

Guam Association of REALTORS® Seller's Residential Real Estate Disclosure - Page 1

Today's Date (month, day, year) _____

This is a Mandatory Residential Seller's Disclosure required for use by all Members of the Guam Association of REALTORS®

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The representations in this form are the representations of the Seller and are not the representations of the Agent. Seller hereby authorizes Agent (s) of the Seller to present this disclosure form to prospective Buyers. This information is for the disclosure only and not a warranty by the seller and is not intended to be part of any contract between the buyer and seller. The seller(s) must complete and sign this disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property Address (number and street, city, state, ZIP Code) _____

The property is currently zoned _____ Do not know _____ Year built _____ Do not know _____

1. The following are in the conditions indicated:

A. Appliances	None/Not Included	Defective	Not Defective	Do Not Know
Built-In Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill				
Oven				
Oven Hood				
Range				
Microwave Oven				
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna/Dish				
Other:				

B. Electrical System	None/Not Included	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar System				
Ceiling Fan (s)				
Garage Door Opener or Door Controls				
Inside Telephone Wiring and Blocks/Jacks				
Intercom				
Light Fixtures				
Sauna				
Smoke/Fire Alarm (s)				
Switches and Outlets				
Vent Fan (s)				
60/100/200 Amp Service (circle one)				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property; or a condition that would significantly impair the health or safety of future occupants of the property; or a condition that if not repaired/removed/replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. Water & Sewer System	None/Not Included	Defective	Not Defective	Do Not Know
Water Catchment System				
Septic Field/Bed				
Hot Tub				
Plumbing				
Booster Pump				
Irrigation Systems				
Water Heater/Electric				
Water Heater/Gas				
Water Heater/Solar				
Water Purifier				
Water Softener				
Well				
Other Sewer System				
Explain above system:				

	Yes	No	Do not know
Are the improvements connected to a public water system?			
Are the improvements connected to a septic tank?*			
Are there any additions that may require improvements to the sewage disposal system?			
If Yes, have the improvements to the sewage disposal system been completed?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. Heating/Cooling Systems	None/Not Included	Defective	Not Defective	Do Not Know
Central Air Conditioning				
Solar Housing-Heating				
Window Air Conditioning				
Air Cleaner				
Humidifier				
Propane Tank				

***If the property is on Septic Tank, attach the form "Addendum to Septic System" Trueforms 110.72 11/202.**

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2. ROOF	Yes	No	Do Not Know
Age, If known: _____ Years.			
What is the Construction of the roof? (Tin, Concrete, etc.)			
Does the roof leak?			
Is there present damage to the roof?			
3. Hazardous Conditions	Yes	No	Do Not Know
Have there been or are there any hazardous conditions on the property, such as:			
Lead paint? (If property is older than 1978, attach Lead Based Paint Disclosure Form)			
Has your home been tested for Radon Gas?			
...If so, what was the result?			
Are you aware of any radioactive material or Landfill on the property?			
Is there any Mineshaft, Expansive soil, or Toxic materials on the property?			
Any Mold on the property?			
Other biological contaminants?			
Asbestos insulation or PCB's?			
List any other known Hazardous Conditions below.			
Note: Please explain any "Yes" answers in box "E" below, or on an attached sheet of paper.			

4. Other Disclosures	Yes	No	Do Not Know
Are there any foundation problems with the improvements?			
Are there any encroachments?			
Is the present use non-conforming?			
Are there any violations of zoning, building codes or restrictive covenants?			
Do you have any plat or survey maps, building plans etc. and if so, are you willing to make them available to potential buyers?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the buildings?			
Have any substantial additions or alterations been made without a required building permit?			
Is there any damage due to wind, flood, termite or rodents?			
Have any improvements been treated for wood destroying insects?			
Is the property in a flood plain?			
Do you currently pay flood insurance?			
Does the property contain one or more underground storage tanks?			
Is the homeowner a licensed real estate salesperson or broker?			
Is there any threatened or existing litigation regarding the property?			
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
Is the property in the flight path of Airplane traffic?			

E. EXPLANATIONS of "YES" ANSWERS, and ADDITIONAL COMMENTS (Use additional Pages if necessary):

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the seller or the seller's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or seller may later obtain. At or before settlement, the seller is required to disclose any material changes in the physical condition of the property, or certify to the buyer at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Buyer hereby acknowledges receipt of this Disclosure by signing below:

Signature of Seller #1	Date	Signature of Seller #2	Date
Signature of Buyer #1	Date	Signature of Buyer #2	Date

The seller hereby certifies that the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller #1	Date	Signature of Seller #2	Date
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