

CENTURY 21

HomeStar



VACANT LAND PROPERTY DISCLOSURE FORM

1. SELLER's Name(s) _____
2. Property Address: _____
3. _____

4. This document is a good faith statement of condition of the above property, as it is known by the
5. SELLER as of the date completed. It is not a warranty of the condition of the Property. The SELLER
6. makes the following disclosures with the understanding that prospective BUYERS may rely on the
7. information as a description of the property is suitable and zoned for their intended use.
8. The Seller does not possess any expertise in construction, architecture, engineering, or any other specific
9. areas related to the construction, condition, or improvements of this property. The following are
10. representations made by the SELLER and are not the representations of the SELLER'S agent. This is
11. not a warranty by the SELLER or the SELLER'S agent. BUYER agrees to hold the listing broker and
12. their agents harmless for any errors or misstatements made by the SELLER on this form.

13. The SELLER will describe the condition of the property to the best of her or his knowledge.

14. A. Are the boundary lines of your parcel marked in any way? Yes No Unknown
15. If yes, please describe _____
16. _____
17. _____
18. B. Do you know of any encroachments, easement, shared driveways, party walls, or similar conditions that 19.
May affect title to the Property? Yes No Unknown
20. If yes, please describe _____
21. _____
22. _____
23. C. Has there ever been environmental audit or assessment of the soil? Yes No Unknown
24. If yes, please describe _____
25. _____
26. _____
27. D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?
Yes No Unknown
28. If yes, please describe _____
29. _____
30. _____
31. E. Has the Property been tested for environmental contaminants or radon gas?
Yes No Unknown
32. If yes, please describe _____
33. _____
34. F. Are you aware of any violations of other federal or state Environmental Protections Agency rules or
regulations? Yes No Unknown
35. If yes, please describe _____
36. _____
37. _____
38. _____
39. G. Has a percolation test been preformed on the Property? Yes No Unknown
40. If yes, please describe _____
41. _____
42. _____
43. H. Do you know of any flooding, drainage or grading problems on the Property
Yes No Unknown
44. If yes, please describe _____
45. _____
46. _____
47. _____

48.	I. Has the Property ever been designated as a wetland by any federal or state government agency?	Yes	No	Unknown
49.				
50.	If yes, please describe _____			
51.	_____			
52.	J. Is the Property located on a federally designated flood plain?	Yes	No	Unknown
53.	If yes, please describe _____			
54.	_____			
55.	_____			
56.	K. Do you know of any violations of local, stat or federal laws, building codes and/or zoning ordinances			
57.	affecting the Property?	Yes	No	Unknown
58.	If yes, please describe _____			
59.	_____			
60.	_____			
61.	L. Are there currently any subsurface rights, mineral rights or natural oil or gas or other leases affecting			
62.	the Property?	Yes	No	Unknown
63.	If yes, please describe _____			
64.	_____			
65.	_____			
66.	M. Is the Property currently valued for agricultural use by the county auditor? Yes No Unknown			
67.	If yes, please describe _____			
68.	_____			
69.	_____			
70.	N. Is the Property subject to any Agricultural use by the county auditor? Yes No Unknown			
71.	If yes, please describe _____			
72.	_____			
73.	_____			
74.	O. Do you know of any excessive settling, slippage, sliding, erosion, or other soil stability problems on the			
75.	Property?	Yes	No	Unknown
76.	If yes, please describe _____			
77.	_____			
78.	_____			
79.	P. Are there any improvements to the Property? Yes No Unknown			
80.	If yes, please describe _____			
81.	_____			
82.	_____			
83.	Q. Are there any pending lawsuit, foreclosures, divorce actions, tax liens, proposed assessments, utility or			
84.	mechanics liens, or material men's liens, which could affect title to the Property?			
85.		Yes	No	Unknown
86.	If yes, please describe _____			
87.	_____			
88.	_____			
89.	R. Has there been notice of any revaluation of the Property or change in the value or assessments during			
90.	the last twelve months?	Yes	No	Unknown
91.	If yes, please describe _____			
92.	_____			
93.	_____			
94.	S. Are there any property tax abatements or assessments on the Property? Yes No Unknown			
95.	If yes, please describe _____			
96.	_____			
97.	_____			
98.	T. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the Property or any			
99.	portion thereof?	Yes	No	Unknown
100.	If yes, please describe _____			
101.	_____			
102.	_____			
103.	U. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine subsidence, or other			
104.	event?	Yes	No	Unknown
105.	If yes, please describe _____			
106.	_____			
107.	_____			

108. V. Are there or have there ever been any active, opened or closed natural gas or oil wells?
 109. Yes No Unknown
 110. If yes, please describe _____
 111. _____
 112. _____
113. W. Are there or have there ever been any underground storage tanks on the Property?
 114. Yes No Unknown
 115. If yes, please describe _____
 116. _____
 117. _____
118. X. Other Yes No Unknown
 119. If yes, please describe _____
 120. _____
 121. _____

122. Broker is hereby authorized to supply this document to the Multiple Listing Service, to prospective BUYERS,
 123. and to any person or entity in connection with the actual or anticipated sale of the Property. The information is
 124. provided by the Seller. It is not a warranty of any kind by the SELLER or the SELLER'S Agent(s). The
 125. information provided is not intended to replace independent professional inspections by the BUYER.
 126.
 127. The information contained herein is true and correct to the best of the SELLER's knowledge and, except as
 128. stated above, no material problems exist with respect to the Property as of the date below. SELLER further
 129. agrees to notify the BUYER of any additional items, which may become known prior to recording of the Deed.
 130. SELLER hereby acknowledges receipt of this document.

131. _____
 132. SELLER Date SELLER Date

133. BUYER hereby acknowledges receipt of the SELLER's Description of the Property. Buyer understands that this
 134. information is a description of the Property to the best of the SELLER's knowledge and is not a warranty of any
 135. kind by SELLER or SELLER's agent. BUYER hereby acknowledges that the information contained herein is not
 136. a substitute for any independent professional inspections that BUYER may wish to obtain. BUYER further
 137. acknowledges that the REALTORS involved in this transaction made no representations that are inconsistent to
 138. the foregoing statements of the SELLER.

139. _____
 140. BUYER Date BUYER Date