

VERY IMPORTANT DOCUMENT – PLEASE READ CAREFULLY



SELLER'S DISCLOSURE STATEMENT

This Disclosure Statement has been completed by the Seller and not the Realtor. It is hereby attached and made a part of the Listing Agreement **Dated: 05/31/2024** regarding the property **Located at: 201 East Beach Boulevard, Unit 307, Gulf Shores, AL 36542**

This Seller's Disclosure is not intended to be an all inclusive list of routine property maintenance, but rather information related to corrective measures regarding significant issues. ***** RENTAL PROPERTY *****

A. ARE YOU (SELLER) AWARE OF ANY PROBLEMS (PAST, PRESENT OR POTENTIAL) WITH YOUR PROPERTY OR ANY COMPONENT, APPLIANCE, EQUIPMENT, SYSTEM, ETC.? ☐ YES ☒ NO

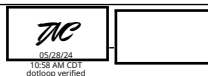
IF YES, CHECK APPROPRIATE SPACE(S) BELOW:

- | | | | |
|--|--|---|---|
| ☐ Alarm System(s) – Fire or Security | ☐ Driveway | ☐ Included Appliances, built-in or otherwise | ☐ Roof |
| ☐ Attic | ☐ Electric System | ☐ Insulation | ☐ Slab(s) |
| ☐ Air Condition and/or Heating System | ☐ Exterior Walls | ☐ Intercom | ☐ Sprinkler System |
| ☐ Basement | ☐ Fireplace | ☐ Interior Walls | ☐ Walls/Fences |
| ☐ Chimney | ☐ Floors | ☐ Pool/Pool Light/Pump/Liner/Apron | ☐ Windows |
| ☐ Doorbell | ☐ Foundation | ☐ Plumbing/Sewer/Septic/Well | ☐ Other |

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

Section **A.** has been answered by the Seller, not the Realtor.

Seller(s) Initials



B. PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS REGARDING YOUR PROPERTY.

- Does the property or any of its components and/or systems violate any building codes? ☐ YES ☒ NO
- Were any room additions, structural modification, or other alterations, or repairs made without necessary permits? ☐ YES ☒ NO
If YES, explain: _____
- Is there any living area that is not heated or cooled? ☐ YES ☒ NO If Yes, what area? _____
- Is there wood flooring under carpet? ☐ YES ☒ NO If Yes, which room(s)? _____
- Has there been settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or other soil or structural problems? ☐ YES ☒ NO If Yes, explain: _____
- Has there been infestation or damage from wood infesting insects (termites, beetles, etc.) or fungus (old, new, repaired or otherwise)? ☐ YES ☒ NO If Yes, explain: _____
- Has there been damage from fire, smoke, flooding, wind, water or other cause (old, new, repaired or otherwise)? ☐ YES ☒ NO
If Yes, explain: _____
- Has there ever been mold? ☐ YES ☒ NO If Yes, where? _____
If Yes, what was done to treat? _____
- Does the property have spray foam insulation? ☐ YES ☐ NO If Yes, where is it located? _____
- Do you have a termite contract? (not pest control) ☐ YES ☐ NO Is it for retreatment or replacement? _____
What is the termite contract expiration date? _____ Name of Termite Company _____
Do you have a Formosan rider? ☐ YES ☐ NO
- Has the property ever been tested for radon gas? ☐ YES ☐ NO
- Does the property contain lead-based paint, any asbestos materials, aluminum wiring or polybutylene piping? ☐ YES ☐ NO

Seller(s) Initials



Seller(s) Initials



PROPERTY ADDRESS 201 East Beach Boulevard, Unit 307, Gulf Shores, AL 36542

13. Are fireplaces/chimneys working? ☐ YES ☐ NO Have fireplaces/chimneys ever been inspected? ☐ YES ☐ NO
If Yes, when? _____ Cleaned? ☐ YES ☐ NO If Yes, when? _____ If fireplace is gas, are gas logs working? ☐ YES ☐ NO
14. Are any appliances, alarm systems/services or exterior lighting leased or rented? ☐ YES ☐ NO If Yes, state which systems and name of lessor. _____
15. Is there a landfill (compacted or otherwise) anywhere on the property? ☐ YES ☐ NO
16. Have there ever been drainage problems, grading problems, or standing water problems? ☐ YES ☐ NO
Has the property ever flooded? ☐ YES ☐ NO
17. Is the property in a flood zone that may require flood insurance? ☒ YES ☐ NO
18. Is the property connected to a septic tank? ☐ YES ☒ NO If Yes, when was the septic tank last inspected? _____
Is the property connected to city sewer? ☐ YES ☐ NO If No, is city sewer available? ☐ YES ☐ NO
19. Is property connected to city water? ☒ YES ☐ NO Is it on well water? ☐ YES ☐ NO
20. Are there any types of fees or assessments (sewer, paving, water connection, or other utilities assessments, etc.) due now or known by you to be due in the future? ☐ YES ☐ NO
21. Is there a Homeowner's or Condo Association? ☐ YES ☐ NO If Yes, is it due ☒ Monthly ☐ Quarterly ☐ Yearly?
Homeowner's Assoc. Fee \$ _____ Condo Assoc. Fee \$ 500.00
22. Are there any types of special Homeowner's or Condo Owner's Association assessments that may be due now or known to you to be due in the future? ☐ YES ☐ NO
23. Are there any zoning violations, nonconforming uses, violations of "setback" lines or easements? ☐ YES ☐ NO
24. Is there a shared driveway, well or any other shared features of the property? ☐ YES ☐ NO
25. Are there any deed restrictions, easements, or restrictive covenants? ☐ YES ☐ NO
26. Does anything on your property encroach (extend on to) your neighbor's property? ☐ YES ☐ NO
27. Does anything on your neighbor's property encroach (extend on to) your property? ☐ YES ☐ NO
28. 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
29. Are there any Historical District restrictions affecting your property? ☐ YES ☐ NO
30. 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
31. Is there any condition, factor or stigma that affects this property in any way? ☐ YES ☐ NO
32. Have you received any notification under the Community Notification Act (Megan's Law)? ☐ YES ☐ NO
33. Do you have internet service? ☐ YES ☐ NO If Yes, who is the service provider? _____

Additional explanations for responses to 1-31 above. (Attach additional sheets if necessary) _____

Section **B**. has been answered by the Seller, and not the Realtor.

Seller(s) Initials

TC
05/28/24
10:58 AM CDT
dotloop verified

Seller(s) Initials

The above information does not constitute a warranty of any items mentioned. THIS IS NOT A CONTRACT. Any concerns regarding above information should be specifically addressed in a separate contract for purchase of the property. Seller acknowledges this information will be provided to any interested party and certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller. **Seller acknowledges that he/she has read this entire document and received a copy.**

Seller *Theodore Nicholas Catranis*
dotloop verified
05/28/24 10:58 AM CDT
JIPP-XNAU-VBBO-DEOS

***** RENTAL PROPERTY *****

Below to be addressed/signed by Seller with an Offer to Purchase.

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

5/28/24

Seller

Buyer

Seller

Buyer