



INSTRUCTIONS TO THE SELLER

To be used in transfers of improved residential real property, new construction, condominiums and manufactured and mobile homes. Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the Property check "NA." The Following Disclosures are made by the Seller about the property located at:

_____ CITY _____ STATE _____ ZIP _____ (the "Property").

Seller ☐ is / ☐ is not occupying the Property.

I. SELLER'S DISCLOSURES:

YES NO UNKNOWN N/A

1. TITLE AND ZONING

- A. Do you have legal authority to sell the Property? ☐ ☐ ☐ ☐
If No, please explain: _____
- B. Is title to the Property subject to any of the following?
- (1) First right of refusal ☐ ☐ ☐ ☐
- (2) Option ☐ ☐ ☐ ☐
- (3) Lease or rental agreement ☐ ☐ ☐ ☐
- (4) Life estate ☐ ☐ ☐ ☐
- If Yes to any, explain: _____
- C. Are there any encroachments, boundary agreements, or boundary disputes? ☐ ☐ ☐ ☐
If Yes, explain _____
- D. Is there a private road or easement agreement for access to the Property? ☐ ☐ ☐ ☐
If Yes, explain _____
- E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the Property? ☐ ☐ ☐ ☐
If Yes, explain: _____
- F. Are there any written agreements for joint maintenance of an easement or right-of-way? ☐ ☐ ☐ ☐
If Yes, explain: _____
- G. Is there any study, survey project, or notice that would adversely affect the Property? ☐ ☐ ☐ ☐
If Yes, explain: _____
- H. Are there any pending or existing assessments against the Property? ☐ ☐ ☐ ☐
If Yes, explain: _____
- I. Do you know the zoning classification of the Property? ☐ ☐ ☐ ☐
If so, describe: _____
- J. Are there any covenants, conditions, or restrictions recorded against the Property? ☐ ☐ ☐ ☐
If Yes, explain: _____

2. BUILDING/STRUCTURAL

- A. Do you know the age of the roof? ☐ ☐ ☐ ☐
If so, list: _____
- B. Has the roof leaked during your period of ownership? ☐ ☐ ☐ ☐
If Yes, explain: _____
- C. Has the basement ever flooded or leaked during your period of ownership? ☐ ☐ ☐ ☐
If Yes, explain: _____

- | | YES | NO | UNKNOWN | N/A |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| D. Does the Property have a sump pump?..... | ☐ | ☐ | ☐ | ☐ |
| If Yes, explain: _____ | | | | |
| E. Have there been any conversions, additions or remodeling? | ☐ | ☐ | ☐ | ☐ |
| (1) If Yes, were all building permits obtained? | ☐ | ☐ | ☐ | ☐ |
| (2) If Yes, were all final inspections obtained? | ☐ | ☐ | ☐ | ☐ |
| F. Do you know the age of the house? | ☐ | ☐ | ☐ | ☐ |
| If Yes, year of original construction: _____ | | | | |
| G. Has there been any settling, slippage, or sliding of the Property or its improvements? | ☐ | ☐ | ☐ | ☐ |
| H. Are there any defects with the following: (If yes, please check applicable items and explain) | ☐ | ☐ | ☐ | ☐ |
| ☐ Foundations ☐ Decks ☐ Exterior Walls
☐ Chimneys ☐ Interior Walls ☐ Fire Alarms
☐ Doors ☐ Windows ☐ Patio
☐ Ceilings ☐ Slab Floors ☐ Driveways
☐ Pools ☐ Hot Tub ☐ Sauna
☐ Sidewalks ☐ Outbuildings ☐ Fireplaces
☐ Garage Floors ☐ Walkways ☐ Siding
☐ Wood Stoves ☐ Elevators ☐ Incline Elevators
☐ Stairway Chair Lifts ☐ Wheelchair Lifts ☐ Other _____ | | | | |
| _____ | | | | |
| _____ | | | | |
| I. Was a pest inspection done in the last 5 years? | ☐ | ☐ | ☐ | ☐ |
| If Yes, when and by whom was the inspection completed?
_____ | | | | |
| J. During your ownership, has the Property had any wood destroying organism or pest infestation? | ☐ | ☐ | ☐ | ☐ |
| If Yes, explain: _____ | | | | |
| K. Is the attic insulated? | ☐ | ☐ | ☐ | ☐ |

3. SYSTEMS AND FIXTURES

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| A. If any of the following systems or fixtures are included with the Property transfer, are there any defects?
If Yes, please explain: _____ | | | | |
| Electrical system, including wiring, switches, outlets, and service | ☐ | ☐ | ☐ | ☐ |
| Plumbing system, including pipes, faucets, fixtures, and toilets | ☐ | ☐ | ☐ | ☐ |
| Hot water tank or tankless system | ☐ | ☐ | ☐ | ☐ |
| Garbage disposal | ☐ | ☐ | ☐ | ☐ |
| Appliances | ☐ | ☐ | ☐ | ☐ |
| Sump pump | ☐ | ☐ | ☐ | ☐ |
| Heating and cooling systems | ☐ | ☐ | ☐ | ☐ |
| Security system: ☐ Owned ☐ Leased | ☐ | ☐ | ☐ | ☐ |
| Solar panels: ☐ Owned ☐ Leased | ☐ | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ | ☐ |
| B. If any of the following fixtures are included with the Property transfer, are they leased?
(If Yes, please attach copy of lease.) | ☐ | ☐ | | |
| Security System: | ☐ | ☐ | ☐ | ☐ |
| Satellite dish: | ☐ | ☐ | ☐ | ☐ |
| Other: | ☐ | ☐ | ☐ | ☐ |
| C. Are any of the following kinds of wood burning appliances present at the Property? | | | | |
| (1) Woodstove | ☐ | ☐ | ☐ | ☐ |
| (2) Fireplace | ☐ | ☐ | ☐ | ☐ |
| (3) Fireplace insert | ☐ | ☐ | ☐ | ☐ |
| If Yes to any, explain: _____ | | | | |

- | | YES | NO | UNKNOWN | N/A |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| D. Is the Property equipped with carbon monoxide alarms?
If No, explain: _____ | ☐ | ☐ | ☐ | ☐ |
| E. Is the Property equipped with smoke detection devices?
If No, explain: _____ | ☐ | ☐ | ☐ | ☐ |
| F. Does the Property currently have internet service?
Provider: _____ | ☐ | ☐ | ☐ | ☐ |

4. WATER

A. Household Water

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| (1) The source of water for the Property is: ☐ Private or publicly owned water system
☐ Private well serving only the Property * ☐ Other water system
*If shared, are there any written agreements? | ☐ | ☐ | ☐ | ☐ |
| If Yes, explain: _____ | | | | |
| (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? | ☐ | ☐ | ☐ | ☐ |
| (3) Are there any problems or repairs to the water source needed? | ☐ | ☐ | ☐ | ☐ |
| If Yes, explain: _____ | | | | |
| (4) During your ownership, has the water source provided an adequate year-round supply of water? ... | ☐ | ☐ | ☐ | ☐ |
| If No, explain: _____ | | | | |
| (5) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? | ☐ | ☐ | ☐ | ☐ |
| If Yes, explain: _____ | | | | |

B. Outdoor Sprinkler System

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| (1) Is there an outdoor sprinkler system for the Property? | ☐ | ☐ | ☐ | ☐ |
| (2) If Yes, are there any defects in the system? | ☐ | ☐ | ☐ | ☐ |

5. SEWER/ON-SITE SEWAGE SYSTEM

A. The Property is served by:

- ☐ Public sewer system
☐ On-site sewage system (including pipes, tanks, leaching fields). If Yes, date of last inspection.
☐ Other disposal system Please describe:

B. If public sewer system service is available to the Property, is the house connected to the sewer main?

- | | | | | |
|-------|--------------------------|--------------------------|--------------------------|--------------------------|
| | ☐ | ☐ | ☐ | ☐ |
|-------|--------------------------|--------------------------|--------------------------|--------------------------|

If No, please explain: _____

C. Is the Property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?

- | | | | | |
|-------|--------------------------|--------------------------|--------------------------|--------------------------|
| | ☐ | ☐ | ☐ | ☐ |
|-------|--------------------------|--------------------------|--------------------------|--------------------------|

D. If the Property is connected to an on-site sewage system:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| (1) Was a permit issued for its construction..... | ☐ | ☐ | ☐ | ☐ |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

If No, explain: _____

(2) When was the system last pumped? _____

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| (3) Are there any defects in the operation of the on-site sewage system?..... | ☐ | ☐ | ☐ | ☐ |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

If Yes, explain: _____

(4) When was last Title V inspection performed: _____

By whom: _____

- | | | | | |
|--|--|--------------------------|--------------------------|--|
| (5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms | | ☐ | ☐ | |
|--|--|--------------------------|--------------------------|--|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| (6) Have there been any changes or repairs to the on-site sewage system? | ☐ | ☐ | ☐ | ☐ |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

If Yes, explain: _____

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| (7) Is the on-site sewage system, including the leaching field, located entirely within the boundaries of the Property? | ☐ | ☐ | ☐ | ☐ |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

If No, please explain: _____

- E. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year ☐ ☐ ☐ ☐

6. CONDOMINIUM ASSOCIATION/HOMEOWNERS' ASSOCIATION

- A. Is the Property part of a Condominium? ☐ ☐ ☐ ☐
If Yes, name of the Condominium and contact information for agent who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: _____
- B. What are the monthly Condominium fees? \$ _____
Is Heat included? Yes _____ No _____
Is Electricity included? Yes _____ No _____
Is Water/Sewer included? Yes _____ No _____
- C. Is Parking Included? If Yes, describe: _____
- D. Are there any pending special assessments? ☐ ☐ ☐ ☐
If Yes, explain: _____
- E. Are there any shared "common areas" (landscaping, pools, tennis courts, walkways, roof decks or other areas owned by the Condominium)? ☐ ☐ ☐ ☐
If Yes, explain: _____
- F. If the Property is not a Condominium, is there a Homeowners' Association? ☐ ☐ ☐ ☐
If Yes, name of Association and contact information for agent who may provide the association's financial statements, minutes, by-laws, fining policy, and other information that is not publicly available:
- G. Are there regular periodic assessments? ☐ ☐ ☐ ☐
\$ _____ per ☐ month ☐ year
☐ Other: _____
- H. Are there any pending special assessments? ☐ ☐ ☐ ☐
If Yes, explain: _____
- I. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas owned by the Association)? ☐ ☐ ☐ ☐
If Yes, explain: _____

7. ENVIRONMENTAL

- A. Have there been any flooding, standing water, or drainage problems on the Property that affect the Property or access to the Property? ☐ ☐ ☐ ☐
If Yes, explain _____
- B. Is there any material damage to the Property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? ☐ ☐ ☐ ☐
- C. Are there any shorelines, wetlands, floodplains, or critical areas on the Property? ☐ ☐ ☐ ☐
- D. Has the Property been used for commercial or industrial purposes? ☐ ☐ ☐ ☐

8. LEAD BASED PAINT (Applicable if the house was built before 1978).

- A. Has the Massachusetts Lead Paint Disclosure Form been completed? Yes _____ No _____
- B. Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present at the Property (explain). _____
☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards at the Property.

9. MANUFACTURED AND MOBILE HOMES

If the Property includes a manufactured or mobile home,

- A. Did you make any alterations to the home? ☐ ☐ ☐ ☐
 If Yes, please describe the alterations: _____
- B. Did any previous owner make any alterations to the home? ☐ ☐ ☐ ☐
 If Yes, please describe the alterations:
- C. If alterations were made, were permits or variances for these alterations obtained? ☐ ☐ ☐ ☐

II. SELLER'S ACKNOWLEDGEMENT

The foregoing answers are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the Property.

 Seller Name

 Seller Name

 Seller Signature

 Date

 Seller Signature

 Date

III. BUYER'S ACKNOWLEDGEMENT

Buyer hereby acknowledges receipt of a copy of this disclosure statement and acknowledges that the disclosures made herein are those of the Seller only, and not of any real estate licensee or other party. Buyer acknowledges that it has been advised that it is Buyer's obligation to conduct its own due diligence on the Property using advisers and licensed professionals selected by Buyer.

SELLER'S DISCLOSURES ARE BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. THE DISCLOSURES ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY.

 Buyer Name

 Buyer Name

 Buyer Signature

 Date

 Buyer Signature

 Date