

We “Notice” Our Sellers/Owners
RECOMMENDATION FOR DISCLOSURES
SIERRA VISTA AREA

A modern real estate transaction requires the disclosure of important information relating to the sale or rental of your property. Attach is a disclosure booklet entitled We “Notice” Our Sellers/Owners. You are urged to read all the information contained in this booklet. We also urge you to conduct all property inspections that you believe are necessary to make an informed decision on what to disclose about your property. When making disclosures on your property, we urge you to check out the following:

- In the Seller Property Disclosure Statement, answer each question and do not leave any blank boxes.
- Carefully read all contract documents, addenda, counter offers, repair requests and written disclosures.
- Polybutylene plumbing for homes built between 1978 and 1995.
- Mold or conditions that may lead to mold.
- Insurance loss history of the property (obtain a CLUE Report or its equivalent.)
- Environmental factors like radon, asbestos, lead based paint, pet odors and carpet stains.
- History of cracking, settlement, soil problems or related repairs.
- Property lines, encroachments, building permits for home additions and easements over property.
- Square footage measurement of the home and garage.
- Condition of a pool or spa and applicable pool barrier regulations.
- Roof condition and history of water penetration into the property.
- Transfer requirements, assessments or costs of any applicable homeowner’s association.

Please investigate these items before you complete a seller’s property disclosure statement. Failure to thoroughly disclose items such as a roof leaks, mold, polybutylene plumbing, cracking or settlement prior to the close of escrow may result in litigation between you and the buyer. Preference Properties, LLC and its sales associates do not have expertise to environmental or home inspections and cannot give you advice on these items. However, we always stand ready to help you get the facts you need to make accurate disclosures about your property.

INFORMATION TO LOOK FOR:

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| • The Sellers Property Disclosure Statement | HOPES, DREAMS & FAIR HOUSING |
| • The Seller’s Lead-Based Paint Disclosure | POOL SAFETY NOTICE |
| • Homeowners’ Association Resale Notice | DISPUTE RESOLUTION SYSTEM |
| • Flood Plain Information | HOME WARRANTY PROGRAMS |
| • Information Requests | GOOD FUNDS LAW FUNDING CRITERIA |
| • Land/Lot Resale Disclosure Affidavit | MILITARY AIRPORT VICINITY |
| • C.L.U.E. Insurance Disclosure | SUPERFUND MAP COCHISE COUNTY PROGRAM SITES |
| • Good Funds Law Disclosure | |
| • Owner/Builder Law | |
| • Swimming Pool Barrier Law | |

SELLER’S/OWNER’S RECEIPT FOR WE “NOTICE”

SELLER/OWNER

SELLER/OWNER

DATE