

OPTIONAL SELLER'S LOTS & ACREAGE DISCLOSURE FORM

The Central Carolina REALTORS Association has created this Optional Seller's Lots & Acreage Disclosure Form that may be used to help facilitate discussion and negotiation in Lots & Acreage transactions. While this form is not required by state law, the form is available for use through your real estate professional.

Seller(s) Name(s): _____ Date: _____

Property Address: _____ TMS #: _____

Subdivision: _____ Zoning: _____

I. **The following are representations made by the Seller(s).** Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller(s). A real estate broker is qualified to advise on real estate transactions. If Seller(s) or Buyer(s) desire legal advice, they should consult an attorney.

II. **Note to Seller(s):** PURPOSE: To tell the Buyer(s) about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.

III. **Note to Buyer(s):** PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you, may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing.
- Seller(s) can only disclose what they actually know. Seller(s) may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

PLEASE ANSWER ALL QUESTIONS . Explain any "yes" answer under "Remarks" or on an attached sheet referring to the number of the question.

1) TITLE, OWNERSHIP & LEGAL

- A) Is there any person or entity, other than the ones signing this form, who is on the title or can claim ownership? ___ Yes ___ No ___ Unknown ___ Not Applicable
- B) Are there any leases, options, or claims affecting or relating to the property? ___ Yes ___ No ___ Unknown ___ Not Applicable
- C) Are there any judgments, tax liens or non-consensual liens which may affect the sale of the property? ___ Yes ___ No ___ Unknown ___ Not Applicable
- D) Are there any title issues included, recorded easements, use restrictions, lot line disputes, encroachments, unrecorded easements, conservation easements or other legal issues affecting the property? ___ Yes ___ No ___ Unknown ___ Not Applicable
- E) Are there any pending or anticipated eminent domain or condemnation proceedings regarding the property? ___ Yes ___ No ___ Unknown ___ Not Applicable

2) NEIGHBORHOOD

- A) Are there any proposed or recent changes in zoning or property usage in your immediate area? ___ Yes ___ No ___ Unknown ___ Not Applicable
- B) Are there any other neighborhood conditions or problems affecting the property? ___ Yes ___ No ___ Unknown ___ Not Applicable
- C) Has this property ever been used for agricultural purposes? ___ Yes ___ No ___ Unknown ___ Not Applicable
- D) Is the property subject to rollback taxes? If so, how much? _____ ___ Yes ___ No ___ Unknown ___ Not Applicable

3) HOMEOWNERS ASSOCIATION

- A) Is there a Homeowners Association? ___ Yes ___ No ___ Unknown ___ Not Applicable
- B) Is membership mandatory? ___ Yes ___ No ___ Unknown ___ Not Applicable
- C) Current dues are \$ _____ per _____ . ___ Yes ___ No ___ Unknown ___ Not Applicable
- D) Is the property subject to covenants, conditions and/or restrictions of a homeowners association? ___ Yes ___ No ___ Unknown ___ Not Applicable
- E) Are there any conditions that may result in a dues increase or special assessment? ___ Yes ___ No ___ Unknown ___ Not Applicable
- F) Is there a lawsuit against the Home Owners Association? ___ Yes ___ No ___ Unknown ___ Not Applicable

4) ENVIRONMENTAL

- A) Have there been any environmental studies done on or near the property? ___ Yes ___ No ___ Unknown ___ Not Applicable
- B) Does the property now contain or has it ever contained any toxic substances? ___ Yes ___ No ___ Unknown ___ Not Applicable
- C) Does the property now contain or has it ever contained any under/above ground storage tanks? ___ Yes ___ No ___ Unknown ___ Not Applicable
- D) Does the property have any abandoned wells or septic tanks? ___ Yes ___ No ___ Unknown ___ Not Applicable
- E) Is the property located next to or in close proximity to a dump, junkyard or toxic disposal site or is one planned? ___ Yes ___ No ___ Unknown ___ Not Applicable

5) DRINKING WATER / SEWAGE SYSTEM / UTILITIES

- A) Is public/community water available? Yes No Unknown Not Applicable
Current Tap Fee: _____ Availability Fee: _____
- B) Is a lake water drawn system required? Yes No Unknown Not Applicable
- C) Is a water pump system needed? Yes No Unknown Not Applicable
- D) Is there a well on the property? Yes No Unknown Not Applicable
If yes, has the well been tested? If yes, explain results in "Remarks" section.
- E) Is public/community sewer system available? Current Tap Fee: _____ Yes No Unknown Not Applicable
Has the tap fee been paid? Yes No Availability Fee: _____
- F) Is public/community system a gravity flow or forced main? Yes No Unknown Not Applicable
- G) Is there a functional tank/cesspool system servicing this property? If yes, when last serviced: _____ Yes No Unknown Not Applicable
- H) Is there a sewage lift pump,lett system or grinder system available or required? Yes No Unknown Not Applicable
- I) Has a perc test been done? If yes, date of most recent: _____ and for how many bedrooms: _____ Yes No Unknown Not Applicable
- J) Does the property share a well? Yes No Unknown Not Applicable
- K) Which of the following are available for use to this property: gas electricity telephone cable other: _____

6) BOUNDARIES/ACCESS

- A) Have you ever had a survey of your property done? If yes, date: _____ Yes No Unknown Not Applicable
- B) Are the boundaries of your property marked in any way? Yes No Unknown Not Applicable
- C) Are there any recorded or unrecorded encroachments, boundary line disputes or easements relating to the property? Yes No Unknown Not Applicable
- D) If property does not have road frontage, does it have legal deeded access? Yes No Unknown Not Applicable
- E) Is there legal and physical access to the property?
- F) Is the road/street access to the property maintained by: County City Home Owners Association Private Not Maintained (explain: _____)
- G) Is there a plan to widen the road/right of way in the future? Yes No Unknown Not Applicable

7) DRAINAGE/WATER

- A) Is any part of this property located in a flood plain zone or considered wetlands? Yes No Unknown Not Applicable
- B) Has the property ever had a drainage or flooding problem? Yes No Unknown Not Applicable

8) WATER FRONTAGE

- A) Does SCE&G own any fringe land on the property above the 360? Yes No Unknown Not Applicable
- B) Are there any building set backs above the 360? Yes No Unknown Not Applicable
- C) Is a dock allowed? Yes No Unknown Not Applicable
- D) Is there a current dock permit? Yes No Unknown Not Applicable
If yes, dock size limit: _____ Permit #: _____ Exp. Date: _____
- E) Is dock private or shared? Private Shared How many properties share it? _____
- F) Does dock have encapsulated flotation (As of 2005, DHEC requires that all docks MUST HAVE encapsulated flotation): Yes No Unknown Not Applicable
- G) Is there a vegetative buffer zone on the water front side of the property? Yes No Unknown Not Applicable

9) MISCELLANEOUS

- A) Are there any reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or documents pertaining to the condition of the property? Yes No Unknown Not Applicable
- B) Are there any easements, encroachments, boundary disputes or environmental concerns affecting the property? Yes No Unknown Not Applicable
- C) Are there any past or present known material facts or other significant items affecting the value or desirability of the property which have not otherwise been disclosed to the buyer? Yes No Unknown Not Applicable
- D) Is the property located on an earthquake fault? Yes No Unknown Not Applicable
- E) Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on the property or in the immediate neighborhood? Yes No Unknown Not Applicable
- F) Are there any burial grounds, historic or religious sites on the property? Yes No Unknown Not Applicable
- G) Are there any past or present problems with driveways, walkways, seawalls, fences or retaining walls on the property or adjacent property? Yes No Unknown Not Applicable
- H) Are there any bonds or assessments affecting this property? Yes No Unknown Not Applicable
- I) Have there been any significant changes made to the property within the last five years? Yes No Unknown Not Applicable
(eg. topsoil removal, fill, mining, cut timber, etc)
- J) Has any part of the property been filled or used as a dumpsite? Yes No Unknown Not Applicable

10) GENERAL CONDITION

- A) Are there any other facts, conditions or circumstances that may affect the value, beneficial use or desirability of this property? Yes No Unknown Not Applicable
- B) Are there any structure improvements or personal property included in the sale? Yes No Unknown Not Applicable
List items: _____

11) REMARKS (please explain any "yes" answers and attach additional sheets , if necessary)

The undersigned Seller(s) represents that the information set forth in the foregoing Disclosure Statement is accurate and complete. This Disclosure Statement survives closing but is not a warranty or guarantee of any kind. Seller(s) hereby authorizes Broker to provide this information to prospective Buyer(s) of the property and to Real Estate Brokers and Sales Associates. Seller(s) understands and agrees that Seller(s) will notify the Broker in writing immediately if any information set forth in the Disclosure becomes inaccurate or incorrect in any way.

Seller: _____

Seller: _____

Date: _____

Date: _____

RECEIPT AND ACKNOWLEDGMENT OF BUYER

I/We carefully inspected the property. I/We have been advised to complete our due diligence to include but not be exclusive of professionally conducted inspections.

I/We understand that unless stated otherwise in my contract with Seller(s), the property is being sold in its present condition only without warranties or guarantees of any kind by Seller(s) or any Broker or Agent. I/We state that no representation concerning the condition of the property are being relied upon by me/us except as disclosed above or state within the Sales Contract.

Buyer: _____

Buyer: _____

Date: _____

Date: _____

THIS IS A LEGALLY BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND SOMETHING CONTAINED HEREIN,
PLEASE CONTACT AN ATTORNEY.