



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: 10-27-25

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.

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

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 | ☐ YES | ☒ NO | ☐ UNKNOWN |
| b. EIFS Stucco Application | ☐ YES | ☒ NO | ☐ UNKNOWN |
| c. Masonite Siding | ☐ 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 | ☒ YES | ☐ NO | ☐ UNKNOWN |
| b. Formosan Rider | ☐ YES | ☐ NO | ☐ UNKNOWN |
| If so, by what company? <u>ARROW</u> | | | |
| 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 _____ | | | |
| 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 |



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? ☐ YES ☒ NO ☐ UNKNOWN
Monthly Fee _____ Annual Fee _____ Transfer Fee _____
Additional Amenity Fee _____
Rental Restricted ☐ Yes ☐ No More Than 2 Pets Allowed ☐ Yes ☐ No
Management Company Name: _____ Phone: _____
Email Address: _____
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? ☐ YES ☒ NO ☐ UNKNOWN
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? ☐ YES ☒ NO ☐ UNKNOWN
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 7 yrs
23. Is your roof/home fortified? Please provide certificate of proof. ☐ YES ☒ NO ☐ UNKNOWN
24. Approximate age of HVAC _____ How Many Units 1 ☒ UNKNOWN
25. Approximate age of Water Heater APP 3 YRS Type: ☐ Gas ☐ Electric ☒ Tankless
How Many _____ APP. 3 YRS 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: [Signature] Seller: Dennis Osowski Date: 10-27-25

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 ENTIRTY 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: _____