



REALTORS® ASSOCIATION OF NEW MEXICO

SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER, NOT THE BROKER

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

NOTE: If an item is not present at the Property or is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.

Date	209	Los Pamos, Unit 7A	Taos	NM
Property Address			State	Zip Code
Don Grosvenor				
Seller's Name (Print)		Seller's Name (Print)		

OCCUPANCY: Has the Seller ever occupied the Property? ☐ Yes ☐ No If the "Yes", provide the beginning and ending dates of occupancy:

Beginning Date _____ Ending Date _____

A	STRUCTURAL CONDITIONS Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Structural problems				
2	Moisture and/or water problems				
3	History of wood infestation, insects, pests, birds or tree root problems affecting the structure				
4	Damage due to hail, wind, fire or flood				
5	Cracks, heaving or settling problems				
6	Exterior wall or window problems				
7	Building code, city or county violations				
8	Were all necessary permits, approvals and inspections obtained for all construction, repairs, and improvements? ☐ Yes ☐ No ☐ Do Not Know If "no", explain _____				
9	House is built on: ☐ Slab ☐ Crawlspace ☐ Basement				
10	Type of Construction:				

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A	STRUCTURAL CONDITIONS – CON'T
11	Type of Exterior: ☐ Artificial / Synthetic Stucco (EIFS) ☐ Other _____ Any current or past problems: ☐ Yes ☐ No If "yes", Explain _____ _____
12	Type of floor under carpets, linoleum, etc.:
13	Any additions or alterations made:
Additional Comments: _____ _____ _____	

NOTE: If an item is not present at the Property, mark the "N/A" column.

B	ROOF Do any of the following conditions currently exist or is Seller aware of them ever existing:	N/A	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Roof problems					
2	Roof leak: Past					
3	Roof leak: Present					
4	Damage to roof: Past					
5	Damage to roof: Present					
6	Skylight problems					
7	Gutter or downspout problems					
8	Is roof under warranty? ☐ Yes ☐ No ☐ Do Not Know If "yes", when does warranty expire? _____ If "yes", is warranty transferable? ☐ Yes ☐ No ☐ Do Not Know If "yes", has roof work been performed while under current roof warranty ☐ Yes ☐ No ☐ Do Not Know If "yes", describe work done: _____					
9	Roof Material: _____ Age _____ Roof Material: _____ Age _____					
Additional Comments: _____ _____ _____						



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C	APPLIANCES	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Built-in vacuum system & accessories						
2	Clothes dryer: ☐ Gas ☐ Electric ☐ Vented Outside						
3	Type of clothes dryer hook-up available: ☐ Gas ☐ Electric ☐ None ☐ Do Not Know ☐ Other _____						
4	Clothes washer						
5	Dishwasher						
6	Disposal						
7	Freezer						
8	Gas grill						
9	Range Hood						
10	Microwave oven						
11	Oven						
12	Type of oven hookup available: ☐ Gas ☐ Electric ☐ Propane ☐ None ☐ Do Not Know ☐ Other _____						
13	Range ☐ Gas ☐ Electric ☐ Propane						
14	Refrigerator						
15	Refrigerator Water Line						
16	Trash Compactor						
Additional Comments: _____ _____ _____							



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D	ELECTRICAL & TELECOMMUNICATIONS	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Security system: ☐ Owned ☐ Leased ☐ Transferable						
2	Smoke/fire detectors: ☐ Battery ☐ Hardwired						
3	Carbon Monoxide Alarm: ☐ Battery ☐ Hardwired						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring: ☐ Pig-tailing _____						
7	Electrical: ☐ Amps _____						
8	Telecommunications (T-1, fiber, cable, satellite, DSL) ☐ Owned ☐ Leased						
9	Satellite System or DSS Dish ☐ Owned ☐ Leased						
10	Inside telephone wiring & blocks/jacks						
11	Ceiling fans						
12	Garage Door ☐ Electric ☐ Manual If electric, number of garage door remote control(s) _____						
13	Intercom/doorbell						
14	In-wall / Built-in speakers						
15	220 volt service						
16	Landscape lighting						
Additional Comments: _____ _____ _____ _____							



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E	MECHANICAL	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Cooling: ☐ Evaporative Cooler ☐ Refrigerated Air ☐ Window Units ☐ Central Duct Location: _____ Number of Units: _____						
2	Humidifier						
3	Air purifier						
4	Sauna						
5	Steam room/shower						
6	Water heater: # of _____ Capacity _____ Fuel Type _____						
7	Heating: ☐ Central Forced Air ☐ Radiant ☐ Hot Water Baseboard ☐ Wall Furnace ☐ Floor Furnace ☐ Solar ☐ Geo Thermal ☐ Other Type of Piping: ☐ Entran ☐ Other If “other”, type: _____ Number of Units: _____ Type of duct work: _____ Solar Power System/Panels: ☐ Owned ☐ Leased						
8	Fireplace # _____ Type: ☐ Wood Burning ☐ Gas Logs ☐ Log Lighter ☐ Electric						
9	Stove: Fuel Type: ☐ Wood ☐ Pellet ☐ Other						
10	Fireplace Insert						
11	Fuel Tanks: ☐ Owned ☐ Leased						
12	Entry gate system						
13	If known, date of last fireplace/wood stove, chimney/flue cleaning: _____						
14	Are there any rooms without a direct heat source? ☐ Yes ☐ No If “yes”, explain: _____						
Additional Comments: _____							

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F	WATER, SEWER & OTHER UTILITIES	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Water filter system: ☐ Owned ☐ Leased						
2	Water softener: ☐ Owned ☐ Leased						
3	Lift station (sewage ejector pump)						
4	Drainage, storm sewers, retention ponds						
5	Grey water storage/use						
6	Sump pump						
7	Underground sprinkler system: ☐ Partial ☐ Full Coverage						
8	Fire sprinkler system						
9	Water Pipes: Type(s): ☐ Lead ☐ Galvanized ☐ Kitec ☐ Copper ☐ Polybutylene ☐ Pex ☐ Do Not Know ☐ Other _____						
10	Backflow prevention device: ☐ Domestic ☐ Irrigation ☐ Fire ☐ Sewage						
11	Irrigation pump						
12	Well pump						
13	Reverse Osmosis: ☐ Owned ☐ Leased Lease Information:						
14	Plumbing Problems: ☐ Yes ☐ No ☐ Do Not Know If "yes", explain _____						
15	Sewage Problems: ☐ Yes ☐ No ☐ Do Not Know If "yes", explain _____ If "yes", explain _____						
16	Water Pressure Problems: ☐ Yes ☐ No ☐ Do Not Know If "yes", explain _____						
Additional Comments: _____ _____ _____							

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			IN WORKING CONDITION?				
G	POOL, SAUNA, HOT TUB, WATER FEATURE	N/A	YES	NO	DO NOT KNOW	AGE IF APPLIES AND IS KNOWN	COMMENTS
1	Pool						
2	Pool Material: ☐ Vinyl ☐ Gunite ☐ Fiberglass ☐ Other						
3	Pool Type: ☐ Chlorine ☐ Saltwater ☐ Bromine ☐ Other						
4	Pool Filter						
5	Pool Heater						
6	In-Pool Cleaning Equipment						
7	Pool Cover: Type: _____						
8	Hot Tub						
9	Sauna Room						
10	Steam Room						
11	Water Features Type: _____						
12	Is Pool Service Company being used? If “yes”, name of company _____						
13	Has Pool been winterized? ☐ Yes ☐ No						
Additional Comments: _____ _____							

H	USE, ZONING & LEGAL ISSUES Do any of the following conditions currently exist or is Seller aware of them ever existing :	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
1	Zoning violations, variances, conditional use restrictions, violations of an enforceable PUD or non-conforming use				
2	Liens or judgments against the Property				
3	Proposed bonds, assessments, or impact fee's against the Property				



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H	USE, ZONING & LEGAL ISSUES – CON'T – Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF 'YES', EXPLAIN
4	Notice or threat of condemnation proceedings				
5	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved				
6	Violation of restrictive covenants or owners' association rules or regulations				
7	Any building or improvements constructed without approval by the owners' association or the designated approving body, if approval is required				
8	Notice of zoning action				
9	Other legal action				
Additional Comments: _____ _____ _____					

I	ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES" EXPLAIN
1	Access problems				
2	Roads, driveways, trails or paths through the Property used by others				
3	Public highway or county road bordering the Property				
4	Proposed or existing transportation project that affects or is expected to affect the Property				
5	Encroachments, boundary disputes or unrecorded easements				
6	Shared or common areas with adjoining properties				
7	Requirements for curb, gravel/paving, landscaping				
8	Flooding or drainage problems: Past				
9	Flooding or drainage problems: Present				
Additional Comments: _____ _____ _____					



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J	WATER AND SEWER SUPPLY
1	Does seller own all water rights to the Property? ☐ Yes ☐ No ☐ Do Not Know If “no”, what water rights have been transferred? ☐ Surface Rights ☐ Irrigation Rights ☐ Ditch Rights ☐ Other Additional details of transfer: _____ _____ If “no”, are sales/lease/transfer agreements attached? ☐ Yes ☐ No If applicable and if not otherwise identified in the agreement(s) attached, contact information for third-party or parties who/which currently hold water rights to the Property: _____ _____
2	Type of water supply: ☐ Public ☐ Community ☐ Private (If Property has well, see Section J(3)below) Name and address of service providers: _____ Fees per month: _____ Transfer Fee: _____ Restrictions and/or regulations _____ Water Supply or Yield Problems _____
3	WELL(S) ☐ N/A TYPE: ☐ Private Well ☐ Shared Well ☐ Cistern ☐ Irrigation Well ☐ Other _____ If the Property is served by a Well, Well Permit ☐ Is ☐ Is Not attached. Shared Well Agreement ☐ Yes ☐ No If “yes”, Well-Share Agreement ☐ Is ☐ Is Not attached Well location and address _____ Separate electric meter (private or shared) ☐ Yes ☐ No Is well required to be metered ☐ Yes ☐ No Restrictions and/or regulations _____ Well Registered with the State Engineers Office ☐ Yes ☐ No Permit # _____ Additional Well Records attached ☐ Yes ☐ No
4	Any other water source for any other use? ☐ Yes ☐ No If “yes”, describe: _____ _____
5	If there is neither a Well, nor a Water Provider for the Property, then describe the source of potable water for the Property: _____ _____ _____ SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER’S WATER SUPPLIES.
6	If other than City/Municipal/Community water, is there a requirement to connect to the City/Municipal/Community water? ☐ Yes ☐ No ☐ Do Not Know If “yes”, requirement: _____ _____
SEE RANM FORM 2307 INFORMATION SHEET – WATER RIGHTS AND DOMESTIC WELLS	



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J	WATER AND SEWER SUPPLY - CON'T
7	Type of sanitary sewer service: ☐ Public ☐ Community ☐ Septic (If Property has an onsite liquid waste system see Section J(8) below) ☐ Other ☐ None Any problems: _____ Names and address of service providers: _____ Is there a written service agreement ☐ Yes ☐ No If "yes", Agreement ☐ Is ☐ Is Not attached. Fee's per month \$ _____ Transfer Fee \$ _____ Restrictions and/or regulations: _____
8	WASTEWATER TREATMENT ☐ N/A TYPE: ☐ Conventional ☐ Advanced Treatment System ☐ Composting Toilet ☐ Outdoor Latrine ☐ Cesspool ☐ Gray Water Storage ☐ Liquid Waste Storage Tank Any problems: _____ Name and Address of Service Providers: _____ Date of last service: _____ NMED (EID#) Permit System Certification Number: _____ Requirement to Connect to a sewer system ☐ Yes ☐ No If "yes", explain _____
9	Any problems with septic or sewer lines? ☐ Yes ☐ No If "yes", explain _____
SEE RANM FORM 2308 INFORMATION SHEET – SEPTIC SYSTEMS	
Additional Comments: _____ _____ _____ _____	

K	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products				
2	Storage tanks ☐ Above Ground ☐ Under Ground				
3	Underground transmission lines				
4	Animals kept in the residence				
5	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill				
6	Monitoring wells or test equipment				



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K	ENVIRONMENTAL CONDITIONS – CON'T Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
7	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property				
8	Land on the Property that has been filled in				
9	Mine shafts, tunnels or abandoned wells or cisterns				
10	Within governmentally designated flood plain or wetland area				
11	Dead, diseased or infested trees or shrubs				
12	Environmental assessments, studies or reports done involving the physical condition of the Property				
13	Noticeable continuous or periodic odors				
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells				
15	Wood infestation, insects, pests, rodents or tree root problems				
16	Flooding on any portion of the Property				
17	History of mold conditions or treatment for mold.				
SEE RANM FORM 2309 – INFORMATION SHEET MOLD					
Additional Comments: _____ _____ _____					

NOTE: If question does not apply to Property, mark the “N/A” column.

L	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY	N/A	YES	NO	DO NOT KNOW	COMMENTS
1	Is Property part of an owners' association If “yes”, name of Association					
2	Does Property have its own designated parking spot(s)? If “yes”, how many?					



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L	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY – CON'T	N/A	YES	NO	DO NOT KNOW	COMMENTS
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association, but outside the Seller's Property or Unit).					
4	Is Property in a Public Improvement District (PID)?					
SEE RANM FORM 4600 – INFORMATION SHEET HOME OWNERS ASSOCIATION SEE RANM FORM 4500 INFORMATION SHEET PUBLIC IMPROVEMENT DISTRICT						
Additional Comments: _____ _____						

M	OTHER RIGHTS	YES	NO	DO NOT KNOW	COMMENTS
1	Has Seller established solar rights on the Property?				
2	With the exception of water rights, already addressed in Section J, does seller own all other rights to the Property (i.e. wind, mineral, solar, etc)?				
3	If "no", what rights does seller NOT own? ☐ Oil ☐ Gas ☐ Hard-rock minerals (Gold, silver, copper & other metals) ☐ Wind ☐ Solar ☐ Other _____				
4	If "no", what is the reason that Seller does not own all rights? a. ☐ United States (US) patent did not convey some/all other rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR b. ☐ Other rights were severed by Seller or a former owner of the Property (other than the United States government) and ☐ SOLD or ☐ LEASED to a third-party.				
5	If applicable, all sale/lease and/or transfer agreements within Seller's possession ☐ Are ☐ Are Not attached If not otherwise identified in the sales and/or lease agreements attached, identity and provide contact information for third-party or parties who/which currently hold other rights to the Property: _____ _____				
Additional Comments: _____ _____					



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N	OTHER DISCLOSURES - GENERAL	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Any damage to flooring (e.g. carpet stains, cracks in tile, damage to wood floors, etc.) or walls (e.g. holes, stains, etc.)?				
2	Is any part of the Property leased to others (written or oral)?				
3	Does the seller have any written reports of any building, site, roofing, soils or engineering investigations or studies of the Property?				
4	Has the seller submitted any property insurance claims? (Whether paid or not.) If yes, did Seller receive proceeds from that claim? ☐ Yes ☐ No If yes, did Seller use proceeds to repair or correct the issue that was the subject matter of the claim? ☐ Yes ☐ No				
5	Does the seller have any structural, architectural and engineering plans and/or specifications for any existing improvements?				
6	Has Property been used as a methamphetamine laboratory? If "yes", has it been remediated? ☐ Yes ☐ No				
7	Has cannabis been grown on the Property? If "yes", has it been remediated? ☐ Yes ☐ No				
8	Are there any government special improvements approved, but not yet installed, that may become a lien against the Property?				
9	Is Seller currently or has Seller ever been a party to a lawsuit, individually or as part of a class action, involving any component or feature of the Property? If yes, did Seller receive any proceeds from such lawsuit/settlement? ☐ Yes ☐ No If yes, were proceeds used to repair or correct the component or feature at issue? ☐ Yes ☐ No				

SEE RANM FORM 2306 – INFORMATION SHEET CLANDESTINE DRUG LABORATORY REMEDIATION

Additional Comments: _____



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O	PRIOR INSPECTION REPORT	YES	NO		IF "YES", EXPLAIN
1	Is Seller in possession of any pre-listing or current home inspection reports regarding the Property? If yes, report(s) ☐ IS ☐ IS NOT attach as exhibit to this Seller's Disclosure Statement.				
2	Issues identified in report that have since been resolved by Seller: _____ _____				
If attached or provided, Seller is not attesting to the accuracy or thoroughness of the report(s) and the report(s) is not intended to replace Buyer's own inspection(s) of and due diligence on the Property. Additionally, Buyer should be aware that he/she would not be entitled to pursue a claim against the inspector(s) who performed the inspection(s) and provided the attached/provided report(s) because the buyer did not contract with that inspector(s).					

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the information contained in this Seller's Property Disclosure.

THE BUYER IS ADVISED TO EXERCISE ALL HIS/HER RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

This form is **NOT** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer. The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's **ACTUAL KNOWLEDGE**.

PLEASE NOTE: THIS IS NOT A CONTRACT

SELLER

Seller Don Grosvenor Date _____

Seller _____ Date _____

BUYER

Buyer _____ Date _____

Buyer _____ Date _____