



Buyer Disclosure Lot or Land
Very important document • please read carefully

Property Address: _____

Buyer understands that Buyer should either personally or through others of Buyer's choosing, inspect the property, verify material facts including but not limited to those addressed below and not rely on any verbal, printed or written description of the property by any Real Estate Broker or Salesperson. Buyer has the obligation to determine, any and all, conditions material to Buyers' decision to buy the property. Real Estate Salespeople, Brokers and Sellers do not warrant the condition of the property. **Buyer initials**

Buyer also understands it is Buyer's responsibility, not Broker or Salesperson, to verify, determine, address and secure professional services to verify items below: **Buyer initials**

1. Surface and subsurface conditions, including without limitation, radon and other hazardous gases, draining, grading or standing water problems; existing flood zone and wetland status; existence of hazardous substances or wastes and compliance with applicable environmental laws; existence of endangered and/or protected species and utility availability and fees; utility and sewer or septic tank availability condition. **Buyer initials**
2. Lenders may require certain inspections. The results of these inspections may satisfy the requirements of these Lenders, however, they may not meet the requirements of Buyer. **Buyer initials**
3. Seller is not obligated to make any improvements to the property except those specifically stated in the purchase agreement. **Buyer initials**
4. Easements, encroachments, overlaps, location of property lines, fences off true property lines, boundary line disputes or flood zones. Whether a survey is required or not by Lender, Buyer should obtain a current survey of the property. **Buyer initials**
5. Historic District restrictions. **Buyer initials**
6. Determining that the property can be used for the purpose for which it is purchased including, but not limited to, zoning, zoning variances, restrictive covenants, and deed restrictions. **Buyer initials**
7. Connections to city sewer or if public sewer is available. **Buyer initials**
8. Status of any outstanding fees or assessments including, but not limited to, sewer, paving and/or street maintenance, or water connection. **Buyer initials**
9. The Community Notification Act (Megan's Law) may or may not apply to the property. www.dps.Alabama.gov. (Quick Links –Sex Offender Registry). **Buyer initials**
10. Internet service may or may not be available. **Buyer initials**
11. Buyer understands and agrees that any recommendations by a Real Estate Broker or Salespeople of inspectors are strictly as courtesy to Buyer; Buyer's choice of inspectors is the responsibility of Buyer; Real Estate Brokers and Salespeople are not responsible or liable for any conditions of this property that may not be detected by inspections performed by Buyer, anyone acting on behalf of Buyers, including but not limited to inspectors. **Buyer initials**
12. Buyer understands the closing costs prepared for Buyers are approximate figures only. **Buyer initials**
13. Buyer understands that Buyer, not a Real Estate Broker or Salesperson, is responsible for addressing any concerns of Buyer as to the property being affected by the Community Notification Act (Megan's Law). **Buyer initials**

Buyer Signature **Date**

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