Sale Agreement #\_\_\_\_\_





## **3.1 SELLER PROPERTY DISCLOSURE STATEMENT**

- 1 If required under ORS 105.465, Seller shall deliver in substantially the following form the Seller's Property Disclosure Statement to
- 2 each Buyer who makes a written offer to purchase real property in this state.

## 3 INSTRUCTIONS TO THE SELLER

- 4 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you
- 5 provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should
- 6 date and sign each page of this disclosure statement and each attachment.
- 7 Each Seller of residential property described in ORS 105.465 must deliver this form to each Buyer who makes a written offer to
- 8 purchase. Under ORS 105.475 (4), refusal to provide this form gives the Buyer the right to revoke their offer at any time prior to closing
- 9 the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an
- 10 exclusion under ORS 105.470, fill out only Section 1.
- 11 An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the
- 12 condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding
- 13 the legal consequences of Seller's choice should be directed to a qualified attorney.

14	SECTION 1. EXCLUSION FROM ORS 105.462 TO 105.490
15	(DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470)

- 16 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.
- 18 Initial only the exclusion you wish to claim.

33

19 20	
21 22	This sale is by a financial institution that acquired the Property as custodian, Agent or trustee, or by foreclosure or deed in lieu of foreclosure.
23	The Seller is a court-appointed receiver, personal representative, trustee, conservator or guardian.
24	This sale or transfer is by a governmental agency.
25	Signature(s) of Seller claiming exclusion
26	Seller:
27	Seller:Date:Date:Date:
28	Signature(s) of Buyer to acknowledge Seller's claim
29	Buyer:
30	Buyer:Date:Date:
31	
32	SECTION 2. SELLER PROPERTY DISCLOSURE STATEMENT

(IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.)

34 NOT A WARRANTY

35 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE ("THE PROPERTY").

Buyer Initials	Seller Initials







	Sale Agr	eement # <b>S</b> l	ELLER PROPERTY DISCLOSURE STATEMENT	OPPORTUNITY FORMS
38 39 40 41 42 43 44 45 46	PROPER STATEM SELLER A SALE A FOR A M PAY FOI OR MO BUILDIN	TY AT THE TIME OF DISCLOSURE. BIENT TO REVOKE BUYER'S OFFER BOSAPPROVING THE SELLER'S DISCLAGREEMENT.  MORE COMPREHENSIVE EXAMINATE THE SERVICES OF A QUALIFIED SPORE OF THE FOLLOWING: ARCHITE GINSPECTORS, CERTIFIED HOME IN SELLER is C	ARE PROVIDED BY THE SELLER ON THE BASIS OF UYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S Y DELIVERING BUYER'S SEPARATE SIGNED WRITTING. OSURE STATEMENT, UNLESS BUYER WAIVES THIS TION OF THE SPECIFIC CONDITION OF THIS PROPERCIALIST TO INSPECT THE PROPERTY ON BUYER'S ECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, RONSPECTORS, OR PEST AND DRY ROT INSPECTORS.  **DECLIPTION OF THE PROPERTY ON BUYER'S COCCUPYING THE PROPERTY OF THE PROPER	EN STATEMENT OF REVOCATION TO THE RIGHT AT OR PRIOR TO ENTERING INTO RTY, BUYER IS ADVISED TO OBTAIN AND BEHALF INCLUDING, FOR EXAMPLE, ONE POFERS, ENVIRONMENTAL INSPECTORS,
49	may ma		ty, or that may have or take a security interest in	
51	chause	r by Selier of Buyer.	DO NOT LEAVE ANY SPACES BLANK	
52	If you m	ark "yes" on items with *, attach	a copy of item's document or explain answer on	Form 3.4 Attachment Sheet.
53	1. TITLE			
55 56 57 58 59 60 61 62 63 64 65	A. B. C. II	are there any encroachments, bour	unlawfully established unit of land?* ndary agreements, boundary disputes or recent bo	☐ Yes ☐ No ☐ Unknown
66	F.	Are there any agreements for join	t maintenance of an easement or right of way?*	
67		$\sim$		☐ Yes ☐ No ☐ Unknown
68 69			es, designations, zoning overlays, surveys or notic	☐ Yes ☐ No ☐ Unknown
70 71	н.		governmental assessments against the Property?	☐ Yes ☐ No ☐ Unknown
72	I.	Are there any zoning violations or	_	Yes No Unknown
73	J.	Is there a boundary survey for the		Yes No Unknown
74 75	K.	Are there any covenants, conditio	ns, restrictions, or private assessments that affect	the Property?*  \[ Yes \] No \[ Unknown
76 77	L.	Is the Property subject to any specis sold?*	ial tax assessment or tax treatment that may resul	t in levy of additional taxes if the Property  Tes No Unknown

78 **2. WATER** 

79

A. Household water

Buyer Initials \_\_\_ Seller Initials

EQUAL HOUSING OPPORTUNITY



## Sale Agreement #\_\_\_\_\_ SELLER PROPERTY DISCLOSURE STATEMENT

80	(1)	) The sou	urce of th	e water is (check	ALL that	apply):					
81		☐ Pub	olic	☐ Community		☐ Private		Other			
82	(2)	) Water	source in	formation:							
83		a. Do	es the w	ater source requi	re a wate	r permit?*			☐ Yes ☐	] No	Unknown
84		If y	yes, do yo	u have a permit?	)				☐ Yes ☐	] No	□ N/A
85		b. Is t	the wate	source located o	on the Pro	perty?			☐ Yes ☐	] No	Unknown
86				here any written			ed wa	ter source?*		_	_
87		•	ŕ	•	3	•			☐ Yes ☐	٦Nο	☐ Unknown ☐ N/A
88		c. If t	the sourc	e of water is from	n a well o	r spring, have	vou l	nad any of the follow			
89		i.	_				,	,,		_	☐ Unknown ☐ N/A
90		ii.		ria test?							☐ Unknown ☐ N/A
91				ical contents test	7						Unknown N/A
92						recorded) for	vour	access to or mainten			
93		u. 15	there an	easement (record	aca or arm	recorded, for	your	decess to or maniter			Unknown
94		ο Δε	a thara a	ny water source p	alumhing	nrohlems or	noode	nd ranairs2*			OHKHOWH
94 95		e. Ar	e tilele d	iy water source p	Jiuiiibiiig	אי טטובוווז טו	neeut	cu repairs:	☐ Yes ☐	1 No	Unknown
	/2	\ Aro +h -	aro any	ator troatment s	estama fa	rtha Dranast	v2				
96 07	(3)	, are the	-	ater treatment sy		-	-		T tes [	7 1/10	Unknown
97	Б.		ıj yes, ai	e the systems:	Leas	ed 🗌 Ow	mea	□ N/A		•	
98		rigation		ul <b>f</b> - 11		the B					
99	(1)			the following run	ning with	tne Property	<b>/</b>			٦.,	□ Uniter at
100		a.	wate	_	· · · ·				☐ Yes ☐	_	Unknown
101			<del></del>	r irrigation rights					✓ 🔲 Yes 📙	1 ио	Unknown
102	(2)	If any ex	kist, has t	ne irrigation wate	er been us	sed during th	e last	five-year period?*		_	
103									Yes	」No	☐ Unknown ☐ N/A
104	(3)	Is there	a water r	ights certificate o	or other w	ritten eviden	ice av	ailable?		_	
105									Yes [	] No	☐ Unknown ☐ N/A
106			r sprinkle	-							
107		(1) Is th	here an o	utdoor sprinkler :	system fo	r the Propert	y?		Yes [	] No	Unknown
108		(2) Has	a back fl	ow valve been in	stalled?				Yes [	] No	☐ Unknown ☐ N/A
109		(3) Is th	he outdo	or sprinkler syste	m operab	le?			Yes [	] No	☐ Unknown ☐ N/A
110 3	CENALA	GE SYST	TR4								
				nnocted to a nul	alic or cor	nmunity cow	200.61	ustom?	□ Voc □	J No	□ Unknown
111				onnected to a pub					☐ Yes ☐	] ио	Unknown
112	в.	Are ther	e any ne	w public of comm	iunity sev	vage systems	hiob	osed for the Propert	y :		
113									☐ Yes ☐	] No	Unknown
114	C.	Is the Pr	operty co	nnected to an or	n-site sep	tic system?					 ☐ Unknown
115				was the system in		•			[Date]		Jnknown 🗌 N/A
116				e system installe		nit?*					Unknown N/A
117				e system been re							☐ Unknown ☐ N/A
118					-		ed and	d a report issued?*			☐ Unknown ☐ N/A
119			•	e septic tank eve	-						☐ Unknown ☐ N/A
120				above question (3					[Date]		Jnknown 🗌 N/A
121				tem have a pump							Unknown 🔲 N/A
122			-			י כוורף שניש נשי	nd fil+	er or an aerobic unit		_ ,,0	
123		(7) 006	23 LIE 393	com nave a treati	ment unit	. Juuii as a sal	iiu iiiti	בי טו מוו מכוטטול עווול		Л М≏	☐ Unknown ☐ N/A
		(0) 100	convice -	ontract for routin	no maint-	nanco rocuis	od fo-	the system2*			
124				ontract for routin							Unknown N/A
125			· ·	onents of the sys				<b>'</b> :			☐ Unknown ☐ N/A
126				vage system prob				I12			Unknown
127	E.	Does yo	ur sewag	e system require	on-site p	umping to an	iotner	ievei?	∐ Yes L	] ио	Unknown
	R	Buyer Ini	itials				S	eller Initials			
	_	,					_	<del></del>			

Sale Agreement #\_

SELLER PROPERTY DISCLOSURE STATEMENT





128	4. DWEL	LING INSULATION	
129	A.	Is there insulation in the:	
130		(1) Ceiling?	☐ Yes ☐ No ☐ Unknown
131		(2) Exterior walls?	☐ Yes ☐ No ☐ Unknown
132		(3) Floors?	Yes No Unknown
133	В.	Are there any defective insulated doors or windows?	Yes No Unknown
134	5. DWEL	LING STRUCTURE	
135	Α.	Has the roof leaked?*	☐ Yes ☐ No ☐ Unknown
136		If yes, has it been repaired?	☐ Yes ☐ No ☐ Unknown ☐ N/A
137	В.	Are there any additions, conversions or remodeling?	☐ Yes ☐ No ☐ Unknown
138		If yes, was a building permit required?	☐ Yes ☐ No ☐ Unknown ☐ N/A
139		If yes, was a building permit obtained?	☐ Yes ☐ No ☐ Unknown ☐ N/A
140		If yes, was final inspection obtained?	☐ Yes ☐ No ☐ Unknown ☐ N/A
141	C.	Are there smoke alarms or detectors?	☐ Yes ☐ No ☐ Unknown
142	D.	Are there carbon monoxide alarms?	☐ Yes ☐ No ☐ Unknown
143	E.	Is there a woodstove or fireplace insert included in the sale?	☐ Yes ☐ No ☐ Unknown
144		If yes, what is the make?*	□ N/A
145		If yes, was it installed with a permit?*	☐ Yes ☐ No ☐ Unknown ☐ N/A
146		If yes, is a certification label issued by the United States E	nvironmental Protection Agency (EPA) or the Department of
147		Environmental Quality (DEQ) affixed to it?*	☐ Yes ☐ No ☐ Unknown ☐ N/A
148	F.	Has pest and dry rot, structural or "whole house" inspection bed	
149	• •	The post and any too, or assured an arrow in the control of the co	☐ Yes ☐ No ☐ Unknown
150	G.	Are there any moisture problems, areas of water penetration,	
151	G.	basement)?*	☐ Yes ☐ No ☐ Unknown
152			of problem and any insurance claims, repairs or remediation
153		done.*	of problem and any insurance claims, repairs or remediation
154	Н.	Is there a sump pump on the Property?	☐ Yes ☐ No ☐ Unknown
155	I.	Are there any materials used in the construction of the structu	
156	1.	suit, settlement or litigation?	Yes No Unknown
157		If yes, what are the materials?	N/A
157 158		(1) Are there problems with the materials?	☐ N/A  ☐ Yes ☐ No ☐ Unknown ☐ N/A
158 159		(2) Are the materials covered by a warranty?	Yes No Unknown N/A
160			☐ Yes ☐ No ☐ Unknown ☐ N/A
161		(4) Have there ever been claims filed for these materials by you	, ·
162		/fues when? [Dete] □ N/A	☐ Yes ☐ No ☐ Unknown ☐ N/A
163		If yes, when? [Date] \( \sum \text{N/A} \)	□ Vee □ Ne □ Halmann □ N/A
164 165		<ul><li>(5) Was money received?</li><li>(6) Were any of the materials repaired or replaced?</li></ul>	☐ Yes ☐ No ☐ Unknown ☐ N/A ☐ Yes ☐ No ☐ Unknown ☐ N/A
	6. DWFI	LING SYSTEMS AND FIXTURES	
167		f the following systems or fixtures are included in the purchase p	price are they in good working order on the date this form is
168		red?	
169	Jigi	<ol> <li>Electrical system, including wiring, switches, outlets and ser</li> </ol>	rvice
170 170		(2) Plumbing system, including pipes, faucets, fixtures and toile	
170 171		(3) Water heater tank	Yes No Unknown
171 172		(4) Garbage disposal	☐ Yes ☐ No ☐ Unknown ☐ N/A
172 173		(5) Built-in range and oven	Yes No Unknown N/A
173 174		(6) Built-in dishwasher	Yes No Unknown N/A
⊥/ <b>+</b>	1		ler Initials





	Sale Agr	eement #	SELLER PROPERTY DISCLOSURE STATEMEN	IT			EQUAL HOUSING OPPORTUNITY	FORMS
				_				<b>-</b>
175		(7) Sump p	·				Unknown	-
176			g and cooling systems				Unknown [	
177		(9) Securit			Yes	No	☐ Unknown [	N/A
178			are the systems: Owned Leased N/A					
179	В.		ny materials or products used in the systems and fixtures that are or h					lass action
180		suit settlem	nent or litigation?		Yes	☐ No	☐ Unknown	
181			what product?		N/A			
182		(1) Are the	ere problems with the product?		Yes	☐ No	☐ Unknown	
183		(2) Is the p	product covered by a warranty?		Yes	☐ No	☐ Unknown	
184		(3) Has the	e product been inspected?		Yes	☐ No	Unknown	
185		(4) Have c	laims been filed for this product by you or by previous owners?		Yes	☐ No	Unknown	
186		If yes, ı	when?	[Da	ate][	□ N/A		
187		(5) Was m	oney received?		Yes	☐ No	Unknown	
188		<b>(6)</b> Were a	iny of the materials or products repaired or replaced?		Yes	☐ No	Unknown	
						7		
189	7. COMI	MON INTERI	EST					
190	A.	Is there a H	ome Owners' Association or other governing entity?		Yes	☐ No	Unknown	
191		Na	me of Association or Other Governing Entity:					
192					N/A			
193		Co	ntact Person		N/A			
194			dress		N/A			
195		Ph	one Number		N/A			
196	В.		riodic assessments: \$ per:	☐ O1	ther_			□ N/A
197			ny pending or proposed special assessments?*		Yes	☐ No	Unknown	
198			shared "common areas" or joint maintenance agreements for facili	ities like	e wal	ls, fen	ces, pools, ten	nis courts,
199			r other areas co-owned in undivided interest with others?					
200		,			Yes	□No	Unknown	
201	E.	Is the Home	eowners' Association or other governing entity a party to pending litig	gation o	r sub	ject to	an unsatisfied	judgment?
202							Unknown [	
203	F.	Is the Prop	erty in violation of recorded covenants, conditions and restrictions					
204			her recorded or not?				Unknown [	
	8. SEISM	-		_		_	_	
206			use constructed before 1974?		Yes	П No	Unknown	
207			ves, has the house been bolted to its foundation?				Unknown [	□ N/A
208	9. GENE				•			
209	Α. Α	re there pro	blems with settling, soil, standing water or drainage on the Property	or in th	ie imi	mediat	e area?	
210							Unknown	
211	В.	Does the Pr	operty contain fill?				Unknown	
212	C.	The second secon	material damage to the Property or any of the structure(s) from fire, w					arthquake.
213		-	oils or landslides?				Unknown	, ,
214	D.	=	erty in a designated floodplain?				Unknown	
215			l insurance may be required for homes in a floodplain.					
216	E.	·	erty in a designated slide or other geologic hazard zone?		Yes	П №	Unknown	
217	F.	=	rtion of the Property been tested or treated for asbestos, formaldeh					mold, fuel
218	• •		storage tanks or contaminated soil or water?*				Unknown	
219	G.		ny tanks or underground storage tanks (e.g., septic, chemical, fuel, et					
220	<b>G</b> .	, are there a	The service of anacial carrier storage turns (c.g., septic, chemical, luci, cl				unknown	
221	н	Has the Pro	perty ever been used as an illegal drug manufacturing or distribution		103	140		
222	11.	rius tric i 10	perty ever been abea ab an megar arag manufacturing or distribution		Vec		Unknown	
				Ц	163	140		
		Buyer Initial	s Seller Initials					





	Sale Agreement #	SELLER PROPERTY DISCLOSURE STATEN	MENT EQUAL HOUSING OPPORTUNITY FORMS
223 224		ertificate of Fitness issued?* rty been classified as forestland-urban interface?*	☐ Yes ☐ No ☐ Unknown ☐ N/A☐ Yes ☐ No ☐ Unknown
225	10. FULL DISCLOSURE B	Y SELLER	
226 227		other material defects affecting this Property or its value t	that a prospective Buyer should know about?*
228 229	If yes, describe repairs or reme	the defect on attached sheet and explain the frequency and ediation.*	<del>_</del> _
230		II. VERIFICATION	
231 232	received a copy of this	and attached explanations (if any) are complete and correct is disclosure statement. I/we authorize my/our Agents to de he Property or their Agents.	
234	Seller(s) signature:		
225	Sallar:	Date	d
		Date Date	
		Date	
		Date	
239			
240		III. BUYER'S ACKNOWLEDGMENT	
241	A. As Buyer(s), I/we ack	nowledge the duty to pay diligent attention to any material de	efects that are known to me/us or can be known
242	by me/us by utilizing dil	ligent attention and observation.	
<ul><li>244</li><li>245</li><li>246</li><li>247</li></ul>	are made only by the Spertaining to the Prope Seller or Buyer. A finance	dges and understands that the disclosures set forth in this stated seller and are not the representations of any financial institution, or that may have or take a security interest in the Propercial institution or real estate licensee is not bound by and have selected in another party's disclosure statement.	ution that may have made or may make a loar ty, or of any real estate licensee engaged by the s no liability with respect to any representation
		cludes all persons signing the "Buyer's Acknowledgment" por f a copy of this disclosure statement (including attachments, i	
253 254 255	THE PROPERTY AT THE BUSINESS DAYS FROM SEPARATE SIGNED WRI	CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO THE SELLER DISAPPROPRIOR TO ENTERING INTO A SALE AGREEMENT.	N 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE TO REVOKE YOUR OFFER BY DELIVERING YOUF
257	BUYER HEREBY ACKNOW	WLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DIS	CLOSURE STATEMENT.
250	Ruver:	Date	d:
			d:
262	· ————		
263	If Agent receiving disclo	sure statement for Buyer, Agent is to sign and date:	
264		Real Estate Licensee	
265		Real Estate Firm	

266 Date received by Agent \_





## Sale Agreement #\_\_\_\_\_ SELLER PROPERTY DISCLOSURE STATEMENT

Buyer:	ent:	Seller:
Buyer:		Seller:
Buyer:		
Buyer:		Seller:
and <b>Form 3.3 Seller Vacant Land Dis</b> answer on an attached sheet." This <i>i</i>	<i>closure</i> all state <i>, "If you m</i> Attachment form is used t	erty Disclosure Statement, Form 3.2 Seller Agricultural Land Disclosurark yes on items with *, attach a copy of item's document or explain for those explanations. If you are attaching a copy of a document, la an A, B, C, or 1, 2, 3, etc. and use the below space to describe the item.
levy of additional taxes if the Proper \$1,234", writes the letter A in the to	rty is Sold; Seller then atto p right corner of the page	ere are any special tax assessments or tax treatment that may result aches the tax record for Property stating, "POSSIBLE TAX ASSESSMED and writes below in Section 5: "Item Related to Form 3.1, Section 1 powing pending governmental assessment."
<b>4. Disclosure.</b> This Attachment is rela	ated to Sale Agreement #	and Form 3.1 Seller's Property Disclosure Stateme
<b>5. Explanations and Attachments.</b> T descriptions of attached items relate		ions of various "yes" answers to disclosure items marked with *, or
Item Related to Form Statement of Explanation (if any): _		Attached Document labeled as Exhibit
Item Related to Form Statement of Explanation (if any): _		Attached Document labeled as Exhibit
Item Related to Form	Section	Attached Document labeled as Exhibit
Statement of Explanation (if any): _		
		Attached Document labeled as Exhibit
Statement of Explanation (if any).		
		Attached Document labeled as Exhibit

Sale Agreement #\_

**SELLER PROPERTY DISCLOSURE STATEMENT** 





		Attached Document labeled as Exhibit
tatement of Explanation (if any):		
tom Polated to Form	Section	Attached Document labeled as Exhibit
statement of explanation (if any).		
tem Related to Form	Section	Attached Document labeled as Exhibit
Statement of Explanation (if any):		
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tem Related to Form	Section	Attached Document labeled as Exhibit
Statement of Explanation (if any):		
tem Related to Form	Section	Attached Document labeled as Exhibit
tatement of Explanation (if any):	<b>V</b>	
	7	
tem Related to Form	Section	Attached Document labeled as Exhibit
tem Related to Form	Section	Attached Document labeled as Exhibit
statement of Explanation (if any):		