



IMPROVED PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS: _____

OWNER'S NAME / PHONE NUMBER: _____

NOTICE TO OWNER: You are obligated to disclose all known facts that materially and adversely affect the value of the property being appraised that are not readily observable. This disclosure statement is designed to assist the appraiser in complying with the disclosure requirements under Florida law and in evaluating the property being appraised. The appraiser will rely upon this information when he evaluates this property.

This DISCLOSURE STATEMENT is a disclosure of the Owner's knowledge of the condition of the property as of the date signed by the Owner and is not a substitute for any inspections or warranties that a buyer or lender may wish to obtain. It is not a warranty of any kind by the Owner or warranty or representation of the appraiser. If a question is not applicable, please answer N/A; if not available answer NAV; and if you are unsure, answer "?". Add any comments or supporting documentation you feel is necessary. This form should take less than 20 minutes to complete.

- 1) TITLE AND ACCESS:
A. Do you know of existing, pending or potential legal actions and/or liens concerning the property? No / Yes
B. Do you know of any encroachments, boundary disputes or third party claims affecting the property? No / Yes
C. Do you know of any violations of local, state, or federal laws or regulations relating to this property? No / Yes

- 2) LAND:
A. Has the property been surveyed since you have owned the property? No / Yes Date of Survey? _____
B. Is there any fill or expansive soil on the property? No / Yes
C. Do you know of any past or present settling or soil movement problems on the property or adjacent properties? No / Yes If so, explain: _____
D. Are you aware of any sink holes on property or adjacent properties? No / Yes
E. Do you know of any past or present drainage or flood problems on your property or adjacent properties: No / Yes
F. Are there any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? No / Yes If so, explain: _____
G. Are there any roads scheduled to be built or widened adjacent to the property? No / Yes If so, explain: _____
H. All fencing at rear and sides of lot are property of: [] Owners [] Neighbors [] Owners & Neighbors Combined Are any fences belonging to owner encroaching onto adjacent properties? No / Yes Explain: _____
I. If this is a Waterfront Property (lake/pond/canal/open bay): circle one or more of the following which apply:
1) Property continues into water and Owner maintains land to water's edge.
2) Property does not continue to water's edge and _____ owns and maintains easement along water. Easement line is _____ feet from water's edge.
3) Property does not continue to water's edge, but property owner is responsible for maintaining the easement of _____ feet from water's edge.
4) This is a _____ manmade _____ natural body of water. If natural, is it spring fed? No / Yes
5) Do you have knowledge of there ever being any problems with the quality or level of water? No / Yes
J. Does property abut to any Conservation Area? No / Yes If yes, is it Designated Wetlands? No / Yes Is there a Wetland or Drainage Easement on this property? No / Yes Explain (who owns the area): _____

- 3) STRUCTURAL DISCLOSURE
A. Are you aware of any structural condition that could affect the desirability of the property? No / Yes
B. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? No / Yes
C. Are you aware of any past or present cracks or flaws in the walls or foundations? No / Yes
D. Are you aware of any past or present water leakage in the building? No / Yes
E. Have there been any repairs or attempts to control the cause or effect of any problem described above? No / Yes If any answers in this section are "Yes", explain: _____



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4) ADDITIONS / REMODELS

- A. Have you made any additions, structural changes, or other alterations to the property? No / Yes
B. Did any former owners of the property make any additions, structural changes, or other alterations to the property? No / Yes
C. Seawalls & Docks: Do you know of any structural or erosion problems? No / Yes
If so, explain:
Dock last inspected on: Seawall last inspected on:
Any problems shown on inspection? No / Yes
If yes, explain:

5) WOOD DESTROYING ORGANISMS

- A. Is there now, or to your knowledge has there been in the past, any infestation or damage from wood destroying organisms, including termites, dry rot, wood boring beetles, or pests? No / Yes
B. Do you have any knowledge of any damage to the property caused by wood destroying organisms?
C. Has the property been inspected since you have owned the property? No / Yes
D. Has the property been treated since you have owned the property? No / Yes

6) ROOF, GUTTERS, DOWNSPOUTS

- A. Has the roof ever leaked since you've owned the property? No / Yes
B. How old is the present roof? Has the roof been replaced? No / Yes
If so, what year?
Is there a guarantee on the roof? No / Yes. If so, is it transferable? No / Yes
C. Are you aware of any other roof defects? No / Yes If so, explain:

7) PLUMBING SYSTEMS AND POOL/SPA

- A. Source of water supply: Public Private well. If well water, when was the water last checked for safety? Result of test?
B. Sewer or septic system. Location of septic system
When was the septic system or cesspool last serviced and/or tested?
Have you had problems with either system? No / Yes.
If so, explain:
C. Are there any plumbing leaks around and under sinks, toilets, showers, bathtubs and lavatories? No / Yes
If so, explain:
D. Plumbing is PVC Copper Unknown

8) ELECTRICAL SYSTEM

- A. Are you aware of any damaged, malfunctioning or illegal installation of electrical equipment inside or outside the building No / Yes If so, explain
B. Electrical wiring is: Copper Aluminum Unknown

9) HEATING, AIR CONDITIONING, OTHER EQUIPMENT

- A. Air Conditioning System: Heat Pump Electric Gas Other
Age/Date Last Serviced:
Heating System: Heat Pump Electric Fuel Oil Gas Other
Age of heating system:
Solar Heating: Owned Leased Rented Date last serviced
If there are any Fuel Tanks (oil, LP, etc.) where are they located?
Are they Above Ground Underground
Are they currently in use? No / Yes
If underground tank is no longer in use, it has been: Filled with sand Filled with water
Still contains oil Other, explain
B. Water Heater: Electric Gas Solar Owned Leased Rented
Age of Water Heater
C. Security Alarm System: No / Yes Owned Leased Rented
Explain:
D. Do you have a Sprinkler System? No / Yes
If yes, do you have a timer? Metered or well?

10) MOLD AND TOXIC SUBSTANCES

- A. Are you aware of any toxic substances past or present (structure or soil) such as asbestos, PCB's, accumulated radon, lead paint, fuel oil, mold, fungi or others? No / Yes
If yes, explain:
B. Owner has has no knowledge of any Lead Based Paint in building.
Owner has has no knowledge of any past or present unacceptable Radon levels.
Has the property been tested for radon or lead based paint? No / Yes
If yes, when: Results: Company conducting test:



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11) NEIGHBORHOOD

Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes? No / Yes.

If 'yes' explain: _____

12) CONDOMINIUMS (or Maintenance-Free properties)

A. Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CC&R's) of a homeowner's association? No / Yes
If no, you may ignore the remainder of this section.

B. If yes, the dues are paid to (company): _____

Phone number: (____) _____ Contact Person: _____

C. Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? No / Yes / Unknown

D. Is there any condition or claim which may result in an increase in assessments or fees? No / Yes / Unknown If your answer to C or D is Yes, explain in detail: _____

E. Are there any MASTER ASSOCIATION DUES? Yes No
Amount \$ _____ Monthly Quarterly Annually

F. What are your association MAINTENANCE dues? \$ _____
Monthly Quarterly Annually

G. What utilities and maintenance is covered by the dues? Building Exterior Cable
 Electric Lawn Escrow Reserves Gas Security Pest Control
 Insurance Building Roof Trash Removal Water/Sewer

H. Are there any other fees/dues (other than listed above)? _____

I. Are any of the above fees included in your County Tax Bill? _____

If yes, explain: _____

J. Are there any CDD's (Community Development District) taxes/fees required in this development? If so, the amount is \$ _____, paid Monthly Quarterly Annually

Is this amount included in your Hillsborough County Property Tax Bill? No / Yes

If no, how are they paid? _____

13) SALE/CONTRACT/LISTINGS

A. Is the property listed for sale? Yes / No

If so, how much is the asking price \$ _____

B. How long has it been on the market? _____ mo

C. Has the price been reduced? Yes / No How much? \$ _____

D. Is the property under contract? Yes / No

If so, what is the contract price? \$ _____

E. When is it scheduled to close? _____

F. Will you be taking back any financing? Yes / No If so, what are the terms? _____

G. When did you purchase the property? _____

H. How much was the purchase price? \$ _____

I. Did the sale reflect a market price? Yes / No

14) LEASES

A. Is the property currently leased? Yes / No

B. Is the lease arm/length or inter company?

C. Please provide copies of all leases to the appraiser.

The foregoing answers and explanations are true and complete to the best of my/our knowledge. This statement has been prepared to assist the appraiser to evaluate the property. This statement is not meant to be a warranty or guarantee as to the condition of my/our property. I/we hereby authorize the appraiser to disclose the information in this statement to our client.

ACCEPTED & APPROVED _____, **200**

Signature: _____

Print Name: