

Mobile Bay Realty
251-230-7555

10 N. Section Street
Fairhope, AL 36532

Sellers Disclosure Statement- Homes

Very Important Document, Please Read Carefully

This disclosure Statement has been completed by the Seller and not the Realtor. Neither the Broker nor the Agent has verified the information contained herein nor is this information warranted to be accurate by Broker or Agent.

Authority dated: 6/28/26 Property Address: 32537 Lakeview Circle, Loxley, AL 36551

This disclosure statement has been completed by the Seller(s) and is to be attached and made part of the Sales Buyer(s) and Seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between Buyer(s) and Seller(s) with respect to any advice/inspection/defects. If you are unsure about any questions, put a question mark (?) after No.

ARE YOU, THE SELLER, AWARE OF ANY PROBLEMS OR POTENTIAL PROBLEMS (Defects, Malfunctions, etc.) PAST OR PRESENT, WITH ANY COMPONENTS OF YOUR PROPERTY: **YES** ☐ **NO** ☒ IF YES, CHECK ANY APPROPRIATE SPACE(S) BELOW:

☐ A/C or Heating	☐ Doorbell	☐ Floors	☐ Intercom	☐ Sprinkler System
☐ Attic	☐ Driveways	☐ Foundation	☐ Plumbing/Sewer/Septic/Well	☐ Walls/Fences
☐ Basement	☐ Electrical System	☐ Included Appliances	☐ Pool	☐ Windows
☐ Burglar Alarm	☐ Exterior Walls	☐ Interior Walls	☐ Roof	☐ Other
☐ Chimney	☐ Fireplace	☐ Insulation	☐ Slab(s)	

Other (Describe):

If any of the above is checked, please explain. (Attach additional sheet if necessary)

ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING (PAST OR PRESENT)? **Please circle yes or no where applicable.**

- Additions, structural modifications, or alterations/repairs not in compliance with building codes or necessary permits? **YES** ☐ **NO** ☒
- Landfill (compacted or otherwise) on the property or any portion thereof? **YES** ☐ **NO** ☒
- Settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or other soil or structural problems? **YES** ☐ **NO** ☒
- Flooding problems, drainage problems or standing water problems? **YES** ☐ **NO** ☒ Has the property or the dwelling ever flooded? **YES** ☐ **NO** ☒
If so, where and when? . Are you currently required to have flood insurance? **YES** ☐ **NO** ☒
Do you know if the property is in a flood zone that may require flood insurance? **YES** ☐ **NO** ☒
- Damage to property (repaired or otherwise) from wood destroying organisms (termites, beetles, fungus etc.) while you owned the property? **YES** ☐ **NO** ☒ If damage occurred, repair date? . Does property currently have a termite contract in force? **YES** ☒ **NO** ☐ (Termite contract Is NOT pest control service) Name of company? Lewis Pest Control . Does contract include Formosan Termite coverage? **YES** ☒ **NO** ☐
Is your termite contract for treatment of infestation only or treatment and damage repair? Repair
- Damage to property (repaired or otherwise) from fire, smoke, wind, water, or other cause? **YES** ☐ **NO** ☒
- What is your property zoned? Residential ☒ Business ☐ Retail ☐ Other ☐ . Zoning violations, nonconforming uses, violations of "setback" lines or encroachments? **YES** ☐ **NO** ☒ Any proposed changes (or existing circumstances) in zoning, variances, traffic routing or Street widening near to or affecting property or any adjacent property? **YES** ☐ **NO** ☒ Is a copy of an existing SURVEY available? **YES** ☐ **NO** ☒
Deed restrictions, easements or restrictive covenants? **YES** ☒ **NO** ☐
- Homeowner's/Condo Association? **YES** ☒ **NO** ☐ Dues \$477 per Month . Officer to verify current status Eliza Drake Jordan
- Are there any leases on the property or any of its components (tenants, equipment, alarm system, exterior lighting, appliances etc) **YES** ☐ **NO** ☒
- Any legal actions, causes of actions, lawsuits, liens, judgments, rights of redemption, or bankruptcy proceedings (past, present or potential) Against seller/property threatening or affecting subject property? **YES** ☐ **NO** ☒
- Is the property connected to city sewer or septic tank? City . If septic tank, when was it last inspected or pumped? .
- Is the home connected to city water or is it on well water? City . Is the sprinkler system (if any) connected to a well? **YES** ☒ **NO** ☐
- Has the property been tested for radon gas? **YES** ☐ **NO** ☒ Lead based paint? **YES** ☐ **NO** ☒ Toxic mold? **YES** ☐ **NO** ☒
- To your knowledge, does the property contain urea formaldehyde form insulation or any asbestos material? **YES** ☐ **NO** ☒
- Any sewer, water connection or any other fees or assessments due now or in the future to your knowledge? **YES** ☐ **NO** ☒
- Any conditions, factors or stigmas affecting the value or health/safety or inhabitants of the property? **YES** ☐ **NO** ☒ ☐ ☒
- Have you received any notification under the Community Notification Act (Megan's Law) of a sex offender residing in your area? **YES** ☐ **NO** ☒
- Approximate age of roof: 2020 . Any leaks or repairs to existing roof? **YES** ☐ **NO** ☒ If yes please explain: .
- Items not warranted to be in "working order" pertaining to: elec., Plumbing, H/AC, appliances remaining with property? N/A
- Amount of yearly taxes on property? \$2212.08 . Is homestead claimed for the current year? **YES** ☐ **NO** ☒
- How old is your home? 19yrs . If home was built prior to 1978 a lead based paint disclosure must be completed in addition to this disclosure.

THIS IS NOT A CONTRACT. Above information will be provided to any interested party and certifies that the information is true and correct to the best of Seller(s) knowledge as of the date signed by the Seller(s). Seller(s) agree(s) to promptly provide Broker with written notice of any changes to the above information.

SELLER <u>Gretchen H Johnson</u>	dotloop verified 06/28/26 7:25 PM EDT BATE-OEJS-DHRK-KPSH	DATE <u>6/28/26</u>	WITNESS <u>Marty Bean</u>	dotloop verified 06/28/26 7:44 PM EDT FUEB-HPOL-AMZ-LJH
SELLER <u>James A Johnson</u>	dotloop verified 06/28/26 6:58 AM CDT WB63-V3G-WPBE-IQ96	DATE <u>6/28/26</u>	WITNESS	

Seller certifies that as of this date there have been NO changes, or if any changes they are as follows: .

SELLER		BUYER	
SELLER		BUYER	