



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: 9 June 2026

On the property located at 16298 Hampstead Ct, Fairhope, AL 36532

- 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? _____ | | | |
| 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 <u>\$3,484.22</u> | | | |
| 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 \$175.00 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 5 years
23. Is your roof/home fortified? Please provide certificate of proof. ☒ YES ☐ NO ☐ UNKNOWN
24. Approximate age of HVAC 5 years How Many Units 1 ☐ UNKNOWN
25. Approximate age of Water Heater 5 years Type: ☐ Gas ☒ Electric ☐ Tankless
How Many 1 ☐ 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)

#19 - Fairhope City Water

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: _____

Date: 6/9/26

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: _____