☐	☑	Electric System	☐	☑	☐	☐
Pool/Pool Light/Pump/Liner/Heater	☐	☐ N/A	☐	Liner Age: ____	Plumbing/Sewer /Septic/Well	☐	☑	☐	Age: ____
A/C & Heating Systems	☐	☑	☐	HVACAge 2023	Other:				

Explanations (attach additional sheets if necessary): Refrigerator (Sub zero) is being Sold As Is!

UNLESS OTHEWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

B. PROPERTY CONDITIONS, IMPROVEMENTS & ADDITIONAL INFORMATION:

1. Does the property or any of its components and/or systems violate any building codes? Are there any encroachment issues, zoning violations, nonconforming uses, and violations of "setback" lines or easements? Yes ☐ No ☑
2. Were any room additions, structural modification or other alterations, or repairs made without necessary permits? Yes ☐ No ☑
3. Have you had any issues/repairs with Exterior Siding? (i.e. Stucco, Brick or Masonite) Yes ☑ No ☐
4. Has there been settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or other soil or structural problems? Yes ☑ No ☐
5. Has there been damage from fire, smoke, flooding, wind, water or other cause (old, new, repaired or otherwise)? Yes ☐ No ☑
6. Has there ever been mold? Yes ☐ No ☑
   What if anything was done to treat? ____
7. Has there been infestation or damage from wood infesting insects (termites, beetles, etc.) or fungus (old, new, repaired or otherwise)? Yes ☐ No ☑
8. Do you have a termite contract (not pest control) with Formosan rider? Yes ☑ No ☐
   Termite Company? Prewitt Contract Date: 3/2027

128 Clubhouse Drive, Fairhope, AL 36532 — Property Address

9. Are fireplaces/chimneys working? Yes ☑ No ☐
   Wood burning? Yes ☐ No ☑ Gas Logs- in working order? Yes ☑ No ☐
   Have fireplaces/chimneys been inspected and cleaned? Date: _____ Yes ☐ No ☑
10. Have you had any homeowner's insurance claims on this property in the last 3 yrs.? Yes ☐ No ☑
11. Is the property in a flood zone that may require flood insurance? Yes ☐ No ☑
    Does the flood insurance transfer? Premium Amount? _____ N/A Yes ☐ No ☑
12. Property connected to a septic tank? If yes, last inspected: _____ Yes ☐ No ☑
    Property connected to city sewer? If no, is it available? _____ Yes ☑ No ☐
    Grinder Pump - Age? N/A
13. Is property connected to city water? Yes ☑ No ☐ Is property connected to Well? Yes ☐ No ☑
14. Are there any type of fees or assessments (sewer, paving, water connection, Homeowner's Association, etc.) due now or know by you to be due in the future? Yes ☐ No ☑
15. Is there a Homeowner's Association or Property Owners Association? Yes ☑ No ☐
    Annual Fee $696 Transfer Fee $500 Contact: _____
16. Is there a shared driveway, fence, well or any other shared features of the property? If so, what? _____ Yes ☐ No ☑
17. Are there deed restrictions, easements or restrictive covenants? Yes ☑ No ☐
18. Are there any zoning variances, traffic routing or street widening (existing or proposed), near to or affecting your property or any adjacent property? Yes ☐ No ☑
19. Are there any actions, causes of actions, lawsuits, liens or judgments, right of redemption, foreclosure (past, present, or potential), concerning the property or bankruptcy proceedings against the Seller concerning the property? Yes ☐ No ☑
20. Have you received any notice under the Community Notification Act (Megan's Law)? Yes ☐ No ☑
21. Do you have an Existing Survey? If yes, what is it dated? _____ Yes ☑ No ☐
22. Is this Fairhope Single Tax - Colony Lease Property? Yes ☐ No ☑
23. Do you own the Mineral Rights? Unk. Yes ☐ No ☐
24. Are there any Historical District restrictions affecting your property? Yes ☐ No ☑

Explanations, if needed, for any items listed above. (Attach addition sheets if necessary)

Stucco has old crack on South side of home. This was due to foundation under mined. This was corrected properly & no additional charge.

Seller Beth D. Hart

Seller

No changes have occurred since list date. If changes have occurred, attach additional sheets and explain.

Seller

Seller

Buyer acknowledges he has read this entire document and understands the information is not a substitute for an inspection or warranty. This information is a Disclosure only.

Buyer

Buyer