



# **Residential Real Property Transfer Disclosure Statement**

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

### **General Information**

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property\* located in the \_\_\_\_\_\_ Recording District, \_\_\_\_\_\_ Judicial District, State of Alaska.

Legal Description: LOT 5, BLOCK3; PORT LIONS ALASKA SURDIVISION, THIRD ADDITION

Property Address/City/Other: 219 MALINA ST. PORT LIONS, AK. 99550

\* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 – AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An <u>addendum/amendment</u> form for that purpose may be attached to this disclosure statement. Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

**Exemption for First Sale:** Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

**Waiver by Agreement:** Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

**Violation or Failure to Comply:** A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

613 1293 219 MALINA ST. PORT LICNS, ALT Date Property Address Date / Buver's Initials 's Initials 08-4229 (Rev. 7/08)

### Seller's Information Regarding Property

Property Type (check one):		
<ul> <li>Single Family</li> <li>Zero Lo</li> <li>Duplex (Including Single Famil</li> <li>Other (please specify)</li> </ul>	y with an Apartment)	
If not a current occupant, have you	ever occupied the property? $\Box$ Yes $\Box$	No If so, when?
must complete Disclosure of Infor	mation and Acknowledgment of Lead-base e Residential Lead-Based Paint Hazard Red r Family From Lead in Your Home" pamphlet.	has any knowledge of lead-based paint, Seller d Paint and/or Lead-based Paint Hazards in uction Act of 1992 (also known as Title X) and The pamphlet can be found on the Internet at
Foundation: Assonry Block	d Frame  Manufactured  Modular  Treate Treate	Other: d Wood
Property Features:		
Circle those checked items that	n and will remain with the property. Also t have known defects or malfunctions. Also tion on the <u>Addendum/Amendment(s)</u> To Th	
<ul> <li>Cooktop</li> <li>Oven(s) # of</li> <li>Rods &amp; Blinds</li> <li>Microwave(s) # of</li> <li>Dishwasher</li> <li>Trash Compactor</li> <li>Garbage Disposal</li> <li>Instant Hot Water Dispenser</li> <li>Central Vacuum Installed</li> <li>Intercom</li> <li>Paddle Fan(s) # of</li> </ul>	<ul> <li>Wood Stove(s) # of _/</li> <li>Jetted Tub</li> <li>Hot Tub □ Cover</li> <li>Steam Shower Room</li> <li>Water Softener</li> <li>Water Filtering System</li> <li>Greenhouse □ Attached □ Detached</li> <li>Ventilating System</li> <li>Heating System</li> <li>Storage Shed(s) # of</li> <li>Built-In Barbecue</li> </ul>	<ul> <li>T.V. Antenna</li> <li>Satellite Dish</li> <li>Window Screens</li> <li>Security System</li> <li>Smoke Detector(s) # of</li> <li>CO Detectors # of</li> <li>CO Detectors # of</li> <li>Fire Alarms</li> <li>Auto Garage Door Opener(s) # of Opener(s)</li> <li>Built-In Refrigerator</li> <li>Other</li> </ul>
Comments: RANGE OVEN STAND-410 FREEZER	INCLUDED, REFRIGERATOR	, WASHERYDRYER, KENMORE
Structural Components:		

*Circle* only those items that have known defects, malfunctions, or have had major repairs performed within the last five years. **Also . . .** *Describe* the defect, malfunction, or repair on the <u>Addendum/Amendment(s)</u> To The Disclosure Statement.

Fences/Gates

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- Driveways
- Private Walkways
- Retaining Walls
- Foundation
- Crawi Space
- Roof
- Patio/Decking
- Slabs

Insulation

Rain Gutters

Exterior Walls

Interior Walls

Floors

Ceilings

Doors

Windows

Skylights

Venting

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- Woodstove(s) # of \_\_\_\_
- Fireplace(s) # of \_\_\_\_\_
  - Gas Starter
- Chimneys
- Plumbing Systems
- Heating Systems
- Solar Panels
- Wind Generators

- Electrical Systems
- Sewage Systems
- Water Supply
- Garage

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- Garage Floor Drain
- Carport
- Washer/Dryer Hook-ups
- Humidifier
- Air Conditioner

- Electronic Air Cleaner
- Heat Recovery
  - Ventilator System
- Swimming Pool
  - Mechanical
  - Filtration
  - Pool Cover
- Hot Water Heater

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Other items not covered above? \_\_\_\_

Comments: \_

Sellers Hritials Date Date	219 MALINA ST. PORT LIGNS MK. 99550 Property Address '	Buyer's Initials	/_/ Date
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**Documentation:** *Check* the documents for the subject property that the seller has available for review:

Additional Information for the following items:       Yes       No         Supply information for the following items:       Yes       No         To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last       Signary         > Drainage:       •       Are you aware of ever having any water in the crawl space, basement, or lower level?       Signary         > Sump Pump(s)       Curtain Drain       Rain Gutter/Extension       Other         > How one detect multiput pump?       To where does the water drain after I leaves the sump pump?       If Ves, where is thi codwnspotts discharge?         > It styles, where is downspotts discharge?       If Ves, where is thi codwnspotts discharge?       If Ves, where is thi codwnspotts discharge?         > Roof of Other Leakage:       Type:       Asphatt/Composition Shingle       Cedar Shake       Built-up       Metal       Other         > Are you aware of any teading into the home?       I.e., windows, lights, fireplace, etc.       If Ves, provide location.       If Ves, provide location.       If Ves, provide location.         > Fireplace and/or Woodstove:       Date chimney(s) last cleaned?       Who cleaned? <i>LocStotLoc_2 21/Hot 2 Ves</i> Source:         Source:       Natural Gas       Electric       Propane Tank leased or owned?       Wood Coal         & Wood Stove       Other       If Ves, provide location. <th></th> <th>Engineer/Property/Home       Written Agreements with       Party Wall Agreement         Inspection Report(s)       Adjacent Property Owners       Lease/Rental Agreement         Title Information       Energy Rating Certificate or PUR-101       Soils Test         As-Built Survey       Resale Certificate       Well Log and Water Tegets         Certificate of Occupancy or PUR-102       Water Rights Certificate       Hazardous Materials         Deed Restrictions       Subdivision Covenants/Restrictions       Other</th> <th>ent Fests Test(s)</th> <th></th>		Engineer/Property/Home       Written Agreements with       Party Wall Agreement         Inspection Report(s)       Adjacent Property Owners       Lease/Rental Agreement         Title Information       Energy Rating Certificate or PUR-101       Soils Test         As-Built Survey       Resale Certificate       Well Log and Water Tegets         Certificate of Occupancy or PUR-102       Water Rights Certificate       Hazardous Materials         Deed Restrictions       Subdivision Covenants/Restrictions       Other	ent Fests Test(s)	
5 years?       Image:			<u>Yes</u>	<u>No</u>
<ul> <li>Are you aware of ever having any water in the crawl space, basement, or lower level?</li></ul>	To f 5 ye	the best of your knowledge, has the property been inspected by an engineer/home inspector in the last ears?	🗆	X
If Yes, how has the problem been resolved?         If Yes, how has the problem tesolved?         Uccation of each sump pump.         • To where does the water drain after it leaves the sump pump?         If yetters, where do downspouts discharge?         • Is there a floor drain in the structure, including garage?         • If yetters, where do downspouts discharge?         • If yetters, where do downspouts discharge?         • Roof or Other Leakage:         • Type:       Asphatt/Composition Shingle         • Arey ou aware of any loc damming on the rool?         • If Yes, provide location.         • Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.         • If Yes, provide location.         • Fireplace and/or Woodstove: Date chimney(s) last cleaned?         • Heating System(s):         Mark all types that apply:         • Hot Water Baseboard       Forced Air         • Roy ou aware of any cleaned:         • Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.         • Heating System(s):         Mark all types that apply:         • Hot Water Baseboard       Forced Air         • Mark all types that apply:         • Hot Water Heater:         • S2. Gradition         • Other         • Mark all ty	۶	Drainage:		
Type:       Asphalt/Composition Shingle       Cadar Shake       Built-up       Si Metal       Other         Age:       Mark       years       Location of attic access?       Nether       Provide         If Yes, provide location.       If Yes, provide location.       If Yes, provide location.       If Yes, provide location.         Fireplace and/or Woodstove: Date chimney(s) last cleaned?       Who cleaned?       In STALLOO 2.5/14n.5 4/CO         Heating System(s):       Mark all types that apply:       Hot Water Baseboard       Forced Air       Radiant Heat       Electrical Heat         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKod       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKod       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKod       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKood       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKood       Coal         Source:       Natural Gas       Electric       Prove Supply:       UNKood       Coal         Yets       Years       Supplemen		If Yes, how has the problem been resolved?  Sump Pump(s) Curtain Drain Rain Gutter/Extension Other  Under the solved?  Location of each sump pump:  To where does the water drain after it leaves the sump pump?  If gutters, where do downspouts discharge?  Is there a floor drain in the structure, including garage?	- - - -	·
Type:       Asphalt/Composition Shingle       Cadar Shake       Built-up       Si Metal       Other         Age:       Mark       years       Location of attic access?       Nether       Provide         If Yes, provide location.       If Yes, provide location.       If Yes, provide location.       If Yes, provide location.         Fireplace and/or Woodstove: Date chimney(s) last cleaned?       Who cleaned?       In STALLOO 2.5/14n.5 4/CO         Heating System(s):       Mark all types that apply:       Hot Water Baseboard       Forced Air       Radiant Heat       Electrical Heat         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKod       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKod       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKod       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKood       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       UNKood       Coal         Source:       Natural Gas       Electric       Prove Supply:       UNKood       Coal         Yets       Years       Supplemen	$\triangleright$	Roof or Other Leakage:		
<ul> <li>Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.</li> <li>Her years, provide location.</li> <li>Fireplace and/or Woodstove: Date chimney(s) last cleaned?</li> <li>Heating System(s):</li> <li>Mark all types that apply: <a>Hot Water Baseboard</a></li> <li>Forced Air</li> <li>Radiant Heat</li> <li>Electrical Heat</li> <li>Years.</li> <li>Last Cleaned: <a>Lot Other</a></li> <li>Age: <a>Last Cleaned: <a>Lot Other</a></a></li> <li>Age of Tank?</li> <li>years.</li> <li>Last Cleaned: <a>Last Cleaned: <a>Lot Other</a></a></li> <li>Gas</li> <li>Electric <a>Propane Tank leased or owned?</a></li> <li>Wood <a>Coal</a></li> <li>Other <a>Version</a></li> <li>Years.</li> <li>Age of Tank?</li> <li>years.</li> <li>Capacity: <a>Last Cleaned: <a>Last Cl</a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></a></li></ul>	<u>,</u>	<ul> <li>Type: □ Asphalt/Composition Shingle □ Cedar Shake □ Built-up ☑ Metal □ Other</li> <li>Age: <u>Unk</u> years. Location of attic access? <u>NEAR</u> FRONT BOOK</li> <li>Are you aware of any ice damming on the roof?</li></ul>	- 🖸	$\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{$
<ul> <li>Fireplace and/or Woodstove: Date chimney(s) last cleaned? Who cleaned? K_STALLED KACC</li> <li>Heating System(s):</li> <li>Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat Wood Stove Other Last Inspected:K</li> <li>Age: years. Last Cleaned: Last Inspected: Wood Coal Odd Odd Odd Odd Coal Odd Odd Coal Odd Odd Odd Odd</li></ul>		Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc	 	¥
<ul> <li>Heating System(s): Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat X Wood Stove Other Age: <u>unk</u> years. Last Cleaned: <u>2010</u> Last Inspected: <u>unk</u> Source: Natural Gas Electric Propane Tank leased or owned? Wood Coal Oli with <u>250</u> gallon storage which is Buried Above Ground Other Age of Tank? <u>years</u>.</li> <li>Hot Water Heater: Age: <u>unk</u> years. Capacity: <u>200</u> gallons. Type: Gas Electric Other <u>010</u></li> <li>Water Supply: Type: X Public Private Community Cistern/Water Tank If Cistern/Water Tank: <u>Size</u> Other <u>If Private</u>: Well Depth: <u>feet</u>. Flow Rate: <u>gallons per minute</u>. Date Tested: <u>100</u></li> <li>Have you had any problems with your water supply.</li> <li>Has the water supply been tested in the past 12 months? <u>If Yes, attach all documentation from all tests</u>.</li> <li>Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants? <u>100</u></li> <li>Have you ever had a well pump problem or failure?</li> <li>Have you supply water to, or receive water from others?</li> <li>If Yes, is there a recorded agreement?</li> <li>If Yes is there a recorded agreement?</li> </ul>	Δ		GLARS	460
Mark all types that apply:       Hot Water Baseboard       Forced Air       Radiant Heat       Electrical Heat         Age:       Wwood Stove       Other       Last Inspected:       Wwwod         Source:       Natural Gas       Electric       Propane Tank leased or owned?       Wood       Coal         Source:       Natural Gas       Electric       Propane Tank leased or owned?       Wood       Coal         Source:       Natural Gas       Gallon storage which is       Buried       Above Ground       Other       Other         Age of Tank?		-	• -	
<ul> <li>Hot Water Heater: 32 if Age: <u>UNK</u> years. Capacity: <u>See</u> gallons. Type: Gas Electric Other <u>OIL</u></li> <li>Water Supply: Type: <u>See</u> Public Private Community Cistern/Water Tank If Cistern/Water Tank: <u>Size</u></li> <li>Other <u>Internet</u> feet. Flow Rate: <u>Internet</u> gallons per minute. Date Tested: <u>Internet</u></li> <li>Have you had any problems with your water supply?</li> <li>Has the water supply been tested in the past 12 months?</li> <li>Has the water of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?</li> <li>Has the well failed while you have owned the property?</li> <li>Have you ever had a well pump problem or failure?</li> <li>Do you supply water to, or receive water from others?</li> <li>Use there a recorded agreement?</li> </ul>	~	Mark all types that apply:       Hot Water Baseboard       Image: Content in the image is a contene		
Age: <u>UNK</u> years. Capacity: <u>gallons.</u> Type: Gas Clectric Other <u>OIL</u> Water Supply:   Type: <u>N</u> Public Private Community Cistern/Water Tank If Cistern/Water Tank:Size   Other	~	•		
<ul> <li>Water Supply: Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank:Size Other</li></ul>	~	Age: $(IA)E$ years Capacity: $260$ gallons Type: $\Box$ Gas $\Box$ Electric $\mathbf{X}$ Other $OIL$		
<ul> <li>Have you had any problems with your water supply?</li></ul>	>	Water Supply:         Type:          \vee Public \Box Private \Box Community \Box Cistern/Water Tank If Cistern/Water Tank:Size		
<ul> <li>Have you had any problems with your water supply?</li></ul>				
<ul> <li>Has the water supply been tested in the past 12 months in</li></ul>		Have you had any problems with your water supply?	🗆	
<ul> <li>Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?</li> <li>Has the well failed while you have owned the property?</li> <li>Have you ever had a well pump problem or failure?</li> <li>Do you supply water to, or receive water from others?</li> <li>If Yes is there a recorded agreement?</li> </ul>		Has the water supply been tested in the past 12 months?	🗆	
<ul> <li>Have you ever had a well pump problem or failure?</li></ul>		<ul> <li>Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?</li> </ul>		
<ul> <li>Have you even had a wen pump problem of random strandom strand</li></ul>		Has the well failed while you have owned the property?	Ц	
♦ Do you supply watch to, or receive watch non-eurorementer in our eurorement and the state of		Have you ever had a well pump problem or failure?		
		If Yes is there a recorded agreement?		

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Seller's Initials	<u>6 3 2013</u> Date	219 MALINA ST. PORT LIONS AK, 99550 Property Address	Buyer's Initials	// Date
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## Additional Information (Continued):

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Sewer System:	<u>Yes</u>	No	
Type: 🕅 Public 🗌 Private 🗌 Community 🗌 Other		X	
Does your sewer system have a lift station/lift pump?     If Private:      Septic Tank      Holding Tank      Other:	∟	( <b>X</b> )	
Drainfield System: Bed Trench Mound Pit Crib Other	-		
Innovative Sewer System:	-		
□ Secondary sewer treatment plant □ Other	-		
the second se		N	
Has the sewer system failed while you owned the property?		X	
If Yes, explain:Age of sewer system: Location: + Have you had any work maintenance or inspections done on the sewer system during your ownership?			
<ul> <li>Have you had any work maintenance or inspections done on the sewer system during your ownership?</li> </ul>	□	X	
If Yes, explain:	_		
<ul> <li>Approval/Certification source (and date if known):</li></ul>		κ <del>η</del>	
Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property ?	••••	Ø	
Freeze-ups:			
<ul> <li>Have you had any frozen water lines, sewer lines, drains, or heating systems?</li> </ul>	□	Ń	
		- <b>-</b>	
<ul> <li>If yes, please explain</li></ul>	🗀	X	
Location, and explain use.			

#### > Average Annual Utility Costs:

Gas	\$	Company/Source:
Electric	\$ 960.	Company/Source:
Oil	\$ <u>1125</u> . /Gallons: <u>250</u>	Company/Source: 1705
Propane	\$ 300	Company/Source: No PAC FUEL
Wood	\$	Company/Source:
Coal	\$	Company/Source:
Water	\$ Yes 621.12	Company/Source: <u>CITY</u>
Sewer	\$ 425 62111	Company/Source:
Refuse	\$ 165	Company/Source:
Other	\$	Company/Source:

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the <u>Addendum/Amendment(s)</u> to the Disclosure Statement.

≻	Titl	e:	<u>Yes</u> <u>N</u>	
	1. 2. 3.	Do you know of any existing, pending, or potential legal action(s) concerning the property? Do you know of any street or utility improvements planned that will affect the property? Road maintenance provided by?	□ 0 □ 0	_
	3. 4.	is the property currently rented or leased?		
	5.	If Yes, expiration date:// Is there a homeowner's association (HOA) for the property?		y
		If Yes, HOA name: HOA Telephone: Mandatory Voluntary Inactive Monthly Dues Amount: \$ per Are there any levied or pending assessments? Who is responsible for issuing the resale certificate? Name: Telephone:	 [	
≻	Set	backs/Restrictions:		
	6.	Have you been notified of any proposed zoning changes for the property?	🗆 🛛 🛛	X
	7.	Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?		X
	8.	Are there subdivision conditions, covenants, or restrictions?	□ 1	¥
	9.	Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?		¥
	10.	Are you aware of any nonconforming uses of this property?	□	¥
Je Se	Mer's	1) Initials Date Date Date Date Date Date Date Date	/// Date	

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### Additional Information (Continued):

	Yes
Are you aware of any deed, or other private restrictions on the use of the property?	□
Are you aware of any variances being applied for, or granted, on this property?	∟
Are you aware of any easements on the property?	≱
croachments:	
Does anything on your property encroach (extend) onto your neighbor's property?	
Does anything on your neighbor's property encroach onto your property?	
vironmental Concerns:	
Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil	, □
Are you aware of any mildew or mold issues affecting this property?	□
Are you aware of any underground storage tanks on this property, other than previously referenced fuel	
or septic tanks? Number of tanks:	🗆
Are you aware if the property is in an avalanche zone/mudslide area?	
Are you aware if the property has flooded?	□
Flood zone designation:	
Are you aware of any erosion/erosion zone or accretion affecting this property?	🗆
Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche,	
Have you ever filed an insurance claim for any environmental damage to the property?	
Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	□
Are you aware of any debris burial or filling on any portion of the property?	🗆
Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding,	
or heaving that affect the improvements of the property?	
Are you aware of any drainage, or grading problems that affect this property?	[]
onstruction. Improvements/Remodel:	
Have you remodeled, made any room additions, structural modifications, or improvements?	□
If Yes please describe. Was the work performed with necessary permits in compliance with building	
and as 2	
Was a final inspection performed, if applicable?	L
est Control or Wood Destroying Organisms:	_
Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?	L
a. If Yes, what type?	
b. If Yes, where?	
Has there been damage in the past resulting from termites, ants, insects, squirreis, rodents, etc. in the structure?	🗆
a. If Yes, when?	
c. It Yes, where?	
a. If res, describe what was done to resolve the problem.	
ther:	
	[
. Are you aware of any murder or suicide naving occurred on the property within the preceding 3 years ?.	 
. Are you aware of any human burial sites on the property?	L
	asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soling water or by-products from the production of methamphetamines on the subject property? Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks:

Serier's Initials Date Date Date	9 MALINIA ST. AURT LIONS, Mk. 99530 Property Address -5-	Buyer's Initials
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\_/\_\_/\_\_\_ Date

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Additi	ional Information (Continued):	<u>Yes</u>	<u>No</u>
33.	<ul> <li>Noise</li> <li>a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc?</li> <li>b. If Yes, explain:</li></ul>		X
34.	Pets a. Have there been any pets/animals in the house? b. If Yes, what kind?		¥

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: whomas to Shetter	Date: 6.3.2013
Seller:	Date:
Seller. /	

### **Buyer's Notice and Receipt of Copy**

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer:	Date:
Buyer:	Date:
Lift         Light         Jail         Jail         Jail         Jail         Jail         Jail         Jail         Property Address           Selfer's Initials         Date         Property Address         Property Address         -6-	ess Buyer's Initials Date

### **Explanation Addendum or Amendment To The Disclosure Statement**

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

### List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
2	PROPERT FEATURES SOME OR ALL OF THE FURNITURE COULD BE
	PROPERT FEATURES! SOME OR ALL OF THE FURNITURE COULD BE INCLUDED FOR ADDITIONAL FUNDS.

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Alet  $\cdot$ Seller: Seller:

Date: 6.3.2013

Date:

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer:	Date:
Buyer:	Date:
Page/ of/_	
Date     Date     Date     Date     Property Address       08-4229 (Rev. 7/08)     -7-	S, pk, 99.550 Buyer's Initials Date



# State of Alaska

## **Residential Real Property Transfer Disclosure Statement**

**Exemption For First Sale** 

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description:

Property Address/City:

Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Buyer may wish to obtain inspections of the property and seek other professional advice.

\* \* \* \* \* \* \* \* \*

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

\* \* \* \* \* \* \* \* \*

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

#### \*\*\*\*\*\*

I certify that this is the first transfer of an interest in the property identified above and that the property has not been occupied before this transfer of interest.

Seller:	Date:	
Seller:	Date:	
Buyer:	Date:	A
Buyer:	Date:	

Seller's Initials 08-4229 (Rev. 7/08)

Date



# State of Alaska Residential Real Property Transfer Disclosure Statement

## Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

Legal Description:

Property Address/City:

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

\*\*\*\*\*\*\*

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

\*\*\*\*\*\*

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

\*\*\*\*\*\*

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

## Signing this waiver does not affect other obligations for disclosure.

Seller: hit flack	Date:
Seller:	Date:
Buyer:	Date:
Buyer:	Date:
Sover's Initials Date Date Property Address 98-4229 (Rev. 7/08)	Buyer's Initials     Date