

Seller's Property Condition Disclosure Law Exemptions

MLS# _____

The law requiring a Seller's Disclosure applies to all residential (not commercial) properties (1-4 units) with the following exemptions: **INITIAL ONE and SIGN FORM:**

_____ (1) pursuant to court order including transfers in administration of an estate, pursuant to a writ of execution, by foreclosure sale, by a trustee in bankruptcy, by a receiver, by eminent domain, and resulting from a decree for specific performance;

_____ (2) to a mortgagee from the mortgagor or his successor in interest in a mortgage if the indebtedness is in default, by a trustee pursuant to a deed of trust or to a mortgagee pursuant to a mortgage if the indebtedness is in default, by a trustee under a mortgage pursuant to a foreclosure sale, or by a mortgagee who has acquired the real property at a sale conducted pursuant to a judgment and order of foreclosure;

_____ (3) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;

_____ (4) from one or more co-owners solely to one or more other co-owners;

_____ (5) made solely to a spouse or a person or persons in the lineal line of consanguinity of one or more transferors;

_____ (6) between spouses resulting from a divorce decree or support order or marital property distribution order;

_____ (7) made by virtue of the record owner's failure to pay federal, state, or local taxes;

_____ (8) to or from the federal government;

_____ (9) to the State, its agencies and departments, and its political subdivisions including school districts;

PL _____ (10) new construction;

_____ (11) real property sold at public auction;

_____ (12) to a residential trust; and

_____ (13) between parties when both parties agree in writing not to complete a disclosure statement.

_____ (14) vacation time sharing plan;

_____ (15) vacation multiple ownership interest;

_____ Seller has filled out Seller Property Condition Disclosure but does not want to be uploaded to MLS.

Please upload this exemption form in lieu of the Sellers Property Condition Disclosure into MLS

Peter Malanos 05-03-2021 1:55 PM EDT

Seller(s) Signature
Arcadia Construction LLC

Witness

Date

Buyer(s) Signature

Witness

Date