

SELLER DISCLOSURE STATEMENT**GENERAL COMMENTS:**

- A. **REQUIRED BY STATE LAW.** RCW 64.06 requires this form to be used in all transfers of residential real property, including multi-family dwellings up to four units, new construction, condominiums not subject to a public offering statement and certain time shares. Buyer has three days to rescind the purchase and sale agreement after Seller provides a completed Form 17 to Buyer. If Seller fails to provide the form to the Buyer as required, the Buyer retains the right to rescind the contract at any time prior to closing. Buyer has three days to rescind the purchase and sale agreement after Seller provides a completed Form 17 to Buyer.

There are certain transfers of real property that are excepted from RCW 64.06 where Seller is not required to provide Form 17 to Buyer. The most common is a transfer made by the personal representative of an estate or by a trustee in a bankruptcy. The complete list of exceptions is set forth in RCW 64.06.010.

There are likely to be many questions about how to comply with this law. If you have any questions, consult your designated broker or advise your client to obtain legal advice.

- B. **DO NOT ALTER OR AMEND THIS FORM.** The law that requires use of this form is very specific. The statute sets out the wording of the questions that must appear on this form. Under no circumstances should you or Seller alter the wording of any of the questions or any other part of the form without advice of legal counsel.
- C. **WAIVER BY BUYER.** Under the law, Buyer may waive the right to receive the Seller Disclosure Statement. In that event, Seller has no obligation to provide Form 17 and Buyer does not have the right to rescind the agreement based on disclosures that otherwise would have been made by Seller.

However, if any of the answer to the questions in the Environmental section of Form 17 is “yes,” Buyer may not waive the right to receive that section of the form and Seller must provide at least that section of the form to Buyer (even if Buyer waives the right to receive the balance of the form).

- D. **ADDITIONAL INFORMATION FOR SELLER.** Seller must complete this form and give it to Buyer within five days of mutual acceptance of the purchase and sale agreement. If Seller does not provide Form 17 (and Buyer has not waived the right to receive it), Buyer will have the right to rescind the transaction at any time up until closing.

The disclosures must be made on the basis of Seller’s actual knowledge at the time of the disclosure. However, if Seller later becomes aware that the original disclosures are inaccurate or incomplete from a source other than Buyer or others acting on Buyer’s behalf (e.g. Buyer’s inspector), then Seller must amend the disclosure statement and provide the amendment to Buyer. In giving Buyer an amended Form 17, Buyer will have a renewed three day right of rescission. Seller does not have to amend the disclosure statement if Seller takes corrective action that will restore the accuracy of the disclosures.

- E. **ADDITIONAL INFORMATION FOR BUYER.** Buyer has the right to rescind the purchase and sale agreement, at any time within three days from Seller’s delivery of Form 17. Buyer’s decision to revoke or rescind may be made “in the Buyer’s sole discretion” and Buyer does not have to identify any particular concerns about the form. If Seller amends the disclosure statement prior to closing, then Buyer will have the option of (a) approving and accepting the amendment or (b) rescinding the purchase and sale agreement within three

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business days after receiving the amendment. If Seller takes corrective action to restore the accuracy of the disclosures, then Buyer will not have a right to revoke.

Buyer must give a written notice of rescission within three business days of receiving the disclosure statement. If Buyer does not timely give notice, Buyer will be deemed to have approved and accepted the disclosure form.

F. THE FORM DOES NOT CHANGE A SELLER'S OBLIGATION TO DISCLOSE DEFECTS. The law does not change Washington's common or case law regarding Seller's obligation to disclose material defects in the property. If there is a material defect in the property, Seller must disclose the defect to Buyer even if the Buyer waives the right to receive Form 17, Seller is exempt from Form 17, or the defect is not covered by the questions on Form 17. This disclosure requirement exists independently from Seller's duty to provide Form 17.

G. PARTIAL EXCEPTION FOR NEW CONSTRUCTION. If Seller is selling residential real property that is newly constructed and has never been occupied, Seller does not need to complete Item 4 (Structural) or Item 5 (Systems and Fixtures) of the form. This is a partial exception only, and if Seller is going to provide Form 17, Seller must complete all other sections.

H. FILLING IN THE FORM

- (1) The form should be completed only by Seller(s). A real estate broker should never provide any answers. The purpose of this form is for Seller to make disclosures about the property.
- (2) If Seller answers "yes" to a question marked with an asterisk, then further explanation must be provided.
- (3) Seller has no obligation to provide copies of documents that are publicly recorded (e.g., easements of record; covenants, conditions, and restrictions; and deeds). If, however, a document is not publicly recorded, Seller must provide a copy to Buyer, if available.

ASSISTANCE FOR SELLER FILLING IN THE BLANKS: The following numbers refer to the numbers on the sample form shown in this Manual:

1. **Seller.** Insert Seller's name.
2. **Address.** Insert the street address (or Lot #), city and county.
3. **Seller-Occupied.** Check whether Seller is or is not occupying the property.
4. **Property Disclosure Questions (Sections 1 through 10).** Seller should answer each question. Do not leave any spaces blank. The Seller must answer on the basis of the Seller's actual knowledge. If the Seller has actual knowledge sufficient to answer a question, then the Seller should not answer "don't know." If a particular question is not applicable to the Property, Seller should check the "N/A" box next to the question.

NOTE: If the Seller answers "yes" to a question with an asterisk, then additional attachments or explanations are required. In addition, Seller may need to provide copies of related documents if they are available and not otherwise publicly recorded.

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5. **Environmental Section.** If Seller answers yes to any of the questions in the Environmental section, Buyer may not waive the right to receive that portion of the form.
6. **Full Disclosure By Seller.** Section 10 contains a catch-all question requiring Seller to disclose “any other existing material defects affecting the property that a prospective Buyer should know about.”
7. **Seller’s Verification.** Seller’s signature and date verify that the answers and explanations are complete and correct to the best of the Seller’s knowledge.
8. **Buyer’s Acknowledgment.** Buyer should carefully review Form 17 and may sign and date the acknowledgment.
9. **Buyer’s Waiver of Right to Revoke Offer.** If Buyer reviews Seller’s responses to the Form 17 and wishes to approve the form and waive Buyer’s right to rescind the agreement, then Buyer should date and sign in these spaces.
10. **Buyer’s Waiver of Right to Receive Completed Disclosure Form.** If Buyer wishes to waive the right to receive a completed Form 17, then Buyer should sign and initial here.
11. **Additional Information.** Use this space for any additional information required by asterisked items. Attached additional pages as necessary.
12. **Seller’s Initials and Date.** Seller should initial and date all the pages of the disclosure form.

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

SELLER: _____
Seller Seller

To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT _____, CITY _____,

STATE _____, ZIP _____, COUNTY _____ ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller ☐ is / ☐ is not occupying the Property.

I. SELLER'S DISCLOSURES:

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

	YES	NO	DON'T KNOW	N/A	
1. TITLE					
A. Do you have legal authority to sell the property? If no, please explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*B. Is title to the property subject to any of the following?					
(1) First right of refusal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(2) Option	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(3) Lease or rental agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(4) Life estate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*C. Are there any encroachments, boundary agreements, or boundary disputes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*D. Is there a private road or easement agreement for access to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*F. Are there any written agreements for joint maintenance of an easement or right-of-way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*G. Is there any study, survey project, or notice that would adversely affect the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*H. Are there any pending or existing assessments against the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SELLER'S INITIALS _____ Date _____

SELLER'S INITIALS _____ Date _____

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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YES NO DON'T KNOW N/A 54
55

- *J. Is there a boundary survey for the property? ☐ ☐ ☐ ☐ 56
- *K. Are there any covenants, conditions, or restrictions recorded against the property? ☐ ☐ ☐ ☐ 57

NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.

2. WATER

A. Household Water

- (1) The source of water for the property is: ☐ Private or publicly owned water system
☐ Private well serving only the subject property *☐ Other water system
*If shared, are there any written agreements? ☐ ☐ ☐ ☐ 67
- *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? ☐ ☐ ☐ ☐ 68
69
- *(3) Are there any problems or repairs needed? ☐ ☐ ☐ ☐ 70
- (4) During your ownership, has the source provided an adequate year-round supply of potable water? .. ☐ ☐ ☐ ☐ 71
If no, please explain: 72
- *(5) Are there any water treatment systems for the property? ☐ ☐ ☐ ☐ 73
If yes, are they: ☐ Leased ☐ Owned 74
- *(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? ☐ ☐ ☐ ☐ 75
76
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? ☐ ☐ ☐ ☐ 77
*(b) If yes, has all or any portion of the water right not been used for five or more successive years? ☐ ☐ ☐ ☐ 78
- *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? ☐ ☐ ☐ ☐ 79

B. Irrigation Water

- (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? ☐ ☐ ☐ ☐ 81
82
*(a) If yes, has all or any portion of the water right not been used for five or more successive years? ☐ ☐ ☐ ☐ 83
84
*(b) If so, is the certificate available? (If yes, please attach a copy.) ☐ ☐ ☐ ☐ 85
*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ... ☐ ☐ ☐ ☐ 86
- *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? ☐ ☐ ☐ ☐ 87
If so, please identify the entity that supplies water to the property: 88
89

C. Outdoor Sprinkler System

- (1) Is there an outdoor sprinkler system for the property? ☐ ☐ ☐ ☐ 91
- *(2) If yes, are there any defects in the system? ☐ ☐ ☐ ☐ 92
- *(3) If yes, is the sprinkler system connected to irrigation water? ☐ ☐ ☐ ☐ 93

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

- ☐ Public sewer system ☐ On-site sewage system (including pipes, tanks, drainfields, and all other component parts)
☐ Other disposal system

Please describe:

B. If public sewer system service is available to the property, is the house connected to the sewer main?

If no, please explain:

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Date

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YES NO DON'T KNOW N/A 102

*C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service? ☐ ☐ ☐ ☐ 103
104

D. If the property is connected to an on-site sewage system: 105

* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction? ☐ ☐ ☐ ☐ 106
107

(2) When was it last pumped? 108

* (3) Are there any defects in the operation of the on-site sewage system? ☐ ☐ ☐ ☐ 109

(4) When was it last inspected? ☐ ☐ 110

By whom: 111

(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms ☐ ☐ 112

E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? ☐ ☐ ☐ ☐ 113
114

If no, please explain: 115

*F. Have there been any changes or repairs to the on-site sewage system? ☐ ☐ ☐ ☐ 116

G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? ☐ ☐ ☐ ☐ 117
118

If no, please explain: 119

*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? ☐ ☐ ☐ ☐ 120
121

NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES). 122
123
124

4. STRUCTURAL 125

*A. Has the roof leaked within the last 5 years? ☐ ☐ ☐ ☐ 126

*B. Has the basement flooded or leaked? ☐ ☐ ☐ ☐ 127

*C. Have there been any conversions, additions or remodeling? ☐ ☐ ☐ ☐ 128

* (1) If yes, were all building permits obtained? ☐ ☐ ☐ ☐ 129

* (2) If yes, were all final inspections obtained? ☐ ☐ ☐ ☐ 130

D. Do you know the age of the house? ☐ ☐ ☐ ☐ 131

If yes, year of original construction: 132

*E. Has there been any settling, slippage, or sliding of the property or its improvements? ☐ ☐ ☐ ☐ 133

*F. Are there any defects with the following: (If yes, please check applicable items and explain) ☐ ☐ ☐ ☐ 134

☐ Foundations ☐ Decks ☐ Exterior Walls 135

☐ Chimneys ☐ Interior Walls ☐ Fire Alarms 136

☐ Doors ☐ Windows ☐ Patio 137

☐ Ceilings ☐ Slab Floors ☐ Driveways 138

☐ Pools ☐ Hot Tub ☐ Sauna 139

☐ Sidewalks ☐ Outbuildings ☐ Fireplaces 140

☐ Garage Floors ☐ Walkways ☐ Siding 141

☐ Wood Stoves ☐ Elevators ☐ Incline Elevators 142

☐ Stairway Chair Lifts ☐ Wheelchair Lifts ☐ Other 143

*G. Was a structural pest or "whole house" inspection done? ☐ ☐ ☐ ☐ 144

If yes, when and by whom was the inspection completed? 145

..... 146

H. During your ownership, has the property had any wood destroying organism or pest infestation? ☐ ☐ ☐ ☐ 147

I. Is the attic insulated? ☐ ☐ ☐ ☐ 148

J. Is the basement insulated? ☐ ☐ ☐ ☐ 149

SELLER'S INITIALS Date

SELLER'S INITIALS Date

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5. SYSTEMS AND FIXTURES

YES NO DON'T N/A 150
KNOW 151

*A. If any of the following systems or fixtures are included with the transfer, are there any defects? 152

If yes, please explain: 153

Electrical system, including wiring, switches, outlets, and service ☐ 154
Plumbing system, including pipes, faucets, fixtures, and toilets ☐ 155
Hot water tank ☐ 156
Garbage disposal ☐ 157
Appliances ☐ 158
Sump pump ☐ 159
Heating and cooling systems ☐ 160
Security system: ☐ Owned ☐ Leased ☐ 161
Other ☐ 162

*B. If any of the following fixtures or property is included with the transfer, are they leased? 163

(If yes, please attach copy of lease.) 164

Security System: ☐ 165
Tanks (type): ☐ 166
Satellite dish: ☐ 167
Other: ☐ 168

*C. Are any of the following kinds of wood burning appliances present at the property? 169

(1) Woodstove? ☐ 170
(2) Fireplace insert? ☐ 171
(3) Pellet stove? ☐ 172
(4) Fireplace? ☐ 173

If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental
Protection Agency as clean burning appliances to improve air quality and public health? ☐ 174

D. Is the property located within a city, county, or district or within a department of natural
resources fire protection zone that provides fire protection services? ☐ 176

E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller
must equip the residence with carbon monoxide alarms as required by the state building code.) ☐ 178

F. Is the property equipped with smoke detection devices? ☐ 180
(Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke
detection device, at least one must be provided by the seller.) 181

G. Does the property currently have internet service? ☐ 183

Provider: 184

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS 185

A. Is there a Homeowners' Association? ☐ 186
Name of Association and contact information for an officer, director, employee, or other authorized
agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy,
and other information that is not publicly available: 187

B. Are there regular periodic assessments? ☐ 190

\$ _____ per ☐ month ☐ year 191

☐ Other: 192

*C. Are there any pending special assessments? ☐ 193

*D. Are there any shared "common areas" or any joint maintenance agreements (facilities
such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas
co-owned in undivided interest with others)? ☐ 194

7. ENVIRONMENTAL 197

*A. Have there been any flooding, standing water, or drainage problems on the property
that affect the property or access to the property? ☐ 198

*B. Does any part of the property contain fill dirt, waste, or other fill material? ☐ 200

*C. Is there any material damage to the property from fire, wind, floods, beach movements,
earthquake, expansive soils, or landslides? ☐ 201

D. Are there any shorelines, wetlands, floodplains, or critical areas on the property? ☐ 202

*E. Are there any substances, materials, or products in or on the property that may be environmental
concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical
storage tanks, or contaminated soil or water? ☐ 204

*F. Has the property been used for commercial or industrial purposes? ☐ 205

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date

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	YES	NO	DON'T KNOW	N/A	
*G. Is there any soil or groundwater contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	208 209 210
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	211 212
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	213
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	214
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	215
8. LEAD BASED PAINT (Applicable if the house was built before 1978).				<input type="checkbox"/>	216
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					217
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).					218 219
<input type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					220
B. Records and reports available to the Seller (check one below):					221
<input type="checkbox"/> Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).					222 223 224
<input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					225
9. MANUFACTURED AND MOBILE HOMES					226
If the property includes a manufactured or mobile home,					227
*A. Did you make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	228
If yes, please describe the alterations:					229
*B. Did any previous owner make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	230
*C. If alterations were made, were permits or variances for these alterations obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	231
10. FULL DISCLOSURE BY SELLERS					232
A. Other conditions or defects:					233
*Are there any other existing material defects affecting the property that a prospective buyer should know about?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	234 235
B. Verification					236
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					237 238 239 240
					241
Seller _____ Date _____					
Seller _____ Date _____					

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

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II. NOTICES TO THE BUYER

1. SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

2. PROXIMITY TO FARMING/WORKING FOREST

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

3. OIL TANK INSURANCE

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

Buyer Date Buyer Date

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

Buyer Date Buyer Date

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

Buyer Date Buyer Date

SELLER'S INITIALS Date

SELLER'S INITIALS Date