

24190 US Hwy 98, Ste B
Fairhope, AL 36532



COLDWELL BANKER

REEHL
PROPERTIES, INC.

Ph: 251-990-6622
Fax: 251-990-6009

PLEASE READ CAREFULLY - Except in cases of "new construction" properties, Alabama is a "Caveat Emptor" ("Buyer Beware") State. If you have any questions, please seek advice of legal counsel.

SELLER'S DISCLOSURE

This Disclosure Statement is to be attached and made a part of the Sales Authority dated: 3-18-20

On the property located at _____

A. ARE YOU **AWARE** OF ANY PROBLEMS OR POTENTIAL PROBLEMS, PAST OR PRESENT, WITH ANY COMPONENT OF YOUR PROPERTY (defects, malfunctions, etc.)? YES NO, if yes, check appropriate space(s) below.

<u>Interior Walls</u>	<u>Floors</u>	<u>Exterior Walls</u>	<u>Insulation</u>	<u>Windows</u>
<u>Plumbing/Sewer/Septic</u>	<u>Pool</u>	<u>Slab(s)</u>	<u>Foundation</u>	<u>Electrical System</u>
<u>Driveway</u>	<u>Basement</u>	<u>Roof(s)</u>	<u>Walls/Fences</u>	<u>A/C & Heating System</u>
<u>Other (Describe) _____</u>				

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

B. ARE YOU (SELLER) **AWARE** OF ANY OF THE FOLLOWING:

1. Room additions, structural modifications, or other alterations, or repairs not in compliance with building codes or made without necessary permits.

YES NO UNKNOWN

2. Does the property contain:

- a. Polybutylene Plumbing
- b. EIFS Stucco Application
- c. Masonite Siding

YES NO UNKNOWN

YES NO UNKNOWN

YES NO UNKNOWN

3. Has the property ever been involved with any class action lawsuits?

YES NO UNKNOWN

4. Is the property located on or near a landfill (compacted or otherwise)?

YES NO UNKNOWN

5. Is the property covered by:

- a. Termite Contract
- b. Formosan Rider

YES NO UNKNOWN

YES NO UNKNOWN

If so, by what company? Bebe's

6. Damage to any part of the property (repaired or otherwise) from wood infesting insects (termites, beetles, etc.) fire, smoke, or wind?

YES NO UNKNOWN

7. Has there ever been mold?

YES NO UNKNOWN

If so, where? _____

What, if anything, was done to treat it? _____

8. Settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or any other soil or structural problems?

YES NO UNKNOWN

9. Have you had any homeowner's insurance claims on this property in the last three (3) years?

YES NO UNKNOWN

Current homeowner's insurance annual premium _____

YES NO UNKNOWN

10. Flooding, drainage, grading, or erosion problems?

YES NO UNKNOWN

11. Does the property require flood insurance?

YES NO UNKNOWN

12. Is there an existing Survey?

YES NO UNKNOWN

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13. Does anything on your property encroach (extend onto) your neighbors' property? ☐ YES ☒ NO ☐ UNKNOWN
14. Any zoning violations, non-conforming uses, violations of "setback" lines or utility easements? ☐ YES ☒ NO ☐ UNKNOWN
15. Is there a Homeowner's Association that has any authority over the subject property?
Monthly Fee 330 Annual Fee _____ Transfer Fee _____
Additional Amenity Fee _____
Rental Restricted ☐ Yes ☐ No More Than 2 Pets Allowed ☐ Yes ☐ No
Management Company Name: _____ Phone: _____
Email Address: _____
☐ YES ☐ NO ☐ UNKNOWN
16. Rights of redemption, lawsuits, liens or judgments against the seller threatening to or affecting subject property? ☐ YES ☒ NO ☐ UNKNOWN
17. Property insulated with urea formaldehyde foam insulation or any asbestos materials past or present? ☐ YES ☒ NO ☐ UNKNOWN
18. Is the property connected to a septic tank?
a. If yes, is sewer connection available? ☐ YES ☒ NO ☐ UNKNOWN
b. Are any fees due? ☐ YES ☒ NO ☐ UNKNOWN
19. Is property connected to city water? ☒ YES ☐ NO ☐ UNKNOWN
20. Was any part of the dwelling built prior to 1978?
a. If so, is there any lead-based paint? ☐ YES ☒ NO ☐ UNKNOWN
b. Are there any hazards present in the dwelling? ☐ YES ☒ NO ☐ UNKNOWN
21. Is this colony property? ☐ YES ☒ NO ☐ UNKNOWN
22. Approximate age of roof 2022 ☐ YES ☒ NO ☐ UNKNOWN
23. Is your roof/home fortified? Please provide certificate of proof. ☐ YES ☒ NO ☐ UNKNOWN
24. Approximate age of HVAC 2024 How Many Units 1 ☐ YES ☒ NO ☐ UNKNOWN
25. Approximate age of Water Heater _____ Type: ☐ Gas ☒ Electric ☐ Tankless
How Many _____ ☐ YES ☒ NO ☐ UNKNOWN

If the answer to any of these is "yes," (other than #'s 5, 12, 15, 18, 21, 22, 23 and 24) please explain. (Attach additional sheets if necessary)

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER.

Seller: Melinda Howard Seller: Robert Joseph Rivas III Date: 3-18-26

DocuSigned by:

Robert Joseph Rivas III

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BUYER(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/INSPECTIONS/DEFECTS. AS THE BUYER, I AM ACKNOWLEDGING THAT I HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND UNDERSTAND THAT ALABAMA IS A CAVEAT EMPTOR STATE AND IT IS MY RESPONSIBILITY TO OBTAIN ANY ADDITIONAL INSPECTION/ADVICE NEEDED OR WANTED.

Buyer: _____ Buyer: _____ Date: _____