

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

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1. Date 2-19-19
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 disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
8. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
9. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
10. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
11. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
12. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
13. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
14. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
15. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any
16. inspections or warranties the party(ies) may wish to obtain.
- 17.
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, clause
21. (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 inspected
26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
27. listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. NO
28. 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 17535 48th Place N
34. City of Plymouth, County of Hennepin, State of Minnesota.
35. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.
36. (1) What date 2/15/15 did you Acquire Build the home?
.....(Check one).....
37. (2) Type of title evidence: Abstract Registered (Torrens) Unknown
38. Location of Abstract: NA
39. Is there an existing Owner's Title Insurance Policy? Yes No
40. (3) Have you occupied this home continuously during your ownership? Yes No
41. If "No," explain: _____
42. (4) Is the home suitable for year-round use? Yes No
43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
44. (6) Does the property include a manufactured home? Yes No
45. If "Yes," HUD #(s) is/are _____
46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

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

49. Property located at 17535 48th Place N Plymouth MN 55446

50. (7) Is the property located on a public or a private road? Public Private Public: no maintenance

51. (8) **Flood Insurance:** All properties in the state of Minnesota have been assigned a flood zone designation. Some
52. flood zones may require flood insurance.

53. (a) Do you know which zone the property is located in? Yes No

54. If "Yes," which zone? _____

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

56. If "Yes," is the policy in force? Yes No

57. If "Yes," what is the annual premium? \$ _____

58. If "Yes," who is the insurance carrier? _____

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

60. If "Yes," please explain: _____

61. _____

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

67. Are there any

68. (9) encroachments? Yes No

69. (10) association, covenants, historical registry, reservations, or restrictions, that affect
70. or may affect the use or future resale of the property? Yes No

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

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

74. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

75. _____

76. _____

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

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

80. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No

81. If "Yes," give details of what happened and when: Spring 2018 Sump pump
82. failure

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

85. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? See above. Basement-
86. carpet trim, paint, sheet rock 18"

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

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

89. What dates did the claim(s) occur? Spring 2018

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

96. _____
97. _____

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
99. retaining wall, general finishing) Yes No

100. If "Yes," please explain: Added electric heated floors at time
101. of carpet replacement Sump pump/back-up replaced

102. (c) Are you aware of any work performed on the property for which
103. appropriate permits were not obtained? Yes No

104. If "Yes," please explain: _____
105. _____

106. (4) Has there been any damage to flooring or floor covering? Yes No

107. If "Yes," give details of what happened and when: _____
108. _____

109. (5) Do you have or have you previously had any pets? Yes No

110. If "Yes," indicate type _____ and number _____

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

112. Poured

113. (7) THE BASEMENT, CRAWLSPACE, SLAB:

114. (a) cracked floor/walls? Yes No (e) leakage/seepage? Yes No
115. (b) drain tile problem? Yes No repaired (f) sewer backup? Yes No
116. (c) flooding? Yes No (g) wet floors/walls? Yes No
117. (d) foundation problem? Yes No (h) other? _____ Yes No

118. Give details to any questions answered "Yes": See above regarding drain

119. _____
120. _____

121. (8) THE ROOF:

122. (a) What is the age of the roofing material?
123. Home: 9 years Garage(s)/Outbuilding(s): _____ years

124. (b) Has there been any interior or exterior damage? Yes No
125. (c) Has there been interior damage from ice buildup? Yes No
126. (d) Has there been any leakage? Yes No
127. (e) Have there been any repairs or replacements made to the roof? Yes No

128. Give details to any questions answered "Yes": ROOF MAY 2010

129. _____

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132. Property located at 17535 48th Place N Plymouth MN 55446

133. (9) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:

134. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Vinyl
135. (b) cracks/damage? Yes No
136. (c) leakage/seepage? Yes No
137. (d) other? Yes No
138. Give details to any questions answered "Yes": _____

139. _____

140. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

141. NOTE: This section refers only to the working condition of the following items. Answers apply to all such
142. items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF**
143. specifically referenced in the *Purchase Agreement*.

144. CHECK "NA" FOR ONLY THOSE ITEMS NOT PHYSICALLY LOCATED ON THE PROPERTY.

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

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

184. Comments regarding issues in Section C: thermostat

185. _____

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

188. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
----- (Check one.) -----

189. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
190. Disclosure Statement: Subsurface Sewage Treatment System.)

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

193. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
194. (Check appropriate box.)

195. Seller certifies that Seller does not know of any wells on the above-described real property.

196. Seller certifies there are one or more wells located on the above-described real property.
197. (See Disclosure Statement: Well.)

198. Are there any wells serving the above-described property that are not located on the
199. property? Yes No

200. If "Yes":
201. (1) How many properties or residences does the shared well serve? _____

202. (2) Is there a maintenance agreement for the shared well? Yes No

203. If "Yes," what is the annual maintenance fee? \$ _____

204. Is this property in a Special Well Construction Area? Yes No

205. **F. PROPERTY TAX TREATMENT:**

206. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)

207. There IS IS NOT an exclusion from market value for home improvements on this property. Any
----- (Check one.) -----

208. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
209. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
210. resulting tax consequences.

211. Additional comments: _____

212. _____

213. **Preferential Property Tax Treatment**

214. Is the property subject to any preferential property tax status or any other credits affecting the property?
215. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,

216. Non-Profit Status) Yes No

217. If "Yes," would these terminate upon the sale of the property? Yes No

218. Explain: _____

219. _____

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

222. Property located at 17535 48th Place N Plymouth MN 55446

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

226. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
----- (Check one) -----

227. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
228. survive the closing of any transaction involving the property described here.

229. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
230. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
231. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
232. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
233. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
234. Revenue Code.

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

239. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
240. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

241. Seller is not aware of any methamphetamine production that has occurred on the property.
242. Seller is aware that methamphetamine production has occurred on the property.
243. (See Disclosure Statement: Methamphetamine Production.)

244. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety
245. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
246. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
247. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
248. located.

249. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
250. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
251. be personal property and may or may not be included in the sale of the home.

252. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.
253. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person
254. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal remains
255. or human burial grounds is guilty of a felony.

256. Are you aware of any human remains, burials, or cemeteries located on the property? Yes No

257. If "Yes," please explain: _____

258. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
259. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
260. Statute 307.08, Subd. 7.

261. **L. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
262. currently exist on the property?

263. (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
264. (2) Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(7) Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
265. (3) Diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(8) Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
266. (4) Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(9) Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
267. (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
268. (11) Other? _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

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272. (11) Have you ever been contacted or received any information from any governmental authority pertaining to possible or actual environmental contamination (e.g., vapor intrusion, drinking water, and/or soil contamination, etc.) affecting the property? Yes No
- 273.
- 274.
275. (12) Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental authority ordering the remediation of a public health nuisance on the property? Yes No
- 276.
- 277.
278. If answer above is "Yes," all orders HAVE HAVE NOT been vacated.
------(Check one.)-----
279. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.
280. _____
281. _____

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

283. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.
- 284.
- 285.
- 286.
287. Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.
- 288.
- 289.
- 290.
- 291.
292. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.
- 293.
- 294.
295. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of MN Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by the court. Any such action must be commenced within two years after the date on which the buyer closed the purchase or transfer of the real property.
- 296.
- 297.
- 298.
- 299.
300. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual knowledge.
- 301.
302. (a) Radon test(s) HAVE HAVE NOT occurred on the property.
------(Check one.)-----
303. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most current records and reports pertaining to radon concentration within the dwelling:
- 304.
305. _____
306. _____
307. (c) There IS IS NOT a radon mitigation system currently installed on the property.
------(Check one.)-----
308. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system description and documentation.
- 309.
310. _____
311. _____

312. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

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

315. Property located at 17535 48th Place N Plymouth MN 55446

316. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
317. Seller's knowledge.

318. **Notices:** Seller HAS HAS NOT received a notice regarding any proposed improvement project from any
319. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
320. and/or explain: _____

321. _____
322. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
323. ordinary buyer's use or enjoyment of the property or any intended use of the property? Yes No
324. If "Yes," explain: _____

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

329. Examples of exterior moisture sources may be:
330. • improper flashing around windows and doors,
331. • improper grading,
332. • flooding,
333. • roof leaks.

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

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

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

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

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

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

363. Property located at 17535 48th Place N Plymouth MN 55446

364. Q. ADDITIONAL COMMENTS: _____

365. _____

366. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

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

- 368. (1) real property that is not residential real property;
- 369. (2) a gratuitous transfer;
- 370. (3) a transfer pursuant to a court order;
- 371. (4) a transfer to a government or governmental agency;
- 372. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 373. (6) a transfer to heirs or devisees of a decedent;
- 374. (7) a transfer from a co-tenant to one or more other co-tenants;
- 375. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 376. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 377. (10) a transfer of newly constructed residential property that has not been inhabited;
- 378. (11) an option to purchase a unit in a common interest community, until exercised;
- 379. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 380. (13) a transfer to a tenant who is in possession of the residential real property; or
- 381. (14) a transfer of special declarant rights under section 515B.3-104.

384. **MN STATUTES 144.496: RADON AWARENESS ACT**

385. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
386. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

387. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
388. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
389. waive, limit, or abridge any obligation for seller disclosure created by any other law.

390. **No Duty to Disclose:**

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

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

415. Property located at 17535 48th Place N Plymouth MN 55446


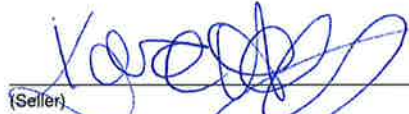
416. **S. SELLER'S STATEMENT:**

417. *(To be signed at time of listing.)*

418. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
419. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
420. in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement
421. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
422. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
423. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the
424. prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

425. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
426. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
427. **use or enjoyment of the property or any intended use of the property that occur up to the time of closing.**

428. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

429.  _____ 2/19/19 _____  _____ 2-19-19
(Seller) (Date) (Seller) (Date)

430. **T. BUYER'S ACKNOWLEDGEMENT:**

431. *(To be signed at time of purchase agreement.)*

432. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
433. that no representations regarding facts have been made other than those made above. This Disclosure Statement
434. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
435. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

436. The information disclosed is given to the best of Seller's knowledge.

437. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

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

Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, it can damage the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L action level. Whether a home is old or new, **any home can have high levels of radon**.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements



Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon levels, mitigation, or remediation;
4. information on the radon mitigation system, if a system was installed; and
5. a radon warning statement.

MDH Minnesota
Department of Health

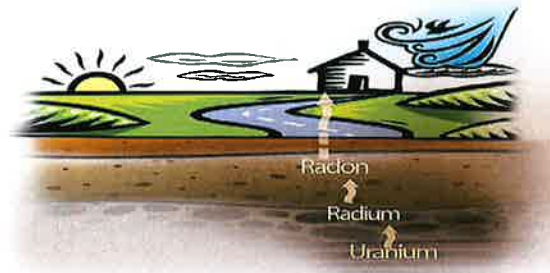
INDOOR AIR UNIT

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.



MDH Radon Program

PO Box 64975

St Paul, MN 55164-0975

health.indoor@state.mn.us

www.health.state.mn.us/radon

651-201-4601

800-798-9050

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Keep all windows and doors closed, except for normal entry and exit.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test. Test for at least 48 hours.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished.

Place the test kit:

- twenty inches to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas or areas of high heat or humidity

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a certified radon mitigation professional.

Radon mitigation is the process used to reduce radon concentrations in buildings. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system should reduce levels to below 4.0 pCi/L, if not lower.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

Radon Warning Statement

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

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

How are radon tests conducted in real estate transactions? There are special protocols for radon testing. The two most common ways to test are either using a calibrated continuous radon monitor (CRM) or two-short term test kits used at the same time. The short-term test kits are placed 4 inches apart and the results are averaged.

Continuous Radon Monitor (CRM)

Fastest



Simultaneous Short-term Testing

Second Fastest



All radon tests should be conducted by a certified professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon website. If the seller previously conducted testing in a property at or above 4 pCi/L, the home should be mitigated.

previous seller's disclosure

**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. © 2013 Minnesota Association of REALTORS®, Edina, MN

- 1. Date May 14, 2014
- 2. Page 1 of 12 pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
- 4. MADE A PART HEREOF

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 herein (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 are not a substitute for any

17. 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, clause

21. (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 inspected

26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions

27. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware

28. that it exists on the property.

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 17535 48th Place North

34. City of Plymouth, County of Hennepin, State of Minnesota.

35. A. GENERAL INFORMATION:

36. (1) What date June 2005 did you **Acquire** **Build** the home?
(Check one.)

37. (2) Type of title evidence: **Abstract** **Registered (Torrens)**

38. Location of Abstract: _____

39. To your knowledge, is there an existing Owner's Title Insurance Policy? **Yes** **No**

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

41. If "No," explain: _____

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

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

44. (6) To your knowledge, does the property include a manufactured home? **Yes** **No**

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

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

previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

47. Page 2

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

49. Property located at 17535 48th Place North, Plymouth

50. (7) Is the property located on a public or a private road? Public Private

51. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? Yes No Unknown

52. If "No," or "Unknown," Buyer should consult the local zoning authority.

53. (9) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

54. (a) Do you know which zone the property is located in? Yes No

55. If "Yes," which zone? Zone X (unshaded)

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

57. If "Yes," is the policy in force? Yes No

58. If "Yes," what is the annual premium? \$ _____

59. If "Yes," who is the insurance carrier? _____

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

61. If "Yes," please explain: _____

62. _____

63. **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 rise 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.

64. Are you aware of any

65. (10) encroachments? Yes No

66. (11) association, covenants, historical registry, reservations or restrictions that affect or may affect the use or future resale of the property? Yes No

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

68. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

69. Property subject to Declaration of Conor Meadows Homeowner's Association

70. _____

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

72. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes No

73. If "Yes," give details of what happened and when:
74. Hail damage 5/31/2008, roof was replaced as a result

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

76. If "Yes," what was the claim(s) for (e.g., hail damage to roof)?
77. Hail damage to roof; Water in basement from sump pump power failure

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

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

80. What dates did the claim(s) occur? Hail = 5/31/2008; Water = 6/21/2013



previous seller's disclosure

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

90. Page 3

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

92. Property located at 17535 48th Place North, Plymouth

93. (3) (a) Has/Have the structure(s) been altered? Yes No
94. (e.g., additions, altered roof lines, changes to load-bearing walls)

95. If "Yes," please specify what was done, when and by whom (owner or contractor):

96. Converted loft into bedroom by changing half wall to full wall, adding HVAC, adding closet, and
97. changing fixed window to an egress window.

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
99. retaining wall, general finishing.) Yes No

100. If "Yes," please explain:

101. Only related to conversion of loft to bedroom and work related to two insurance claims

102. (c) Are you aware of any work performed on the property for which
103. appropriate permits were not obtained? Yes No

104. If "Yes," please explain:

105. _____

106. (4) Has there been any damage to flooring or floor covering? Yes No

107. If "Yes," give details of what happened and when:

108. Basement flooring was replaced as part of sump pump water claim.

109. (5) Do you have or have you previously had any pets? Yes No

110. If "Yes," indicate type Cats & dog and number 3 cats, 1 dog

111. (6) Comments:

112. _____

113. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they
114. currently exist?

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

116. (1) **THE FOUNDATION:** To your knowledge, the type of foundation is (i.e., block, poured, wood, stone, other):

117. Poured

118. (2) **THE BASEMENT, CRAWLSPACE, SLAB:**

119. (a) cracked floor/walls Yes No (e) leakage/seepage Yes No

120. (b) drain tile problem Yes No (f) sewer backup Yes No

121. (c) flooding Yes No (g) wet floors/walls Yes No

122. (d) foundation problem Yes No (h) other Yes No

123. Give details to any questions answered "Yes":

124. Insurance claim for water in basement u17was solely due to extended power failure while we were out of
125. town.

previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

126. Page 4

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

128. Property located at 17535 48th Place North, Plymouth

129. (3) THE ROOF: To your knowledge,

130. (a) what is the age of the roofing material? four years

131. (b) has there been any interior or exterior damage? [X] Yes [] No

132. (c) has there been interior damage from ice buildup? [] Yes [X] No

133. (d) has there been any leakage? [] Yes [X] No

134. (e) have there been any repairs or replacements made to the roof? [X] Yes [] No

135. Give details to any questions answered "Yes":

136. Hail damage 5/31/2008, repairs completed May 2010

137.

138. D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

139. NOTE: This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF specifically referenced in the Purchase Agreement.

142. Cross out only those items not physically located on the property.

Table with 3 columns of items and checkboxes for 'In Working Order' (Yes/No). Items include Air-conditioning, Heating system, Trash compactor, etc.

145. Comments:

166.

previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT
167. Page 5

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

169. Property located at 17535 48th Place North, Plymouth

170. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

171. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

172. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
(Check one.)

173. the above-described real property. (If answer is DOES, and the system does not require a state permit, see
174. Subsurface Sewage Treatment System Disclosure Statement.)

175. There is a subsurface sewage treatment system on or serving the above-described real property.
176. (See Subsurface Sewage Treatment System Disclosure Statement.)

177. There is an abandoned subsurface sewage treatment system on the above-described real property.
178. (See Subsurface Sewage Treatment System Disclosure Statement.)

179. F. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)
180. (Check appropriate box.)

181. Seller certifies that Seller does not know of any wells on the above-described real property.

182. Seller certifies there are one or more wells located on the above-described real property.

183. (See Well Disclosure Statement.)

184. Are there any wells serving the above-described property that are not located on the
185. property? Yes No

186. To your knowledge, is this property in a Special Well Construction Area? Yes No

187. G. PROPERTY TAX TREATMENT:

188. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 16.)

189. (Check appropriate box.)

190. There IS IS NOT an exclusion from market value for home improvements on this property. Any
(Check one.)

191. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
192. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
193. resulting tax consequences.

194. Additional comments: _____

195. _____

Preferential Property Tax Treatment

196. Is the property subject to any preferential property tax status or any other credits affecting the property?

197. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,

198. Non-Profit Status) Yes No

199. If "Yes," would these terminate upon the sale of the property? Yes No

200. Explain: _____

201. _____

202. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

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

204. Seller is not aware of any methamphetamine production that has occurred on the property.

205. Seller is aware that methamphetamine production has occurred on the property.

206. (See Methamphetamine Production Disclosure Statement.)

207. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety
208. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
209. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
210. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
211. located.
212. located.

previous seller's disclosure

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**
213. Page 6

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

215. Property located at 17535 48th Place North, Plymouth

216. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
217. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
218. be personal property and may or may not be included in the sale of the home.

219. **K. CEMETERY ACT:**

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

223. To your knowledge, are you aware of any human remains, burials or cemeteries located

224. on the property? Yes No

225. If "Yes," please explain: _____

226. _____

227. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
228. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
229. Statute 307.08, Subd. 7.

230. **L. ENVIRONMENTAL CONCERNS:**

231. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist
232. on the property?

233. Animal/Insect/Pest Infestations? Yes No Lead? (e.g., paint, plumbing) Yes No

234. Asbestos? Yes No Mold? Yes No

235. Diseased trees? Yes No Soil problems? Yes No

236. Formaldehyde? Yes No Underground storage tanks? Yes No

237. Hazardous wastes/substances? Yes No

238. Other? _____ Yes No

239. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental
240. authority ordering the remediation of a public health nuisance on the property? Yes No

241. If answer above is "Yes," seller certifies that all orders HAVE HAVE NOT been vacated.
(Check one.)

242. Give details to any question answered "Yes": _____

243. _____

244. _____

245. **M. RADON DISCLOSURE:**

246. (The following Seller disclosure satisfies MN Statute 144.496.)

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

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

previous seller's disclosure

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

258. Property located at 17535 48th Place North, Plymouth

259. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
260. Department of Health's publication entitled *Radon in Real Estate Transactions*, which can be found at
261. www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

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

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

269. (a) Radon test(s) **HAVE** **HAVE NOT** occurred on the property.
-----*(Check one.)*-----

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

272. Test completed September 2013 results = 2.5 pCi/L

273. _____

274. _____

275. (c) There **IS** **IS NOT** a radon mitigation system currently installed on the property.
-----*(Check one.)*-----

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

278. _____

279. _____

280. _____

281. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

282. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:**

283. **Notices:** Seller **HAS** **HAS NOT** received a notice regarding any proposed improvement project from any
-----*(Check one.)*-----

284. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
285. and/or explain : _____

286. _____

287. _____

288. **Other Defects/Material Facts:** Are you aware of any other material facts that could adversely and
289. significantly affect an ordinary buyer's use or enjoyment of the property or any intended
290. use of the property? Yes No

291. If "Yes," explain: _____

292. _____

293. _____

294. _____

295. _____

previous seller's disclosure

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

298. Property located at 17535 48th Place North, Plymouth

299. **O. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion
300. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
301. leaving the home.

302. Examples of exterior moisture sources may be

- 303. • improper flashing around windows and doors,
- 304. • Improper grading,
- 305. • flooding,
- 306. • roof leaks.

307. Examples of interior moisture sources may be

- 308. • plumbing leaks,
- 309. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 310. • overflow from tubs, sinks or toilets,
- 311. • firewood stored indoors,
- 312. • humidifier use,
- 313. • inadequate venting of kitchen and bath humidity,
- 314. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 315. • line-drying laundry indoors,
- 316. • houseplants—watering them can generate large amounts of moisture.

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

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

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

329. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the
330. Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.

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

336. **Q. ADDITIONAL COMMENTS:** _____

337. _____

338. _____

339. _____

340. _____

341. _____

previous seller's disclosure

**DISCLOSURE STATEMENT: SELLER'S
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343. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

344. Property located at 17535 48th Place North, Plymouth

345. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

346. Exceptions

347. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 348. (1) real property that is not residential real property;
- 349. (2) a gratuitous transfer;
- 350. (3) a transfer pursuant to a court order;
- 351. (4) a transfer to a government or governmental agency;
- 352. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 353. (6) a transfer to heirs or devisees of a decedent;
- 354. (7) a transfer from a co-tenant to one or more other co-tenants;
- 355. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 356. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 358. (10) a transfer of newly constructed residential property that has not been inhabited;
- 359. (11) an option to purchase a unit in a common interest community, until exercised;
- 360. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 362. (13) a transfer to a tenant who is in possession of the residential real property; or
- 363. (14) a transfer of special declarant rights under section 515B.3-104.

364. MN STATUTES 144.496: RADON AWARENESS ACT

365. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
366. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

367. Waiver

368. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective
369. Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or
370. abridge any obligation for seller disclosure created by any other law.

371. No Duty to Disclose

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

previous seller's disclosure

**DISCLOSURE STATEMENT: SELLER'S
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395. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

396. Property located at 17535 48th Place North, Plymouth

397. **S. SELLER'S STATEMENT:**

398. *(To be signed at time of listing.)*

399. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)
400. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to
401. any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this
402. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure
403. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have
404. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee
405. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective
406. buyer.

407. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
408. **herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
409. **use or enjoyment of the property or any intended use of the property that occur up to the time of closing.**
410. **To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.**

411.

D2BF1E13-3842 <i>Lance Stendal</i> <small>(Seller)</small>	05/19/2014 <small>(Date)</small>	E433311D-8412 <i>Stephanie Stendal</i> <small>(Seller)</small>	05/21/2014 <small>(Date)</small>
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412. **T. BUYER'S ACKNOWLEDGEMENT:**

413. *(To be signed at time of purchase agreement.)*

414. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
415. that no representations regarding material facts have been made other than those made above.

416.

DocuSigned by: <i>Kara Hynes</i> <small>Buyer#D99B00DC4A495...</small>	11/22/2014 <small>(Date)</small>	<i>Peter Hynes</i> <small>B1C93CEE86F1422...</small>	11/22/2014 <small>(Date)</small>
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417. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HEREIN AND ARE**
418. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**