

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

For use in North Dakota only

This form approved by the Fargo-Moorhead Area Association of REALTORS® which disclaims any liability arising out of the use or misuse of this form.

ADDRESS: 4228 93rd apt N.E. Crary, M-D

PAGE 1

Seller authorizes Brokers or Salespersons to provide the following information to prospective Buyer. This is not a warranty or guarantee of any kind by Seller or any Licensee representing any parties and is not a substitute for inspections or warranties the parties may wish to obtain. Information presented in this form is not intended to be part of any contract between Buyer and Seller.

SELLER:

- You are to personally complete this form.
Please answer all line items, even if your answer is "unknown".
If more space is needed, place additional comments on Page 8 and include the line number you are referencing.

BUYER:

- You are encouraged to thoroughly inspect the property personally or have it inspected by a third party and to inquire about any specific areas of concern.

SELLER & BUYER:

- THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE AND PERTAINS TO THE DURATION OF SELLER'S OWNERSHIP.
The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
Please initial by any changed answers or mistakes made on this form.

GENERAL INFORMATION:

Date you purchased/built (acquired) the home?
Was the structure moved to this site? no yes unknown If yes, when?
Type of title evidence abstract registered (Torrens) unknown
Location of abstract or owners duplicate certificate of title Bank
Are all structures located within the boundaries of the property? yes no explain unknown
Have you occupied the home continuously in the past 12 months? yes no explain
Is this property on a public or private road? public private explain public - no maintenance explain
Is the home suitable for year round use? yes no explain
Have you ever collected insurance claims on the property? (other than flood) no yes explain
(For flood insurance claims, see page 7, line 265)
If yes, were all repairs made? yes explain no explain
Has the structure(s) been altered (e.g. additions, changes to load bearing walls)? no yes explain
What was done, when and by whom (owner/contractor)
Has remodeling, plumbing, electrical or other work been done on the property? no yes explain
Permit required? yes no Permit obtained? yes no explain
Was the work approved by the appropriate government inspector(s), if required? yes no explain n/a
Do you currently have or have you previously had pets? no yes explain

INITIAL(S): SELLER RAB DATE 7-17-2023 BUYER DATE
SELLER DATE BUYER DATE

49 PROPERTY DETAILS / CONDITIONS:

50 Roof, siding, walls, ceilings, floors, basement, crawlspace, slab, sidewalks, driveway, garage(s), shed(s), outbuilding(s) etc.:

51 What is the age of the roofing material on the home? 2 yr years unknown

52 What is the age of the roofing material on the garage/outbuildings etc.? 5 years unknown

53 Siding/exterior type: vinyl metal wood stucco brick rock shingle shake other Steel

54 What is the age of the siding material? 30 years unknown

55 Insulation added during your ownership? attic ceiling walls floors Date _____ Type _____

56 Foundation type: slab crawl space poured block wood brick combination other Rock-Cement

57 Is/Are there any past or present: (check all that apply and explain amount, frequency, location, repairs, and/or corrections):

58 Damaged siding _____

59 Damaged rain gutters _____

60 Damaged downspouts _____

61 Damage to the roof or shingles _____

62 Past/present roof leaks _____

63 Repairs/replacements to the roof or shingles _____

64 Interior damage from condensation/ice build-up _____

65 Damaged floor covering _____

66 Flooring or floor covering repaired or replaced due to damage _____

67 Dry rot _____

68 Interior or exterior damage from any cause _____

69 Damage from fire, smoke, wind, flood, hail, snow, broken water line, or disaster _____

70 Cracks in the sidewalks, patio, retaining walls, or other outside hard surfaced areas _____

71 Cracked floors/walls _____

72 Bulging floors/walls _____

73 Visible foundation movement _____

74 Flooding: (If checked, note details on flood disclosure page 7) _____

75 Leakage/seepage/dampness (other than flooding) _____

76 _____

77 Wet floors/walls (other than flooding) _____

78 _____

79 Sewer backup (other than flooding) _____

80 _____

81 Sewer blockage _____

82 Sewer line service _____ Date of last service _____ How often _____

83 Clogged drains _____

84 INITIAL(S): SELLER AYS DATE 7-17-2023 BUYER _____ DATE _____

85 SELLER _____ DATE _____ BUYER _____ DATE _____

SELLER: PLEASE MAKE SURE TO CHECK ALL LINE ITEMS

87 YES: Means item is in working order.

88 NO: Means item is not in working order.

89 N/A: Means the item is not physically located on the property or Seller is unaware item exists on the property.

90 Answers below do not guarantee item is included or not included in sale. See purchase agreement for inclusions/exclusions.

91

92 yes no n/a Air conditioning central wall window ductless AC unit

93 Date of last AC service N/A

94 yes no n/a Bathroom vent/exhaust fan(s)

95 yes no n/a Bathroom jetted tub/whirlpool

96 yes no n/a Carbon monoxide detector(s)

97 yes no n/a Ceiling fan(s)

98 yes no n/a Central vacuum

99 yes no n/a Dishwasher

100 yes no n/a Doors

101 All available? yes no

102 Any damaged? yes no

103 yes no n/a Doorbell(s)

104 yes no n/a Drain tile system(s)

105 yes no n/a Dryer (clothes)

106 yes no n/a Electric attic fan

107 yes no n/a Electrical systems

108 yes no n/a Electronic air purifier

109 yes no n/a Exhaust fans/systems (other than kitchen/bath)

110 yes no n/a Exterior locks

111 Keys for each lock? yes no

112 yes no n/a Fireplace/heating stove gas electric wood other

113 yes no n/a Fireplace chimney/fluc components

114 Date of last FP/chimney cleaning N/A

115 yes no n/a Fireplace remote control(s) How many?

116 yes no n/a Fireplace fan

117 yes no n/a Fire sprinkler system

118 yes no n/a Freezer (free standing)

119 yes no n/a Fuel tanks owned rented

120 (Type of fuel in tank) oil propane gas other

121 yes no n/a Furnace humidifier

122 yes no n/a Garage door opener(s) How Many?

123 yes no n/a Garage door opener remote(s) How many? 2

124 yes no n/a Garage door auto reverse

125 yes no n/a Garbage disposal

126 yes no n/a Heat exchanger

127 yes no n/a Heat pump

128 yes no n/a Heating system- primary What type? Hot air

129 yes no n/a Heating system- supplemental What type?

130 Date of last heating system(s) service 12-10-2022

131 INITIAL(S): SELLER PHB DATE 7-17-2023 BUYER DATE

132 SELLER DATE BUYER DATE

134 yes no n/a Hot tub _____

135 yes no n/a Intercom _____

136 yes no n/a Kitchen cooktop gas electric other _____

137 yes no n/a Kitchen wall oven gas electric other _____

138 yes no n/a Kitchen range (burners/oven) gas electric other _____

139 yes no n/a Kitchen exhaust fan _____

140 yes no n/a Lawn sprinkler/irrigation system _____

141 yes no n/a Microwave _____

142 yes no n/a Plumbing fixtures/mechanisms _____

143 yes no n/a Plumbing systems _____

144 yes no n/a Pool and equipment _____

145 yes no n/a Radon mitigation system _____

146 yes no n/a Refrigerator/freezer _____

147 Is the water and/or ice maker working properly? yes no n/a NA

148 yes no n/a Sauna/steam shower _____

149 yes no n/a Security system owned rented _____

150 yes no n/a Sewer backup valve automatic manual _____

151 yes no n/a Skylights _____

152 Showing signs of damage (i.e. leaking/condensation)? yes no _____

153 yes no n/a Smoke detectors (not hardwired) _____

154 yes no n/a Smoke detectors (hardwired) _____

155 yes no n/a Solar collectors _____

156 yes no n/a Sump pump How many? 1

157 yes no n/a Sump pump backup _____

158 yes no n/a TV cable wiring system _____

159 yes no n/a TV satellite dish _____

160 yes no n/a Trash compactor _____

161 yes no n/a Washer (clothes) _____

162 yes no n/a Water heater gas electric other _____

163 yes no n/a Water softener owned rented _____

164 yes no n/a Water purifier (or osmosis system) owned rented _____

165 yes no n/a Windows _____

166 Any damaged windows (incl. broken glass/seals/frames etc)? yes no _____

167 yes no n/a Window screens _____

168 All available? yes no _____

169 Any damaged? yes no _____

170 yes no n/a Window storms (unattached/removable) _____

171 All available? yes no _____

172 Any damaged? yes no _____

173 yes no n/a Window blinds/including patio _____

174 yes no n/a Window treatments (curtains/draperies) _____

175 yes no n/a Window mechanisms/hardware (rods/pulls) _____

176 INITIAL(S): SELLER [Signature] DATE 7-17-2023 BUYER _____ DATE _____

177 SELLER _____ DATE _____ BUYER _____ DATE _____

178 ADDRESS: _____

179 yes no n/a Wired sound system _____

180 yes no n/a Wireless systems connected via internet protocol ("IP") (not incl personal property) such as

181 wireless security systems, thermostats, door locks, etc. _____

182 OTHER: _____

183 _____

184 _____

185 _____

186 _____

187 _____

188 Is/Are there any of the following? (check all that apply and explain – attach documentation if available):

189 Covenants _____

190 Deed restrictions _____

191 Encroachments _____

192 Easements _____

193 Reservations _____

194 Zoning infractions _____

195 Right of first refusal _____

196 Existing lease _____

197 Shared features (walls/fences/driveways) _____

198 Non-conforming uses _____

199 Homeowner's association _____ \$ _____ per _____

200 Life estate _____

201 Violations of setback requirements _____

202 Notice from any assessing authority of a new improvement project, the cost which may be assessed against the property

203 _____

204 **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

205 Check appropriate box: Seller certifies that Seller does does not know of a subsurface sewage treatment system on or

206 serving the above-described real property. (If does, see *Subsurface Sewage Treatment System Disclosure Statement*.)

207 There is a subsurface sewage treatment system on or serving the above-described real property.

208 (See *Subsurface Sewage Treatment System Disclosure Statement*.)

209 There is an abandoned subsurface sewage treatment system on the above-described real property.

210 (See *Subsurface Sewage Treatment System Disclosure Statement*.)

211 **WELL DISCLOSURE STATEMENT AND CERTIFICATE:**

212 Seller certifies that Seller does does not know of one or more wells located on the property. (If does, see Well Disclosure

213 Statement.)

214 Are there any wells serving the property that are not located on the property? yes no

215 If yes, how many properties or residences does the shared well serve? _____

216 Is there a maintenance agreement for the shared well? yes no unknown

217 If yes, what is the annual maintenance fee? \$ _____

218 Is there a well on or serving the property that contains contaminated water? yes no unknown

219 To your knowledge, is the property in a Special Well Construction Area? yes no

220 Additional Comments _____

221 INITIAL(S): SELLER RYB DATE 7-17-2003 BUYER _____ DATE _____

222 SELLER _____ DATE _____ BUYER _____ DATE _____

223 ADDRESS:

224 PROPERTY TAX DISCLOSURE:

225 Check appropriate box: There is is not an exclusion from market value for home improvements on this property. Any
226 valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes
227 shall increase. If a valuation exclusion exists, Buyer is encouraged to look into the resulting tax consequences.

228 Preferential property tax treatment: Is the property subject to any preferential property tax status or any other credits affecting
229 the property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)? no yes explain

231 If yes, would these terminate upon the sale of the property? yes no explain

233 ENVIRONMENTAL CONCERNS:

234 Was fill dirt brought in since you acquired the property or any time since? no yes unknown

235 If yes, date _____ explain _____

237 Has there been visible mold growth on the property? no yes If yes, explain what caused the mold, when it occurred and
238 what action was taken to remove it and prevent it from recurring.

242 To your knowledge, have any of the following existed or do they currently exist on the property (check all that apply/explain):

243 Asbestos NO

244 Insect, animal, or pest infestations _____

245 Diseased or dead/dying trees/shrubs _____

246 Hazardous wastes/substances _____

247 Underground storage tanks _____

248 Drainage/standing water issues _____

249 Illicit drug production/sales _____

250 Methamphetamine production _____

251 Signs of soil expansion, contraction, or movement other than situations related to normal conditions _____

253 SELLER'S RADON DISCLOSURE STATEMENT

254 Radon Warning Statement: Homes in the area may have radon gas levels that exceed EPA standards. If you have concerns about
255 radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection
256 a condition of your purchase. For additional information, visit the EPA website: www.epa.gov/radon

257 Has the property been tested for radon? no yes If yes, explain _____

260 Are you aware of any radon concentrations in the property? no yes If yes, explain: _____

263 If yes, attach the most current records and reports pertaining to radon concentrations, mitigation or remediation. If a mitigation
264 system has been installed, include the system description and documents.

265 INITIAL(S): SELLER [Signature] DATE 7/7-2023 BUYER _____ DATE _____
266 SELLER _____ DATE _____ BUYER _____ DATE _____

267 ADDRESS:

268 FLOOD DISCLOSURE: INCLUDING OVERLAND AND RIVER FLOODING

269 This region experiences high water elevation flood events including overland and river flooding. This is intended to provide
270 information to prospective Buyer concerning the effects of these events on the property.

271 Is the property in a designated 100 year floodplain? yes no unknown

272 Do you carry flood insurance? no yes If yes, is it transferrable? no yes explain _____
273

274 *Note: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some
275 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
276 on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their
277 purchase.*

278 Has access to the property ever been impeded due to flood water? no yes explain _____
279

280 Have you ever experienced flood water on the property? no (If no, skip to line 289) yes explain _____
281

282 Have you ever collected a flood insurance claim on the property? no yes explain _____
283

284 If yes, were all insured repairs made? yes no explain _____
285

286 Have you ever made ANY non-insured repairs to the property as a result of flood water? no yes explain _____
287

288 Have buildings ever been touched or affected by flood water? no yes explain _____
289

290 If yes, check all that apply: basement lower level main floor upper level second floor garage
291 outbuildings other _____

292 Source(s) of flood water (check all that apply): river overland seepage (through walls, floor, window wells)
293 sump pump failure/overflow sewer back-up other _____ Approx. depth _____

294 Have sandbags, ring dikes or other protective devices been used to protect window wells or buildings from flood water?
295 no yes explain and include location _____
296

297 Has the property been located within 2 city blocks (approx. 1,000 feet) of a city community neighbor's dike erected to
298 prevent flood water? no yes explain and include location _____
299

300 Have any permanent dikes been installed to protect the property from flood water? no yes explain and include location
301

302 Has flood water ever touched any of the sandbags, dikes, or other preventative devices? no yes explain
303

304 Have any other preventative measures been taken to prevent flood water (e.g. plug drains, install sump pump back-up, etc.)?
305 no yes explain Sumpp pump

306 Have you made permanent changes to the property to provide additional flood protection? no yes explain
307

308 INITIAL(S): SELLER [Signature] DATE 7-17-2023 BUYER _____ DATE _____
309 SELLER _____ DATE _____ BUYER _____ DATE _____

310 ADDRESS: _____

311 **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed answer.
 312 If more space is needed, sign/date and attach additional page(s). _____ *additional pages are attached*

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331 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** As a general rule, 26 U.S. Code § 1445 (hereinafter
 332 "FIRPTA") requires a transferee (Buyer) of a United States real property interest to withhold a tax from the proceeds of any
 333 disposition of the real property interest if the transferor (Seller) is a foreign person (any person other than a United States person),
 334 unless an exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA.
 335 **Due to the complexity of the FIRPTA, both the Buyer and the Seller are advised to seek appropriate legal and tax advice**
 336 **regarding FIRPTA compliance, since failure to adhere to the FIRPTA withholding rules could result in legal liability to both**
 337 **the Buyer and Seller and their agents or qualified substitutes.**

338 Seller hereby represents and warrants that Seller is is not a foreign person, as defined by the FIRPTA. This representation of
 339 the Seller shall survive closing. Seller's agents and Buyer's agents, and any qualified substitute, as those terms are defined by the
 340 FIRPTA, may rely upon this representation.

341 If the Seller represents that it is a foreign person, the Buyer may be subject to income tax withholding requirements, and the Buyer
 342 could be personally liable for failing to withhold a tax from the proceeds of the real estate disposition, if none of the enumerated
 343 exemptions to the FIRPTA apply to the transaction. If the Seller represents that it is a foreign person, but that one of the exemptions
 344 to the FIRPTA apply, Buyer may require Seller to provide specific documentation as prescribed by the FIRPTA to verify, under
 345 penalty of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller
 346 represents that it is not a foreign person, the Buyer, or its agents or qualified substitutes, may require the Seller to provide specific
 347 documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller is not a foreign person. On or before
 348 closing, the Buyer and Seller agree to complete, execute and deliver any affidavit, instrument, or statement which may reasonably
 349 be required to comply with FIRPTA requirements.

350 **INITIAL(S):** SELLER RJB DATE 7-17-2023 BUYER DATE _____
 351 SELLER DATE _____ BUYER DATE _____

352 ADDRESS: _____

353 OTHER: Is Seller aware of any material fact not otherwise referred to that could adversely and significantly affect Buyer's use or
354 enjoyment of the property? no yes *If yes, please explain in detail* _____

355 _____

356 _____

357 _____

358 _____

359 This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or Broker/Licensee representing or assisting
360 any party in the transaction and is not a suitable substitute for any inspections or warranties Buyer may wish to obtain. The
361 information disclosed is given to the best of the Seller's knowledge.

362 **SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)**

363 Seller hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any parties in this
364 transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.
365 Seller hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's
366 knowledge as of the date listed below. If any of the information becomes inaccurate after it is delivered to Buyer and before
367 closing, the Seller shall notify Buyer and any Licensee representing any party to the transaction in writing of such change.

368 Rodney J. Brown 7-17-2023
369 Seller Signature Date

Seller Signature Date

*****THE FOLLOWING TO BE SIGNED AT TIME OF PURCHASE AGREEMENT*****

370 **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:**

371 Buyer/Prospective Buyer acknowledges receipt of this Seller's Disclosure. Buyer acknowledges that real estate licensees representing
372 the sale of this property have not made statements concerning the condition of the property other than those listed in this Seller's
373 Disclosure. Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. Buyer
374 acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for any
375 inspection of the property Buyer may wish to obtain.

376 _____
377 Buyer Signature Date

Buyer Signature Date

378 **SELLER'S STATEMENT OF CHANGES SINCE DATE DISCLOSURE WAS ORIGINALLY COMPLETED:** the date
379 below, Seller of the property hereby states that the material facts stated above are the same, except for the changes as indicated
380 below: (If no changes have occurred, please note "NONE" in space provided.)
381 _____

382 _____

383 _____
384 Seller Signature Date

Seller Signature Date

385 **BUYER'S ACKNOWLEDGEMENT OF CHANGES: (TO BE SIGNED AFTER SELLER'S STATEMENT)**

386 *Note: Buyer's signature only needed if changes were noted in Seller's Statement above.*

387 _____
388 Buyer Signature Date

Buyer Signature Date

389 Brokers and their licensees involved in this real estate transaction make no representations herein and are not
390 responsible for any conditions as stated on this disclosure.