



### DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date November 20 2016
- 2. Page 1 of 10 pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
- 4. MADE A PART HEREOF

**5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect  
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before  
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
 12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the  
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*  
 15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any  
 16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any  
 17. inspections or warranties the party(ies) may wish to obtain.

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:  
 19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a  
 20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause  
 21. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
 23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any  
 24. other option.

25. **INSTRUCTION TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected  
 26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions  
 27. listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. NO  
 28. may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or  
 30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your  
 31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.  
 32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 1804 Fifteenth Avenue West  
 34. City of International Falls, County of Koochiching, State of Minnesota.

**A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

- 36. (1) What date November 2012 did you  **Acquire**  **Build** the home?  
(Check one.)
- 37. (2) Type of title evidence:  Abstract  Registered (Torrens)  Unknown
- 38. Location of Abstract: Owner's Possession
- 39. Is there an existing Owner's Title Insurance Policy?  Yes  No
- 40. (3) Have you occupied this home continuously during your ownership?  Yes  No
- 41. If "No," explain: \_\_\_\_\_
- 42. (4) Is the home suitable for year-round use?  Yes  No
- 43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)  Yes  No
- 44. (6) Does the property include a manufactured home?  Yes  No
- 45. If "Yes," HUD #(s) is/are \_\_\_\_\_
- 46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation?  Yes  No



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50. (7) Is the property located on a public or a private road? [X] Public [ ] Private [ ] Public: no maintenance

51. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

52. (a) Do you know which zone the property is located in? [ ] Yes [X] No

53. If "Yes," which zone? \_\_\_\_\_

54. (b) Have you ever had a flood insurance policy? [ ] Yes [X] No

55. If "Yes," is the policy in force? [ ] Yes [ ] No N/A

56. If "Yes," what is the annual premium? \$ \_\_\_\_\_

57. If "Yes," who is the insurance carrier? \_\_\_\_\_

58. (c) Have you ever had a claim with a flood insurance carrier or FEMA? [ ] Yes [X] No

59. If "Yes," please explain: \_\_\_\_\_

60. \_\_\_\_\_

61. NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their purchase.

62. Are there any

63. (9) encroachments? [ ] Yes [X] No

64. (10) association, covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the property? [ ] Yes [X] No

65. (11) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the property (e.g., shoreland restrictions, non-conforming use, etc.)? [ ] Yes [X] No

66. (12) easements, other than utility or drainage easements? [ ] Yes [X] No

67. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

68. \_\_\_\_\_

69. \_\_\_\_\_

70. B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they currently exist?

71. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

72. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? [X] Yes [ ] No

73. If "Yes," give details of what happened and when: Screen on window left ajar. Pipe

74. burst due to cold. Had it repaired by contractor

75. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? [X] Yes [ ] No

76. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? See above

77. \_\_\_\_\_

78. Did you receive compensation for the claim(s)? [X] Yes [ ] No

79. If you received compensation, did you have the items repaired? [X] Yes [ ] No

80. What dates did the claim(s) occur? Winter 2013



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93. (3) (a) Has/Have the structure(s) been altered? (e.g., additions, altered roof lines, changes to load-bearing walls) If "Yes," please specify what was done, when and by whom (owner or contractor):

94. 95. 96. 97.

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing.)

99. If "Yes," please explain: Replaced bedroom and living room window. Roof repair. Carpet removed, laminate flooring installed.

100. (c) Are you aware of any work performed on the property for which appropriate permits were not obtained?

101. 102. 103. 104. 105. If "Yes," please explain:

106. (4) Has there been any damage to flooring or floor covering?

107. 108. If "Yes," give details of what happened and when: Yes Carpet removed and replaced with laminate flooring winter 2013.

109. (5) Do you have or have you previously had any pets? If "Yes," indicate type and number

110. 111. (6) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):

112. Block

113. (7) THE BASEMENT, CRAWLSPACE, SLAB:

- 114. (a) cracked floor/walls (b) drain tile problem (c) flooding (d) foundation problem (e) leakage/seepage (f) sewer backup (g) wet floors/walls (h) other

118. Give details to any questions answered "Yes":

121. (8) THE ROOF:

122. (a) what is the age of the roofing material? Home: Unknown years Garage(s)/Outbuilding(s): Unknown years

- 124. (b) has there been any interior or exterior damage? (c) has there been interior damage from ice buildup? (d) has there been any leakage? (e) have there been any repairs or replacements made to the roof?

128. Give details to any questions answered "Yes": Roof patched and repaired summer 2016

129. 130.



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134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Vinyl

136. (b) cracks/damage?  Yes  No

137. (c) leakage/seepage?  Yes  No

138. (d) other?  Yes  No

139. Give details to any questions answered "Yes": \_\_\_\_\_

140. \_\_\_\_\_

141. **C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:**

142. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF** specifically referenced in the *Purchase Agreement*.

145. **CHECK "NA" FOR ONLY THOSE ITEMS NOT PHYSICALLY LOCATED ON THE PROPERTY.**

		Working Order			Working Order			
		Yes	No	NA	Yes	No	NA	
148.	Air-conditioning.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149.	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				Range hood.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150.	Air exchange system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151.	Carbon monoxide detector.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
152.	Ceiling fan.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
153.	Central vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detectors (battery).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BT
154.	Clothes dryer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
155.	Clothes washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
156.	Dishwasher.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157.	Doorbell.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158.	Drain tile system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
159.	Electrical system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
160.	Exhaust system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV cable system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161.	Fire sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV receiver.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
162.	Fireplace.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV satellite dish.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
163.	Fireplace mechanisms.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
164.	Furnace humidifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
165.	Freezer.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water purification system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
166.	Garage door auto reverse.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
167.	Garage door opener.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
168.	Garage door opener remote.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
169.	Garbage disposal.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water treatment system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
170.	Heating system (central).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
171.	Heating system (supplemental).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window treatments.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
172.	Incinerator.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173.	Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
174.	Lawn sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175.	Microwave.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176.	Plumbing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177.	Pool and equipment.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178.	Propane tank.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
179.	<input type="checkbox"/> Owned <input type="checkbox"/> Rented				Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





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183. Are there any items or systems on the property connected or controlled wirelessly, via internet protocol ("IP"), to a router or gateway or directly to the cloud? 184. Yes No

185. Comments regarding issues in Section C: 186.

187. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

188. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

189. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described real property. (Check one.)

190. the above-described real property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement: Subsurface Sewage Treatment System.)

191. 192. There is an abandoned subsurface sewage treatment system on the above-described real property. 193. (See Disclosure Statement: Subsurface Sewage Treatment System.)

194. E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.) 195. (Check appropriate box.)

196. Seller certifies that Seller does not know of any wells on the above-described real property.

197. Seller certifies there are one or more wells located on the above-described real property. 198. (See Disclosure Statement: Well.)

199. Are there any wells serving the above-described property that are not located on the property? 200. Yes No

201. If "Yes": 202. (1) How many properties or residences does the shared well serve? N/A

203. (2) Is there a maintenance agreement for the shared well? Yes No

204. If "Yes," what is the annual maintenance fee? \$ N/A

205. Is this property in a Special Well Construction Area? Yes No

206. F. PROPERTY TAX TREATMENT:

207. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 18.)

208. There IS IS NOT an exclusion from market value for home improvements on this property. Any valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the resulting tax consequences.

209. 210. 211. Additional comments: 212. 213.

214. Preferential Property Tax Treatment

215. Is the property subject to any preferential property tax status or any other credits affecting the property? (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits, Non-Profit Status)

216. 217. Yes No

218. If "Yes," would these terminate upon the sale of the property? Yes No N/A

219. Explain: 220.



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224. G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

225. Seller represents that Seller [ ] IS [X] IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, -----(Check one.)-----

226. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the property described herein.

227. NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

228. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal Revenue Code.

229. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to assure either party whether the transaction is exempt from the FIRPTA withholding requirements.

240. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

241. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

242. [X] Seller is not aware of any methamphetamine production that has occurred on the property.

243. [ ] Seller is aware that methamphetamine production has occurred on the property.

244. (See Disclosure Statement: Methamphetamine Production.)

245. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are filed with the county recorder in each county where the zoned area is located. If you would like to determine if such zoning regulations affect the property, you should contact the county recorder where the zoned area is located.

250. J. NOTICE REGARDING CARBON MONOXIDE DETECTORS: MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the sale of the home.

253. K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge.

254. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains or human burial grounds is guilty of a felony.

257. Are you aware of any human remains, burials, or cemeteries located on the property? [ ] Yes [X] No

258. If "Yes," please explain: \_\_\_\_\_

259. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.

262. L. ENVIRONMENTAL CONCERNS: The following questions are to be answered to the best of Seller's knowledge.

263. Animal/Insect/Pest Infestations? [ ] Yes [X] No Lead? (e.g., paint, plumbing) [ ] Yes [X] No

264. Asbestos? [ ] Yes [X] No Mold? [ ] Yes [X] No

265. Diseased trees? [ ] Yes [X] No Soil problems? [ ] Yes [X] No

266. Formaldehyde? [ ] Yes [X] No Underground storage tanks? [ ] Yes [X] No

267. Hazardous wastes/substances? [ ] Yes [X] No

268. Other? \_\_\_\_\_ [ ] Yes [X] No

Buyer's Initials \_\_\_\_\_

Seller's Initials JT BT





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272. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental authority ordering the remediation of a public health nuisance on the property? 273. Yes No

274. If answer above is "Yes," seller certifies that all orders HAVE HAVE NOT been vacated. N/A

275. Please provide clarification or further explanation for all applicable "Yes" responses in Section L.

276. \_\_\_\_\_

277. \_\_\_\_\_

278. M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

279. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL 280. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having 281. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily 282. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

283. Every buyer of any interest in residential real property is notified that the property may present exposure to 284. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. 285. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading 286. cause overall. The seller of any interest in residential real property is required to provide the buyer with any 287. information on radon test results of the dwelling.

288. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota 289. Department of Health's publication entitled Radon in Real Estate Transactions, which is attached hereto and 290. can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

291. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts 292. pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of MN 293. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by 294. the court. Any such action must be commenced within two years after the date on which the buyer closed the 295. purchase or transfer of the real property.

296. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual 297. knowledge.

298. (a) Radon test(s) HAVE HAVE NOT occurred on the property.

299. (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most 300. current records and reports pertaining to radon concentration within the dwelling:

301. \_\_\_\_\_

302. \_\_\_\_\_

303. (c) There IS IS NOT a radon mitigation system currently installed on the property.

304. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system 305. description and documentation.

306. \_\_\_\_\_

307. \_\_\_\_\_

308. EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

Buyer's Initials \_\_\_\_\_ Seller's Initials 2T BT





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312. N. NOTICES/OTHER DEFECTS/MATERIAL FACTS: The following questions are to be answered to the best of Seller's knowledge.

313. Notices: Seller [ ] HAS [X] HAS NOT received a notice regarding any proposed improvement project from any assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach and/or explain:

314. \_\_\_\_\_

315. Other Defects/Material Facts: Are there any other material facts that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property? [ ] Yes [X] No

316. If "Yes," explain: \_\_\_\_\_

317. \_\_\_\_\_

322. O. WATER INTRUSION AND MOLD GROWTH: Studies have shown that various forms of water intrusion affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the home.

- 325. Examples of exterior moisture sources may be:
326. • improper flashing around windows and doors,
327. • improper grading,
328. • flooding,
329. • roof leaks.

- 330. Examples of interior moisture sources may be:
331. • plumbing leaks,
332. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
333. • overflow from tubs, sinks or toilets,
334. • firewood stored indoors,
335. • humidifier use,
336. • inadequate venting of kitchen and bath humidity,
337. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
338. • line-drying laundry indoors,
339. • houseplants—watering them can generate large amounts of moisture.

340. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property. Therefore, it is very important to detect and remediate water intrusion problems.

343. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems, particularly in some immunocompromised individuals and people who have asthma or allergies to mold.

347. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the property inspected for moisture problems before entering into a purchase agreement or as a condition of your purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the property.

352. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.

354. P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at www.corr.state.mn.us.





DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

360. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

361. Property located at 1804 Fifteenth Avenue West International Falls Minnesota 56649

362. Q. ADDITIONAL COMMENTS:

363.

364.

365. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

366. Exceptions: The seller disclosure requirements of MN Statutes 513.52 through 513.60 DO NOT apply to

- 367. (1) real property that is not residential real property;
368. (2) a gratuitous transfer;
369. (3) a transfer pursuant to a court order;
370. (4) a transfer to a government or governmental agency;
371. (5) a transfer by foreclosure or deed in lieu of foreclosure;
372. (6) a transfer to heirs or devisees of a decedent;
373. (7) a transfer from a co-tenant to one or more other co-tenants;
374. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
375. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
376. (10) a transfer of newly constructed residential property that has not been inhabited;
377. (11) an option to purchase a unit in a common interest community, until exercised;
378. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
379. (13) a transfer to a tenant who is in possession of the residential real property; or
380. (14) a transfer of special declarant rights under section 515B.3-104.

383. MN STATUTES 144.496: RADON AWARENESS ACT

384. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

386. Waiver: The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or abridge any obligation for seller disclosure created by any other law.

389. No Duty to Disclose:

- 390. A. There is no duty to disclose the fact that the property
391. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
392. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
393. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing home.
396. B. Predatory Offenders. There is no duty to disclose information regarding an offender who is required to register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner, provides a written notice that information about the predatory offender registry and persons registered with the registry may be obtained by contacting the local law enforcement agency where the property is located or the Department of Corrections.
401. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B for property that is not residential property.
403. D. Inspections.
404. (1) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property if a written report that discloses the information has been prepared by a qualified third party and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report.
409. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information included in a written report under paragraph (i) if a copy of the report is provided to Seller.

Buyer's Initials \_\_\_\_\_ Seller's Initials [Handwritten initials]





DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

413. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

414. Property located at 1804 Fifteenth Avenue West International Falls Minnesota 56649

415. S. SELLER'S STATEMENT:

416. (To be signed at time of listing.)

417. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

424. Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.

427. To disclose new or changed facts, please use the Amendment to Disclosure Statement form.

428. [Signature] 11-20-16 (Seller) (Date) [Signature] 11-20-16 (Seller) (Date)

429. T. BUYER'S ACKNOWLEDGEMENT:

430. (To be signed at time of purchase agreement.)

431. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree that no representations regarding facts have been made other than those made above. This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

435. The information disclosed is given to the best of Seller's knowledge.

436. \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

437. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HEREIN AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

