The United Sludge-Free Alliance
PA Seller’s Disclosure

SELLER’S PROPERTY DISCLOSURE STATEMENT

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR)

PROPERTY

Seller: ____________________________

1. The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller’s knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any selling real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

2. OCCUPANCY/OWNERSHIP

(a) Is the property currently occupied? [ ] Yes [ ] No If “Yes”, by whom? ____________________________

(b) If property is not occupied, when was it last occupied?

(c) How long have you owned the property? ____________________________

(d) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

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(l) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(m) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(n) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

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(q) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(r) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(s) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(t) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(u) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(v) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(w) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(x) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(y) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

(z) Are you aware of any pets having been in or around the property and having caused damage or been a source of nuisance?

3. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? [ ] Yes [ ] No

(b) Are you aware of any hazardous substances present on the property (structure or sold) not limited to asbestos, polynormated biphenyls (PCBs), etc.? [ ] Yes [ ] No

(c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property? [ ] Yes [ ] No

(d) Are you aware of any tests for mold, fungus, or indoor air quality in the property? [ ] Yes [ ] No

(e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? [ ] Yes [ ] No

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting LAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(f) Are you aware of any dumping on the property? [ ] Yes [ ] No

(g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property? [ ] Yes [ ] No

(h) If "Yes," list date, type, and results of all tests below:

PREPARED BY:
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(r)(c) ____________________________

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