



SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2009 Minnesota Association of REALTORS®, Edina, MN

- 1. Date
2. Page 1 of 9 pages

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

4. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. 5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to 6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect 7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. 8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event 9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed 10. by MN Statutes. See Seller's Disclosure Alternatives form for further information regarding disclosure alternatives. This 11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the 12. transaction.

13. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected 14. by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to any of the questions 15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware 16. that it exists on the property.

17. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or 18. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your 19. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. 20. (6) If any items do not apply, write "NA" (not applicable).

21. Property located at 1324 141st Lane NW
22. City of Andover, County of Anoka, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you Acquire Build the home? 1/2005

25. (2) Type of title evidence: Abstract Registered (Torrens)

26. Location of Abstract:

27. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No

28. (3) Have you occupied this home continuously for the past 12 months? Yes No

29. If "No," explain:

30. (4) Is the home suitable for year-round use? Yes No

31. (5) To your knowledge, is the property located in a designated flood plain? Yes No

32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No

33. (7) Is the property located on a public or a private road? Public Private

34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size 35. requirements? Yes No Unknown

36. If "No," or "Unknown," Buyer should consult the local zoning authority.

37. Are you aware of any 38. (9) encroachments? Yes No

39. (10) association, covenants, historical registry, reservations or restrictions that affect or 40. may affect the use or future resale of the property? Yes No

41. (11) easements, other than utility or drainage easements? Yes No

42. (12) Comments:

43. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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

46. Property located at 1324 141st Lane NW, Andover, MN 55304

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

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

50. If "Yes," give details of what happened and when: WIND AND HAIL DAMAGE

51. SEPT. 2006

52. _____

53. _____

54. (2) (a) Has/Have the structure(s) been altered?

55. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No

56. If "Yes," please specify what was done, when and by whom (owner or contractor):

57. _____

58. _____

59. _____

60. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
61. retaining wall, general finishing.) Yes No

62. If "Yes," please explain: _____

63. _____

64. _____

65. _____

66. (c) Were appropriate permits pulled for any work performed on the property? Yes No

67. (3) Has there been any damage to flooring or floor covering? Yes No

68. If "Yes," give details of what happened and when: WATER STAIN BY DECK

69. DOOR IN DINING AREA

70. _____

71. _____

72. (4) Are you aware of any insect/animal/pest infestation? Yes No

73. (5) Do you have or have you previously had any pets? Yes No

74. If "Yes," indicate type BICHON and number 1

75. (6) Comments: _____

76. _____

77. _____

78. _____

79. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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

82. Property located at 1324 141st Lane NW, Andover, MN 55304

83. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they
84. currently exist?

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

86. (1) **THE BASEMENT, CRAWLSPACE, SLAB:**

- | | | | | | | |
|-----|-------------------------|------------------------------|--|----------------------|------------------------------|--|
| 87. | (a) cracked floor/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (e) leakage/seepage | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 88. | (b) drain tile problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (f) sewer backup | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 89. | (c) flooding | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 90. | (d) foundation problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

91. Give details to any questions answered "Yes": _____

92. _____
93. _____
94. _____
95. _____
96. _____
97. _____
98. _____
99. _____
100. _____

101. (2) **THE ROOF:** To your knowledge,

102. (a) what is the age of the roofing material? 4 years
103. (b) has there been any interior or exterior damage? Yes No
104. (c) has there been interior damage from ice buildup? Yes No
105. (d) has there been any leakage? Yes No
106. (e) have there been any repairs or replacements made to the roof? Yes No

107. Give details to any questions answered "Yes": ROOFING REPLACED AFTER

108. HAIL DAMAGE IN 2006

109. _____
110. _____
111. _____
112. _____
113. _____
114. _____
115. _____
116. _____

117. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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

120. Property located at 1324 141st Lane NW, Andover, MN 55304

121. D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

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

125. **Cross out only those items not physically located on the property.**

	In Working Order			In Working Order			In Working Order	
	Yes	No		Yes	No		Yes	No
128. Air-conditioning.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage disposal.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor.....	<input type="checkbox"/>	<input type="checkbox"/>
129. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (central) <input checked="" type="checkbox"/>	<input type="checkbox"/>		TV antenna system.....	<input type="checkbox"/>	<input type="checkbox"/>
130. Air exchange system.....	<input type="checkbox"/>	<input type="checkbox"/>	Heating system (supplemental) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131. Carbon Monoxide Detector...	<input type="checkbox"/>	<input type="checkbox"/>	Incinerator.....	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish.....	<input type="checkbox"/>	<input type="checkbox"/>
132. Ceiling fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
133. Dishwasher.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver.....	<input type="checkbox"/>	<input type="checkbox"/>
134. Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
135. Drain tile system	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment.....	<input type="checkbox"/>	<input type="checkbox"/>	Water heater.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Electrical system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system...	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138. Exhaust system.....	<input type="checkbox"/>	<input type="checkbox"/>	Range hood.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned		
139. Fire sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
140. Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window treatments.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
141. Fireplace mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			Wood-burning stove.....	<input type="checkbox"/>	<input type="checkbox"/>
142. Furnace humidifier.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery) <input checked="" type="checkbox"/>	<input type="checkbox"/>		Other _____	<input type="checkbox"/>	<input type="checkbox"/>
143. Freezer.....	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired) <input checked="" type="checkbox"/>	<input type="checkbox"/>		Other _____	<input type="checkbox"/>	<input type="checkbox"/>
144. Garage door opener (GDO)...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
145. Garage auto reverse.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump.....	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
146. GDO remote.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>

147. Comments: _____

148. _____

149. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

151. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
 -----(Check one.)-----

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

154. There is a subsurface sewage treatment system on or serving the above-described real property.
 155. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

156. There is an abandoned subsurface sewage treatment system on the above-described real property.
 157. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

158. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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

161. Property located at 1324 141st Lane NW, Andover, MN 55304
162. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
163. (Check appropriate box.)
164. Seller certifies that Seller does not know of any wells on the above-described real property.
165. Seller certifies there are one or more wells located on the above-described real property.
166. (See Well Disclosure Statement.)
167. Are there any wells serving the above-described property that are not located on the property? Yes No
168. To your knowledge, is this property in a Special Well Construction Area? Yes No
169. **G. PROPERTY TAX TREATMENT:**
170. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)
171. (Check appropriate box.)
172. There IS IS NOT an exclusion from market value for home improvements on this property. Any
----- (Check one.) -----
173. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
174. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
175. resulting tax consequences.
176. Additional comments: _____
177. _____
178. _____
179. **Preferential Property Tax Treatment**
180. Is the property subject to any preferential property tax status or any other credits affecting the property?
181. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) Yes No
182. If "Yes," would these terminate upon the sale of the property? Yes No
183. Explain: _____
184. _____
185. _____
186. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
187. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
188. Seller is not aware of any methamphetamine production that has occurred on the property.
189. Seller is aware that methamphetamine production has occurred on the property.
190. (See Methamphetamine Production Disclosure Statement.)
191. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety
192. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
193. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
194. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
195. located.
196. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**
197. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
198. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
199. sale of the home.

200. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

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

203. Property located at 1324 141st Lane NW, Andover, MN 55304

204. **K. CEMETERY ACT:**

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

208. To your knowledge, are you aware of any human remains, burials or cemeteries located

209. on the property? Yes No

210. If "Yes," please explain: _____

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

215. **L. ENVIRONMENTAL CONCERNS:**

216. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist
217. on the property?

218. Asbestos? Yes No Mold? Yes No

219. Diseased trees? Yes No Radon? Yes No

220. Formaldehyde? Yes No Soil problems? Yes No

221. Hazardous wastes/substances? Yes No Underground storage tanks? Yes No

222. Lead? (e.g., paint, plumbing) Yes No Other? Yes No

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

225. If answer above is "Yes," seller certifies that all orders HAVE HAVE NOT been vacated.
------(Check one.)-----

226. Give details to any question answered "Yes": _____

227. _____

228. _____

229. **M. OTHER DEFECTS/MATERIAL FACTS:**

230. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or
231. enjoyment of the property or any intended use of the property? Yes No

232. If "Yes," explain below: FOOTINGS ON GAZEBO NEED TO

233. BE REINFORCED. CHIP IN TUB IN MAIN

234. BATH. CRACK IN CEILING IN LIVING ROOM

235. NEEDS REPAIR. EXHAUST FAN IN MASTER BATH

NEEDS REPAIR

236. **N. ADDITIONAL COMMENTS:**

237. NEW SIDING, GARAGE DOORS AND AIR CONDITIONER

238. IN 2006. DECK REFINISHED IN 2009.

239. _____

240. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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

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

246. Examples of exterior moisture sources may be

- 247. • improper flashing around windows and doors,
- 248. • improper grading,
- 249. • flooding,
- 250. • roof leaks.

251. Examples of interior moisture sources may be

- 252. • plumbing leaks,
- 253. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 254. • overflow from tubs, sinks or toilets,
- 255. • firewood stored indoors,
- 256. • humidifier use,
- 257. • inadequate venting of kitchen and bath humidity,
- 258. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 259. • line-drying laundry indoors,
- 260. • houseplants—watering them can generate large amounts of moisture.

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

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

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

273. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota
274. Association of REALTORS® web site at www.mnrealtor.com.

275. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

MN: SPDS-7 (8/09)

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

278. Property located at 1324 141st Lane NW, Andover, MN 55304

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

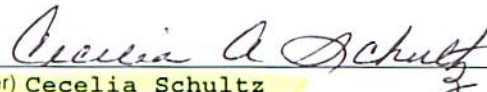
284. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**
285. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

286. **Q. SELLER'S STATEMENT:**

287. *(To be signed at time of listing.)*

288. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)
289. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or
290. entity in connection with any actual or anticipated sale of the property.

291. 
(Seller) Michael Schultz 3/10/10
(Date)


(Seller) Cecelia Schultz 3/10/10
(Date)

292. **R. BUYER'S ACKNOWLEDGEMENT:**

293. *(To be signed at time of purchase agreement.)*

294. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree
295. that no representations regarding material facts have been made other than those made above.

296. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

297. **S. SELLER'S ACKNOWLEDGEMENT:**

298. *(To be signed at time of purchase agreement.)*

299. **AS OF THE DATE BELOW**, I/we, the Seller(s) of the property, state that the material facts stated above are the
300. same, **except for changes as indicated below, which have been signed and dated.**

301. _____
302. _____
303. _____
304. _____
305. _____

306. _____ (Seller) Michael Schultz _____ (Date) _____ (Seller) Cecelia Schultz _____ (Date)

307. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

308. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
309. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
310. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

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

314. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

MN: SPDS-8 (8/09)

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

317. **Exceptions**

318. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 319. (1) real property that is not residential real property;
- 320. (2) a gratuitous transfer;
- 321. (3) a transfer pursuant to a court order;
- 322. (4) a transfer to a government or governmental agency;
- 323. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 324. (6) a transfer to heirs or devisees of a decedent;
- 325. (7) a transfer from a cotenant to one or more other cotenants;
- 326. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 327. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 329. (10) a transfer of newly constructed residential property that has not been inhabited;
- 330. (11) an option to purchase a unit in a common interest community, until exercised;
- 331. (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);
- 333. (13) a transfer to a tenant who is in possession of the residential real property; or
- 334. (14) a transfer of special declarant rights under section 515B.3-104.

335. **Waiver**

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

339. **No Duty to Disclose**

340. A. There is no duty to disclose the fact that the property

- 341. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
342. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
- 343. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
- 344. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing
345. home.

346. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register
347. under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner,
348. provides a written notice that information about the predatory offender registry and persons registered with the
349. registry may be obtained by contacting the local law enforcement agency where the property is located or the
350. Department of Corrections.

351. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B
352. for property that is not residential property.

353. D. **Inspections.**

- 354. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property
355. if a written report that discloses the information has been prepared by a qualified third party and provided to
356. the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local
357. governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise
358. necessary to meet the industry standards of practice for the type of inspection or investigation that has been
359. conducted by the third party in order to prepare the written report.
- 360. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
361. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

362. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**



SHORT SALE DISCLOSURE

BROKERAGE

LISTING AGENT

Property Address: 1324 - 141st Lane NW, Andover, MN 55304
 Seller: Michael & Cecelia Schultz Buyer: _____

This disclosure will serve as an independent agreement and relates to contact executed by the buyer and seller named above. It is expressly understood by all parties that the seller owes more than the amount of the contract and is unable to bring cash to closing therefore the sale will require the approval of the lender.

Please note that the property will continue to be on the market until the lender accepts an offer.

Following are some potential issues that can affect a short sale:

1. After the lender receives the short sale packet, the lender may require at least 30-45 business days to approve the short sale. After approval, the sale must close within lender approved time frame, typically 30 calendar days.
2. The seller will receive no cash from this transaction. Any funds usually due to the seller will be paid to the lender.
3. The seller has no additional cash and will be unable to pay for any closing costs, such as the buyer's appraisal or income warranty. Should the buyer desire a home warranty they are free to purchase one at closing.
4. The seller may be unable to pay for maintaining the property. The property will remain in the current condition through closing; the seller will not be able to make any repairs to the property.
5. The seller's broker will split the commission 50/50 with the buyer's broker on any commission paid by the lender that is under what has been advertised in the MLS. Please note that since the lender is taking less than what is owed to them in a short sale, the lender in some cases may negotiate a lower commission percentage.
6. The seller's forgiven or cancelled debt may be taxable income. The seller should discuss this matter with a tax professional. This has no bearing whatsoever on the buyer.
7. In some cases the lender may pursue a deficiency judgment against the seller for any funds not collected at closing. This has no bearing whatsoever on the buyer.

By signing this disclosure, you acknowledge that you have read and understand these situations. Any changes to the commission rate will be provided by the lender at the time of the lender's final approval of this short sale.

[Signature] _____
 Seller's Signature Date 3/10/10

Cecelia A Schultz _____
 Seller's Signature Date 3/10/10

 Buyer's Signature Date _____

 Buyer's Signature Date _____

 Listing Broker's Signature Date _____

Team Firnstahl Real Estate
 Listing Brokerage/Company

 Selling Broker's Signature Date _____

 Selling Brokerage/Company

 Date

 Date