

RESIDENTIAL SELLER DISCLOSURE ADVISORY

Document updated:
February 2023



WHEN IN DOUBT – DISCLOSE!



Arizona law requires the seller to disclose material (important) facts about the property, even if you are not asked by the buyer or a real estate agent. These disclosure obligations remain even if you and the buyer agree that no Seller's Property Disclosure Statement ("SPDS") will be provided.

The SPDS is designed to assist you, the seller, in making these legally required disclosures and to avoid inadvertent nondisclosures of material facts. To satisfy your disclosure obligations and protect yourself against alleged nondisclosure, you should complete the SPDS by answering all questions as truthfully and as thoroughly as possible. Attach copies of any available invoices, receipts, permits, warranties, inspection reports, and leases, to ensure that you are disclosing accurate information. Use the blank lines to explain your answers. If you do not have the personal knowledge to answer a question, it is important not to guess – use the blank lines to explain the situation.



If the buyer asks you about an aspect of the property, you have a duty to disclose the information, even if you do not consider the information material.* You also have a legal duty to disclose facts when disclosure is necessary to prevent a previous statement from being misleading or misrepresented: for example, if something changes.

If you do not make the legally required disclosures, you may be subject to civil liability.

Under certain circumstances, nondisclosure of a fact is the same as saying that the fact does not exist. Therefore, nondisclosure may be given the same legal effect as fraud.

Note: These disclosures are warranties that survive closing.

If you are using the Arizona Association of REALTORS® ("AAR") Residential Resale Real Estate Purchase Contract, the seller is required to deliver "a completed AAR Residential SPDS form to the Buyer within three (3) days after Contract acceptance." If the Seller does not provide the SPDS as the Contract requires, the Seller is potentially in breach of the Contract, thereby enabling the Buyer to cancel the transaction and receive the earnest money deposit.

* By law, sellers are not obligated to disclose that the property is or has been: (1) a site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the vicinity of a sex offender. However, the law does not protect a seller who makes an intentional misrepresentation. For example, if you are asked whether there has been a death on the property and you know that there was such a death, you should not answer "no" or "I don't know." Instead you should either answer truthfully or respond that you are not legally required to answer the question.

R RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
February 2023



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. *By signing on page 9, you acknowledge that the failure to disclose known material information about the Property may result in liability.*

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as CC&R's, association bylaws, surveys, rules, and the title report or commitment. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

PROPERTY AND OWNERSHIP

- As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto,
- plus fixtures and personal property described in the Contract.

3. **LEGAL OWNER(S) OF PROPERTY:** Baker Jerry Ann Revoc Tr Attn: Schatz Felicia Tr

4. _____ Date Acquired: _____

5. **PROPERTY ADDRESS:** 2711 Camino De La Caterna Tucson AZ 85742
(STREET ADDRESS) (CITY) (STATE) (ZIP)

6. Does the Property include any leased land? Yes No

7. Explain: _____

8. **NOTICE TO SELLER: Arizona law imposes certain requirements on the sale or lease of subdivided and unsubdivided land or lots. If a sale involves six or more parcels, lots, or fractional interests being sold, certain requirements are imposed on the Seller for a Subdivision Public Report. Information may be obtained by contacting the Arizona Department of Real Estate. A.R.S. 32-2101 (56) and (57).**

11. Are you aware if the Property is located in an unincorporated area of the county? Yes No If yes, and five or fewer parcels of land other than subdivided land are being transferred, the Seller must furnish the Buyer with a written Affidavit of Disclosure in the form required by law.

13. The Property is currently (Check all that apply): Owner-occupied Rental/Leased Estate Vacant If vacant, how long? 10/2022

14. Other: _____ Explain: _____

15. If a rental property, how long? _____ Expiration date of current lease: _____ (Attach a copy of the lease if available.)

16. If any refundable deposits or prepaid rents are being held, by whom and how much? Explain: _____

17. _____

18. Are you aware of any regulations surrounding length of time for rentals? Yes No Explain: _____

19. _____

20. Is the legal owner(s) of the Property a foreign person pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA)?

21. Yes No If yes, consult a tax advisor; mandatory withholding may apply.

22. Is the Property located in a community defined as an age restricted community? Yes No

23. Explain: _____

24. Approximate year built: _____. If the Property was built prior to 1978, Seller must furnish the Buyer with a lead-based paint disclosure form.

25. Are you aware if the Property is designated as a historic home or located in a historic district? (A.A.C. R12-8-301) Yes No

>>

Initials >

BUYER	BUYER
-------	-------

Residential Seller's Property Disclosure Statement (SPDS) >>

NOTICE TO BUYER: Your claims history, your credit report, the Property's claims history, occupancy and other factors may affect the insurability of the Property and at what cost. Under Arizona law, your insurance company may cancel your homeowner's insurance within 60 days after the effective date. Contact your insurance company.

66.
67.
68.
69. Are you aware of any homeowner's insurance claims having been filed against the Property?
70. Explain: _____

BUILDING AND SAFETY INFORMATION

YES NO

ROOF / STRUCTURAL:

NOTICE TO BUYER: Contact a professional to verify the condition of the roof.

71. _____
72. _____
73. Approximate age of roof? _____
74. Are you aware of any past or present roof leaks? Explain: _____
75. _____
76. Are you aware of any other past or present roof problems? Explain: _____
77. _____
78. Are you aware of any roof repairs? Explain: _____
79. _____
80. Is there a roof warranty? (Attach a copy of warranty if available.)
81. If yes, is the roof warranty transferable? Cost to transfer: _____
82. Are you aware of any interior wall/ceiling/door/window/floor problems? Explain: _____
83. _____
84. Are you aware of any past or present cracks or settling involving the foundation, exterior walls or slab? Explain: _____
85. _____
86. Are you aware of any chimney or fireplace problems, if applicable? Explain: _____
87. _____
88. Are you aware of any damage to any structure on the Property by any of the following? (Check all that apply):
89. Flood Fire Wind Expansive soil(s) Water Hail Other _____
90. Explain: _____

WOOD INFESTATION:

NOTICE TO BUYER: Contact Office of Pest Management for past termite reports or treatment history on file. <https://agriculture.az.gov>

91. _____
92. _____
93. _____
94. Are you aware of any of the following:
95. Past presence of termites or other wood destroying organisms on the Property?
96. Current presence of termites or other wood destroying organisms on the Property?
97. Past or present damage to the Property by termites or other wood destroying organisms?
98. Explain: _____
99. _____
100. Are you aware of past or present treatment(s) of the Property for termites or other wood destroying organisms? (If no, skip to line 105.)
101. If yes, date last treatment was performed: 4/12/2025
102. Name of treatment provider(s): Termagon Inc.
103. Is there a treatment warranty? (Attach a copy of warranty if available.)
104. If yes, is the treatment warranty transferable? Cost to transfer: yes

Initials >

BUYER	BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

26. **NOTICE TO BUYER: If the Property is in a subdivision, a subdivision public report, which contains a variety of**
 27. **information about the subdivision at the time the subdivision was approved, may be available by contacting the Arizona**
 28. **Department of Real Estate or the homebuilder. The public report information may be outdated. www.azre.gov**

YES NO

29. YES NO Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain: _____
30. _____
31. YES NO Are you aware if there are any association(s) regulating the Property? If yes, Mandatory Voluntary (If no, skip to line 40.)
32. If yes, provide contact(s) information: Name: _____ Phone #: _____
33. Name: _____ Phone #: _____
34. YES NO If yes, are there any fees? How much? \$ _____ How often? _____
35. How much? \$ _____ How often? _____
36. YES NO Are you aware if the Property has any association(s) notices of potential violation(s) or unresolved violation(s)?
37. Explain: _____
38. YES NO Are you aware of any pending or anticipated disputes or litigation regarding the Property or the association(s)?
39. Explain: _____
40. YES NO Are you aware of any of the following recorded against the Property? (Check all that apply):
41. Judgment liens Tax liens Notice of Default Other non-consensual liens
42. Explain: _____
43. YES NO Are you aware of any assessments affecting the Property? (Check all that apply):
44. Paving Sewer Water Electric Other
45. Explain: _____
46. YES NO Are you aware of any of the following title issues affecting the Property? (Check all that apply):
47. Recorded easements Use restrictions Lot line disputes Encroachments Variance(s)
48. Unrecorded easements Use permits Other _____
49. Explain: _____
50. YES NO Are you aware if the Property is located within the boundaries of a Community Facilities District (CFD)? (If no, skip to line 54.)
51. If yes, provide the name of the CFD: _____
52. YES NO If yes, are there any fees? How much? \$ _____ How often? _____
53. The CFD fees are Included in the Property Taxes Paid Separately
54. YES NO Are you aware of any public or private use paths or roadways on or across the Property? Explain: _____
55. _____
56. YES NO Are you aware of any problems with legal or physical access to the Property? Explain: _____
57. _____
58. The road/street access to the Property is maintained by the County City Homeowners' Association
59. Privately Not Maintained
60. YES NO If privately maintained, is there a road maintenance agreement? (Attach agreement if available.)
61. Explain: _____
62. YES NO Are you aware of any notices of potential violation(s) or unresolved violation(s) of any of the following? (Check all that apply):
63. Zoning Building Codes Utility Service Sanitary health regulations Municipal Ordinances
64. Covenants, Conditions, Restrictions (CC&R's) Other _____ (Attach a copy of notice(s) if available.)
65. Explain: _____

>>

Initials>

BUYER	BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

105. HEATING & COOLING:
106. Heating: Type(s) F/Air gas
107. Approximate Age(s)
108. Cooling: Type(s)
109. Approximate Age(s)

110. Are you aware of any past or present problems with the heating or cooling system(s)?
111. Explain:

PLUMBING:

112. Are you aware of the type of water pipes, such as galvanized, copper, PVC, CPVC, PEX or polybutylene?
113. If yes, identify: NO poly unsure replaced 2016
114. Are you aware of any past or present plumbing problems? Explain:

115. Are you aware of any water pressure problems? Explain:

116. Type of water heater(s): Gas Electric Solar Tankless Approx. Age(s):

117. Are you aware of any past or present water heater problems? Explain:

118. Is there a landscape watering system? If yes, type: Automatic Timer Manual Both

119. If yes, are you aware of any past or present problems with the landscape watering system?
120. Explain:

121. Are there any water treatment systems? (Check all that apply):
122. Water Filtration Reverse Osmosis Water Softener Other

123. Is water treatment system(s) Owned Leased (Attach a copy of lease if available.)

124. Are you aware of any past or present problems with the water treatment system(s)?
125. Explain:

SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

126. Does the Property contain any of the following? (Check all that apply):
127. Swimming pool Spa Hot tub Sauna Water feature

128. If yes, are either of the following heated? Swimming pool Spa If yes, type of heat: Pen

129. Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
130. Explain:

131. Are you aware if a swimming pool was: Removed Capped/decked over Filled
132. Explain:

133. Do you lease any pool equipment? Explain:

ELECTRICAL AND OTHER RELATED SYSTEMS:

134. Are you aware of the type of wiring? (Check all that apply): Copper Aluminum Other

135. Are you aware of any past or present problems with the electrical system? Explain:

136. Is there a charging station for an electric vehicle? If yes, Owned Leased (Attach a copy of lease if available.)

137. Is there a security system? If yes, is it (Check all that apply):
138. Owned Leased (Attach a copy of lease if available.) Monitored Other

139. Are you aware of any past or present problems with the security system? Explain:

Residential Seller's Property Disclosure Statement (SPDS) >>

UTILITIES/SERVICES

190. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?

YES NO

NAME OF PROVIDER

- 191. Cable / Satellite: [checked]
192. Electricity: [checked] TEP
193. Fire:
194. Public Private
195. Flood Irrigation:
196. Fuel: [checked] Natural gas [] Propane [] Oil
197. If propane tank, [] Owned [] Leased
198. Garbage Collection: [checked] Waste Management
199. Public Private
200. Internet: [checked] Xfinity
201. Telephone: [checked] Xfinity
202. Water Source: [checked] Metro Water District
203. Public Private water co. Hauled water
204. Private well Shared well
205. Well/Water Use Addendum.

NOTICE TO BUYER: If the Property is served by a well, private water company or a municipal water provider, the Arizona Department of Water Resources may not have made a water supply determination. For more information about water supply, or any of the above services, contact the provider.

- 209. Are you aware of any past or present drinking water problems? Explain:
210.
211. U.S. Postal Service delivery is available at: [checked] Property [] Post Office [] Other
212. Cluster Mailbox, Box Number Location
213. Are there any alternate power systems serving the Property? (If no, skip to line 224.)
214. If yes, indicate type (Check all that apply):
215. Solar Wind Generator Other
216. Are you aware of any past or present problems with the alternate power system(s)? Explain:
217.
218. Are any alternate power systems serving the Property leased? Explain:
219.
220. If yes, provide name and phone number of the leasing company (Attach copy of lease if available.):
221.

NOTICE TO BUYER: If the Property is served by a solar system, Buyer is advised to read all pertinent documents and review the cost, insurability, operation, and value of the system, among other items.

SEWER/WASTEWATER TREATMENT

YES NO

- 224. Is the entire Property connected to a sewer? [checked]
225. If no, is a portion of the Property connected to a sewer? Explain:
226.
227. If the entire Property or a portion of the Property is connected to a sewer, are you aware if a professional verified the sewer connection? If yes, how and when: [checked]
228.
229. Is there a lift pump? Explain:

Initials > BUYER BUYER

Residential Seller's Property Disclosure Statement (SPDS) >>

230. **NOTICE TO BUYER: Contact a professional to conduct a sewer verification test.**

231. YES NO
 Type of sewer: Public Private Planned and approved sewer system, but not connected
 Name of Provider: _____

232. _____

233. Are you aware of any past or present problems with the sewer? Explain: _____

234. Is the Property served by a septic/On-Site Wastewater Treatment Facility? (If no, skip to line 250.)

235. If yes, the Facility is: Conventional septic system Alternative system; type: _____

236. Number of Facilities: _____

237. If the Facility is an alternative system, is it currently being serviced under a maintenance contract?

238. If yes, name of contractor: _____ Phone #: _____

239. Approximate year Facility was installed: _____ (Attach copy of permit if available.)

240. Are you aware of any repairs or alterations made to this Facility since original installation?

241. Explain: _____

242. _____

243. Approximate date of last Facility inspection and/or pumping of septic tank: _____

244. Are you aware of any past or present problems with the Facility? Explain: _____

245. _____

246. Are you aware if a Facility was: Abandoned Capped Removed

247. Explain: _____

248. **NOTICE TO SELLER AND BUYER: The Arizona Department of Environmental Quality requires a Pre-Transfer Inspection of On-Site Wastewater Treatment Facilities on re-sale properties.**

249. _____

ENVIRONMENTAL INFORMATION

250. YES NO
 Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
 Soil settlement/expansion Drainage/grade Erosion Fissures Dampness/moisture Other
 Explain: _____

251. _____

252. _____

253. Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following? (Check all that apply):
 Soil settlement/expansion Drainage/grade Erosion Fissures Other _____

254. _____

255. _____

256. Explain: _____

257. **NOTICE TO BUYER: The Arizona Department of Real Estate provides earth fissure maps to any member of the public in printed or electronic format upon request and on its website at www.azre.gov.**

258. _____

259. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
 Airport noise Traffic noise Rail line noise Neighborhood noise Landfill Toxic waste disposal
 Odors Nuisances Sand/gravel operations Other _____

260. _____

261. _____

262. Explain: _____

263. Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?

264. _____

265. Are you aware if the Property is located in the vicinity of a public or private airport?

266. Explain: _____

Initials >

BUYER	BUYER
-------	-------

Residential Seller's Property Disclosure Statement (SPDS) >>

YES NO

267.
268.
269.
270.
271.

NOTICE TO SELLER AND BUYER: Pursuant to Arizona law a Seller shall provide a written disclosure to the Buyer if the Property is located in territory in the vicinity of a military airport or ancillary military facility as delineated on a map prepared by the State Land Department. The Department of Real Estate also is obligated to record a document at the County Recorder's Office disclosing if the Property is under restricted air space and to maintain the State Land Department Military Airport Map on its website at www.azre.gov.

- 272. YES NO Is the Property located in the vicinity of a military airport or ancillary military facility?
273. Explain: _____
- 274. YES NO Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
275. Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical storage
276. Explain: _____
- 277. YES NO Are you aware if the Property is located within or subject to any of the following ordinances? (Check all that apply):
278. Superfund / WQARF / CERCLA Wetlands area Natural Area Open Spaces
- 279. YES NO Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
280. If yes, describe location: _____
- 281. YES NO Are you aware if any portion of the Property is in a flood plain/way? Explain: _____
282. _____
- 283. YES NO Are you aware of any portion of the Property ever having been flooded? Explain: _____
284. _____
- 285. YES NO Are you aware of any water damage or water leaks of any kind on the Property? Explain: _____
286. _____
- 287. YES NO Are you aware of any past or present mold growth on the Property? Explain: _____
288. _____

289.
290.
291.
292.
293.
294.
295.
296.
297.
298.
299.
300.
301.
302.

NOTICE TO BUYER: Your mortgage lender [may] [will] require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

OTHER CONDITIONS AND FACTORS

- 303. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making
- 304. process, the value of the Property, or its use? Explain: _____
- 305. _____

ADDITIONAL EXPLANATIONS



- 306. Estate Sale, Seller has never lived on the premises and has limited knowledge.
- 307. _____
- 308. Seller has provide information to the best of their ability.

Residential Seller's Property Disclosure Statement (SPDS) >>

309. _____
310. _____
311. _____
312. _____
313. _____

314. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as
315. of the date signed. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior
316. to Close of Escrow, including any information that may be revealed by subsequent inspections. Seller acknowledges receipt of Residential
317. Seller Disclosure Advisory titled *When in Doubt – Disclose*.

318. Felicia Schatz 05/15/25
319. ^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

320. **BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges that the information contained herein is based only on the Seller's actual
321. knowledge and is not a warranty of any kind. Buyer acknowledges Buyer's obligation to investigate any material (important) facts
322. in regard to the Property. Buyer is encouraged to obtain Property inspections by professional independent third parties and to
323. consider obtaining a home warranty protection plan.

324. **NOTICE:** Buyer acknowledges that by law, Sellers, Lessors and Brokers are not obligated to disclose that the Property is or has been: (1)
325. the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person exposed to HIV,
326. diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real estate; or (3) located in the
327. vicinity of a sex offender.

328. **By signing below, Buyer acknowledges receipt only of this SPDS. If Buyer disapproves of any items provided herein, Buyer**
329. **shall deliver to Seller written notice of the items disapproved as provided in the Contract.**

330. _____
331. ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

332. **NOTICE TO SELLER AND BUYER: In the event Seller needs to update any disclosures contained herein, the Arizona**
333. **Association of REALTORS® Notice/Disclosure form is available for this purpose.**