



# BEUMER REALTY

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## RENTAL PROPERTY OWNER DISCLOSURE STATEMENT

This disclosure is designated to assist the property owner in disclosing to Beumer Realty Property Management all known facts that could materially and/or adversely affect the property being rented, that are not readily observable. This is a disclosure of the property owner's knowledge of the condition of the property as of the date signed by the property owner, a warranty or representation by Beumer Realty, the broker, or their licensees. The broker and their respective licensees will also rely upon this information when they evaluate, market, and present the owner's property to prospective renters.

PROPERTY ADDRESS: \_\_\_\_\_  
OWNER NAME(S): \_\_\_\_\_  
TODAY'S DATE: \_\_\_\_\_

Please answer the following questions in each of the below sections by either circling "YES", "NO", or "UNKNOWN" or by providing a written answer on the indicated line.

### I. OCCUPANCY

- |   |     |    |         |
|---|-----|----|---------|
| 1. Does Seller currently occupy this property?                      | YES | NO | UNKNOWN |
| 2. If not, how long has it been since Seller occupied the property? | YES | NO | UNKNOWN |
| 3. What is the approximate age of the property? _____               |     |    |         |

### II. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

- |  |     |    |         |
|--|-----|----|---------|
| 1. Is the property located in an area that requires flood insurance?                     | YES | NO | UNKNOWN |
| 2. Do you presently carry flood insurance on the property?                               | YES | NO | UNKNOWN |
| 3. Do you know of any past or present drainage or flood problems affecting the property? | YES | NO | UNKNOWN |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

### III. ROOF

- |   |     |    |         |
|---|-----|----|---------|
| 1. What is the age, in years, of roof? _____  |     |    |         |
| 2. Has the roof ever leaked during your ownership?  | YES | NO | UNKNOWN |
| 3. Has the roof been replaced or repaired during your ownership?<br>If yes, when and by whom? _____ | YES | NO | UNKNOWN |
| 4. Has there been any water intrusions into the property from any source?                           | YES | NO | UNKNOWN |
| 5. Is the roof under warranty?  | YES | NO | UNKNOWN |
| 6. Is there any present damage or problems with the roof?   | YES | NO | UNKNOWN |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

### IV. TERMITES, WOOD-ROT, RODENTS

- |   |     |    |         |
|---|-----|----|---------|
| 1. Do you have any knowledge or any damage tot the property caused by either termites, wood-rot, and/or rodents?  | YES | NO | UNKNOWN |
| 2. Has the property ever been treated for termites?<br>If yes, when and by whom? _____  | YES | NO | UNKNOWN |
| 3. Is the property currently under a Termite Bond by a licensed pest control company?<br>If yes, by whom and what is the expiration date of the policy? _____ | YES | NO | UNKNOWN |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

**V. STRUCTURAL ITEMS**

- |   |     |    |         |
|---|-----|----|---------|
| 1. Are you aware of any past and/or present movement, shifting, deterioration, and/or other problems with walls or foundations? | YES | NO | UNKNOWN |
| 2. Are you aware of any past and/or present cracks or flaws in the walls, flooring, or foundations?                             | YES | NO | UNKNOWN |
| 3. Are you aware of any past and/or present damage due to wind, fire or flood?  | YES | NO | UNKNOWN |
| 4. Do you know of any leaks, back-ups, or other problems relating to any of the plumbing, water, and sewage-related items?      | YES | NO | UNKNOWN |
| 5. Are you aware of any past and/or present moisture and/or water problems?   | YES | NO | UNKNOWN |
| 6. Have there been any repairs or other attempts to control the cause or effect of any problems described above?                | YES | NO | UNKNOWN |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure. When describing the repairs or control efforts, please describe the location, extent, date, and name of the person(s) who did the repair or control effort.

**VI. ADDITIONS AND ALTERATIONS**

- |  |     |    |         |
|--|-----|----|---------|
| 1. Have you made any addition, structural changes, or any other alterations to the property?               | YES | NO | UNKNOWN |
| 2. Did you obtain all necessary permits and approvals, and was all work in compliance with building codes? | YES | NO | UNKNOWN |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

**VII. HOME OWNERS ASSOCIATIONS AND CONDOMINIUMS**

- |   |     |    |         |
|---|-----|----|---------|
| 1. Is the property subject to covenants, conditions, and restrictions (CC&R's) of a home owner's association?     | YES | NO | UNKNOWN |
| 2. Is the property part of a condominium or other common ownership?   | YES | NO | UNKNOWN |
| 3. Is there any defect, damage, or problem which may result in an increase in assessment or fees?                 | YES | NO | UNKNOWN |
| 4. How much are the association fees and are they paid monthly or annually? _____<br>To whom are they paid? _____ |     |    |         |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

**VIII. NEIGHBORHOOD**

- |   |     |    |         |
|---|-----|----|---------|
| 1. 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? | YES | NO | UNKNOWN |
|---|-----|----|---------|

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

**IX. LEGAL MATTERS**

- |  |     |    |         |
|--|-----|----|---------|
| 1. Is there any existing or threatening legal action affecting the property?                               | YES | NO | UNKNOWN |
| 2. Do you know of any violations of local, state, or federal laws or regulation relating to this property? | YES | NO | UNKNOWN |

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

**X. INSURANCE (For information purposes only, owner is still responsible for initiating claims and payment of premiums)**

1. What is the name of the insurance company for the home owner? \_\_\_\_\_
2. What is the phone number for the insurance company for the homeowner? \_\_\_\_\_
3. What is the policy number? \_\_\_\_\_

**XI. HAZARDOUS CONDITIONS**

Are you aware of any existing hazardous condition on the property, such as methane gas, lead paint, radon gas in the house or well, radioactive material, landfill, mine-shaft, expansive soil, toxic material, urea-formaldehyde foam insulation, or asbestos insulation?

YES NO UNKNOWN

If you answered "YES" to any of these questions within this section, please explain in detail in Section XVII: ADDITIONAL COMMENTS at the end of this disclosure.

For the following four sections (XII, XIII, XIV, XV) please check all items that apply to your property.

**XII. APPLIANCES**

- ( ) Dishwasher ( ) Disposal ( ) Oven Range ( ) Vent Hood
( ) Trash Compactor ( ) Refrigerator ( ) Room Air Conditioner ( ) T.V Antenna/Dish
( ) Built-in Vacuum ( ) Clothes Dryer ( ) Clothes Dryer ( ) Clothes Washer
( ) Other \_\_\_\_\_

**XIII. ELECTRICAL SYSTEM**

- ( ) Alarm, code \_\_\_\_\_ ( ) Ceiling Fans ( ) Garage Door Opener ( ) Opener Controls
( ) Telephone Jacks ( ) Intercom ( ) Light Fixtures ( ) Sauna
( ) Smoke Detectors ( ) Switches/Outlets ( ) Vent Fan ( ) 220 Volt Service
( ) Other \_\_\_\_\_

**XIV. HEATING & COOLING**

- ( ) Attic Fan ( ) Central Air ( ) Fireplace ( ) Fireplace Insert
( ) Heat - Electric ( ) Heat - Gas ( ) Solar House - Heating ( ) Wood Burning Stove
( ) Humidifier ( ) Propane Tank ( ) Other \_\_\_\_\_

**XV. WATER SYSTEMS**

- ( ) Hot Tub/Spa ( ) Plumbing ( ) Pool, age \_\_\_\_\_ ( ) Pool Pump
( ) Pool Filter ( ) Auto Pool Sweeper ( ) In-ground Sprinkler ( ) Water Heater/Electric
( ) Water Heater/Solar ( ) Well ( ) Other \_\_\_\_\_

Please answer the following questions about your property.

**XVI. OTHER DISCLOSURES**

- 1. What is the age of the heating system found in the property? \_\_\_\_\_
2. What is the age of the cooling system found in the property? \_\_\_\_\_
3. Is the property connected to a public water system? \_\_\_\_\_
4. Is the property connected to a public sewer system? \_\_\_\_\_
5. Is the property connected to a private/community water system? \_\_\_\_\_
6. Is the property connected to a community sewer system? \_\_\_\_\_
7. Is the property connected to a septic tank system? \_\_\_\_\_
8. Are any of the trees or shrubs located on the property either diseased or dead? \_\_\_\_\_
9. Are there any encroachments on the property? \_\_\_\_\_
10. Is the present use a non-conforming use? \_\_\_\_\_
11. Are there any violations of zoning building or restrictive covenants on the property? \_\_\_\_\_
12. Have you received any notices by any government or quasi governmental agency affecting the property, i.e. zoning changes, road changes, etc. ? \_\_\_\_\_
13. Has the fireplace/wood stove, chimney/flue been cleaned, if so, when? \_\_\_\_\_
14. Has there been any inspections on the property in the past year (if yes, please explain in detail in Section XVI. ADDITIONAL COMMENTS)? \_\_\_\_\_
15. Are there any easements other than those which are readily visible and/or which are necessary to serve the improvements? \_\_\_\_\_
16. Is there a homeowner's warranty on the property, if so, with what company? \_\_\_\_\_
17. Is high-speed internet available on the property? \_\_\_\_\_

