24190 US Hwy 98, Ste B
Fairhope, AL 36532

COLDWELL BANKER
REEHL
PROPERTIES, INC.

Ph: 251-990-6622
Fax: 251-990-6009

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: _____

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? Arrow			
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 2120.00			_____UNKNOWN
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

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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 1200.00 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 14 yr.

23. Is your roof/home fortified? Please provide certificate of proof. ____YES ✓ NO ____UNKNOWN

24. Approximate age of HVAC 3 yr. How Many Units 1 ____UNKNOWN

25. Approximate age of Water Heater 1 yr. 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)

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: Alan Montgomery Date: 11/12/26

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 ENTIRITY 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: _____