



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021 Minnesota Association of REALTORS®, Minneapolis, MN

- 1. Date 02/28/2022
- 2. Page 1 of _____ pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
 12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 14. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: Seller's Disclosure Alternatives
 15. form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any**
 16. **kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for**
 17. **any inspections or warranties the party(ies) may wish to obtain.**

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
 20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,
 21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
 23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
 24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it
 26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of
 27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does
 28. not apply. "NO" may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
 30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
 31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
 32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 2205 Horizon Pl
 34. City of Burnsville, County of Sakota
 35. State of Minnesota, Zip Code 55337 ("Property").

A. GENERAL INFORMATION: The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you Acquire Build the home? 05/26/2017
(Check one)

38. (2) Type of title evidence: Abstract Registered (Towns) Unknown

39. Location of Abstract: _____

40. Is there an existing Owner's Title Insurance Policy? Yes No

41. (3) Have you occupied this home continuously during your ownership? Yes No

42. If "No," explain: _____

43. (4) Is the home suitable for year-round use? Yes No

44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach) Yes No

45. (6) Does the Property include a manufactured home? Yes No

46. If "Yes," HUD #s) is/are _____

47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

18 Page 1

THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

49 Property located at 2105 Birch Lane Pl

Section 1115a

Rev. 11/2011

(7) Is the Property located on a public or a private road? Public Private Public, no maintenance

(8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.
(a) Do you know which zone the Property is located in? Yes No

If "yes," which zone? _____ Yes No

(b) Have you ever had a flood insurance policy? Yes No

If "yes," is the policy in force? _____

If "yes," what is the annual premium? \$ _____

If "yes," who is the insurance carrier? _____ Yes No

(c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

If "yes," please explain: _____

NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will cost by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

Are there any Yes No

(9) encroachments? Yes No

(10) associations, covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the Property? Yes No

(11) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the Property (e.g., shoreline restrictions, non-conforming use, etc.)? Yes No

(12) easements, other than utility or drainage easements? Yes No

(13) Please provide clarification or further explanation for all applicable "yes" responses in Section A. _____

B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they currently exist on the Property?

(ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS)

(1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No
If "yes," give details of what happened and when: _____

(2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? Yes No

If "Yes," what was the claim(s) for (e.g., hail damage to roof)? _____

Did you receive compensation for the claim(s)? Yes No

If you received compensation, did you have the items repaired? Yes No

What dates did the claim(s) occur? _____

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

91 Page 3

92 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

93 Property located at 2225 Barlowe Pl Barnevillie MO 63011

94 (3) (a) Has/have the structure(s) been altered? Yes No
 95 (e.g., additions, altered roof lines, changes to load-bearing walls)
 96 If "Yes," please specify what was done, when, and by whom (owner or contractor):

97 _____
 98 _____

99 (b) Has any work been performed on the Property? (e.g., additions to the
 100 Property, wiring, plumbing, retaining wall, general finishing) Yes No
 101 If "Yes," please explain:

102 _____

103 (c) Are you aware of any work performed on the Property for which
 104 appropriate permits were not obtained? Yes No
 105 If "Yes," please explain:

106 _____

107 (4) Has there been any damage to flooring or floor covering? Yes No
 108 If "Yes," give details of what happened and when:

109 _____

110 (5) Do you have or have you previously had any pets? Yes No
 111 If "Yes," indicate type dog (can shedding) and number 1

112 (6) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):

113 _____

114 (7) THE BASEMENT, CRAWLSPACE, SLAB:

115 (a) cracked floor/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(h) leakage/seepage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
116 (b) drain tile problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(i) sewer backup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
117 (c) flooding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(j) wet floors/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
118 (d) foundation problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(k) other? _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

119 Give details to any questions answered "Yes":

120 _____

121 _____

122 (8) THE ROOF:

123 (a) What is the age of the roofing material?
 124 Home approx. 15 years Garages/Outbuildings: Approx. 15 years

125 (b) Has there been any interior or exterior damage? Yes No

126 (c) Has there been interior damage from ice buildup? Yes No

127 (d) Has there been any leakage? Yes No

128 (e) Have there been any repairs or replacements made to the roof? Yes No

129 Give details to any questions answered "Yes":

130 _____

LEDC 0703-3 (02/1)

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

131, Page 4

132 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

133 Property located at 2205 WILSON PI WILSONVILLE OR 97131

134 (B) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:
 135 (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other) brick
 136 (b) cracks/damage? Yes No
 137 (c) leakage/seepage? Yes No
 138 (d) other?

139 Give details to any questions answered "Yes":
 140 July 2020 - contractor hired to fix leak around shaft (chimney) - issue existed
 141 prior to us buying house. After fix in 2020, no leaks occurred.

142 C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:
 NOTE: Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition. Working order means all components of the items specified below.

	NA	Working Order			NA	Working Order	
		Yes	No			Yes	No
146 Air-conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				Propane tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148				<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
149 Air exchange system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150 Carbon monoxide detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151 Ceiling fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153 Clothes dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
154 Clothes washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155 Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156 Doorbell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157 Drain tile system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158 Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159 Environmental remediation system (e.g., radon, vapor intrusion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160 Exhaust system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161 Fire sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162 Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV receiver	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163 Fireplace mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164 Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
165 Furnace humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
166 Garage door auto reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water purification system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
167 Garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
168 Garage door opener remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
169 Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
170 Heating system (central)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
171 Heating system (supplemental)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
172 Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173 Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174 Invisible fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175 Lawn sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176 Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177 Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT
180, Page 5

181 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE

182 Property located at 2225 Barkess Pl. Suburb: Minnetonka MN 55327

183 Are there any items or systems on the Property connected or controlled wirelessly,
184 via internet protocol ("IP"), to a router or gateway or directly to the cloud? Yes No

185 Comments regarding issues in Section C:
186

187 D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:
188 (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

189 Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described
190 real Property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement:
191 Subsurface Sewage Treatment System.)

192 There is an abandoned subsurface sewage treatment system on the above-described real Property
193 (See Disclosure Statement: Subsurface Sewage Treatment System.)

194 E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103.235.)
195 (Check appropriate boxes.)

196 Seller does not know of any wells on the above-described real Property.

197 There are one or more wells located on the above-described real Property. (See Disclosure Statement: Well.)

198 This Property is in a Special Well Construction Area.

199 There are wells serving the above-described Property that are not located on the Property.

200 (1) How many properties or residences does the shared well serve? _____
201 (2) Is there a maintenance agreement for the shared well? Yes No
202 If "Yes," what is the annual maintenance fee? \$ _____

203 F. PROPERTY TAX TREATMENT:
204 Preferential Property Tax Treatment

205 Is the Property subject to any preferential property tax status or any other credits
206 affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,
207 Non-Profit Status, RRM, Rural Preserve, etc.) Yes No

208 If "Yes," would these terminate upon the sale of the Property? Yes No

209 Explain:
210

211 G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code
212 provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
213 withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

214 Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
215 foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
216 survive the closing of any transaction involving the Property described here.

217 NOTE: If the above answer is "YES," Buyer may be subject to income tax withholding in connection with the
218 transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-
219 exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

220 If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
221 Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
222 Revenue Code.

223 Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
224 for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding
225 FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to
226 assure either party whether the transaction is exempt from the FIRPTA withholding requirements.

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

227 Page 6

228 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

229 Property located at 3399 ~~W. LENO~~ P1 ~~ROOSEVELT~~ MN 55111

230 H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

231 (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

232 Seller is not aware of any methamphetamine production that has occurred on the Property.

233 Seller is aware that methamphetamine production has occurred on the Property.

234 (See Disclosure Statement: Methamphetamine Production.)

235 I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety
236 zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations
237 are filed with the county recorder in each county where the zoned area is located. If you would like to determine
238 if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
239 located.

240 J. NOTICE REGARDING CARBON MONOXIDE DETECTORS: MN Statute 260F.51 requires Carbon Monoxide
241 Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
242 be personal property and may or may not be included in the sale of the home.

243 K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge.

244 MN Statute 307.08 prohibits any damage or illegal relocation of human remains, burials or cemeteries. A
245 person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal
246 remains or human burial grounds is guilty of a felony.

247 Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

248 If "Yes," please explain _____

249 All unexcavated human remains or burials found outside of plotted, recorded or identified cemeteries and in
250 contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
251 Statute 307.08, Subd. 7.

252 L. ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they
253 currently exist on the Property?

254 (1) Animal Insect/Pest Infestation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(6) Lead? (e.g., paint, plumbing)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
255 (2) Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(7) Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
256 (3) Diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(8) Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
257 (4) Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(9) Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
258 (5) Hazardous waste/substances?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(10) Vapor intrusion?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

259 (11) Other? Routine pest treatment (professional) have been Yes No
260 1-1 Any noise in laundry room (created by washer) past covered by the price.

261 (12) Have you ever been contacted or received any information from any governmental
262 authority pertaining to possible or actual environmental contamination (e.g., vapor
263 intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? Yes No

264 (13) Are you aware if there are currently, or have previously been, any orders issued
265 on the Property by any governmental authority ordering the remediation of a
266 public health nuisance on the Property? Yes No

267 If answer above is "yes," all orders HAVE HAVE NOT been vacated.

268 (14) Please provide clarification or further explanation for all applicable "yes" responses in Section L:
269 _____
270 _____
271 _____

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

272 Page 7

273 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

274 Property located at 2103 Sorless Pl. Burnsville MN 55321

275 M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

276 RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL
277 homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
278 having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
279 easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

280 Every buyer of any interest in residential real property is notified that the property may present exposure to
281 dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
282 Radon, a Class A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading
283 cause overall. The seller of any interest in residential real property is required to provide the buyer with any
284 information on radon test results of the dwelling.

285 RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
286 Department of Health's publication entitled *Radon in Real Estate Transactions*, which is attached hereto and
287 can be found at www.health.state.mn.us/communities/environment/air/radon/radonne.html.

288 A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
289 pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
290 Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
291 the court. Any such action must be commenced within two years after the date on which the buyer closed the
292 purchase or transfer of the real Property.

293 SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual
294 knowledge.

295 (a) Radon tests HAVE HAVE NOT occurred on the Property.

(Check one)

296 (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most
297 current records and reports pertaining to radon concentration within the dwelling.

298 *No tests found. Checked radon levels before we moved in (May 2016)*

299 (c) There IS IS NOT a radon mitigation system currently installed on the Property.

(Check one)

300 If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
301 description and documentation.

302
303
304 EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

305
306 N. NOTICES/OTHER DEFECTS/MATERIAL FACTS: The following questions are to be answered to the best of
307 Seller's knowledge.

308 Notices: Seller HAS HAS NOT received a notice regarding any proposed improvement project from any
309 assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
310 and/or explain.

311
312
313

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT
314 Page 3

315 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

316 Property located at 2201 Worless Pl Excelsior MN 55331

317 **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
318 ordinary buyer's use or enjoyment of the Property or any intended use of the Property? Yes No

319 If "Yes," explain:

320 _____

321 _____

322 _____

323 _____

324 **Q. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
325 many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
326 leaving the home.

327 Examples of exterior moisture sources may be:

- 328 • improper flashing around windows and doors,
- 329 • improper grading,
- 330 • flooding,
- 331 • roof leaks.

332 Examples of interior moisture sources may be:

- 333 • plumbing leaks,
- 334 • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 335 • overflow from tubs, sinks, or toilets,
- 336 • firewood stored indoors,
- 337 • humidifier use,
- 338 • inadequate venting of kitchen and bath humidity,
- 339 • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 340 • line-drying laundry indoors,
- 341 • houseplants -- watering them can generate large amounts of moisture.

342 In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
343 in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
344 Therefore, it is very important to detect and remediate water intrusion problems.

345 Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
346 humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious
347 health problems, particularly in some immunocompromised individuals and people who have asthma or allergies
348 to mold.

349 To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
350 have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
351 Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
352 purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
353 Property.

354 **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
355 offender registry and persons registered with the predatory offender registry under MN Statute 243.166
356 may be obtained by contacting the local law enforcement offices in the community where the property
357 is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
358 Corrections web site at www.corr.state.mn.us.

MN05-SP05-4 (07/11)

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

309 Page 8

360 THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

361 Property located at 2205 Marjans Pl, Minneapolis, MN 55413

362 G. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

363 **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 DO NOT apply to

- 364 (1) real property that is not residential real property;
- 365 (2) a gratuitous transfer;
- 366 (3) a transfer pursuant to a court order;
- 367 (4) a transfer to a government or governmental agency;
- 368 (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 369 (6) a transfer to heirs or devisees of a decedent;
- 370 (7) a transfer from a co-tenant to one or more other co-tenants;
- 371 (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 372 (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property
- 373 agreement incidental to that decree;
- 374 (10) a transfer of newly constructed residential property that has not been inhabited;
- 375 (11) an option to purchase a unit in a common interest community, until exercised;
- 376 (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with
- 377 respect to a declarant under section 515B.1-100, clause (2);
- 378 (13) a transfer to a tenant who is in possession of the residential real property; or
- 379 (14) a transfer of special declarant rights under section 515B.3-104.

380 **MN STATUTES 144.496: HADON AWARENESS ACT**

381 The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers

382 of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

383 **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the

384 prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not

385 waive, limit, or abridge any obligation for seller disclosure created by any other law.

386 **No Duty to Disclose:**

- 387 (A) There is no duty to disclose the fact that the Property
- 388 (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
- 389 Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
- 390 (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
- 391 (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
- 392 nursing home.
- 393 (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
- 394 register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
- 395 manner, provides a written notice that information about the predatory offender registry and persons
- 396 registered with the registry may be obtained by contacting the local law enforcement agency where the
- 397 property is located or the Department of Corrections.
- 398 (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
- 399 (A) and (B) for property that is not residential property.
- 400 (D) **Inspections.**
- 401 (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
- 402 Property if a written report that discloses the information has been prepared by a qualified third party
- 403 and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
- 404 federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
- 405 believes has the expertise necessary to meet the industry standards of practice for the type of inspection
- 406 or investigation that has been conducted by the third party in order to prepare the written report.
- 407 (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
- 408 information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

MN DS 3700-9 (8/21)

Minnesota
DISBURSEMENT

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

400 Page 02

THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

Buyer's Use

MR 55111

410
411
412
413
414
415
416
417
418
419

Property located at 2100 Eastview Pl
B. ADDITIONAL COMMENTS

420
421
422
423
424
425
426
427
428
429
430
431
432

S. SELLER'S STATEMENT
(To be signed at time of listing.)
Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the prospective buyer, if this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.
Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing. To disclose new or changed facts, please use the Amendment to Disclosure Statement form.

[Signature] 03/28/2022 *[Signature]* 03/28/2022

434
435
436
437
438
439
440

T. BUYER'S ACKNOWLEDGEMENT
(To be signed at time of purchase agreement.)
I/We, the Buyer(s) of the Property, acknowledge receipt of this Seller's Property Disclosure Statement and agree that no representations regarding facts have been made other than those made above. This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
The information disclosed is given to the best of Seller's knowledge.

Buyer

442
443

LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

MRD55DC-10 (8/21)