



Seller's Disclosure Residential



Very important document – please read carefully

This Disclosure Statement has been completed by the Seller and not a Real Estate Broker or Salesperson. It is hereby attached and made a part of the Listing Agreement Dated 07/09/2025 regarding the Property Located at 710 South Mobile Street, 5, Fairhope, AL 36532

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 | ☐ Slabs |
| ☐ Air Condition &/or Heating System | ☐ Exterior Walls | ☐ Intercom | ☐ Sprinkler System |
| ☐ Basement | ☐ Fireplace | ☐ Interior Walls | ☐ Walls / Fences |
| ☐ Chimney | ☐ Floors | ☐ Pool/Pool Light/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 NN

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? _____
- 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, urea formaldehyde foam insulation, or any asbestos materials? ☐ YES ☒ NO
- 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
- Are any appliances, alarm systems/services or exterior lighting leased or rented? ☐ YES ☒ NO
If Yes, state which systems and name of lessor. _____

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

Condo fee \$746 \$12,000 Assessment - To be paid over a nine
Per Mo. month period, starting Aug. 1, 2026.

Norma Norton 7/31/26

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date