

1503 SCHOFIELD Ln, Farmington, NM 87401		26-459 Commercial Sale Active \$269,900	
Provided as a courtesy of NM Dream House Real Broker, LLC 6584 E Main St Farmington, NM 87402 Office - (505) 501-8887 bryan@nmdreamhouse.com https://www.nmdreamhouse.com/			
GRT Location Code: 16-121			
Building Name: Schofield Professional Offices Parking: 6 - 10 # of Acres: 0.43 Association/Condo Fee: CAM fee: Frontage: 65 Retail SqFt: SqFt Improvments: 5,544		Sub Type: Commercial Restrooms: 1 - 2 # Units: 2 Association/Condo Fee Frequency: Cam Fee Frequency: Building SqFt: 5,544 Manufacturing SqFt: Total SqFt: 5,544	
		For Sale: Offices: 3 - 4 Lot Size: 0.430 Acres Association/Condo Comments: CAM Comments: Office SqFt: 2,184 Warehouse SqFt: 3,360 Monthly Rent:	
Area: 6l Annual Taxes: 2998.00 Pending Foreclosure: No Short Sale: No		County: San Juan Tax Year: 2027 Foreclosed: No Offer Letters Accepted: N	
		Subdivision: None Builder: Relocation: No	
Public Remarks: This versatile commercial property offers a total of 5,544 square feet, combining professional office space with functional warehouse capacity. The 2,184 sq ft office area includes four or more private offices, providing flexibility for administrative use, client meetings, or team collaboration. The 3,360 sq ft warehouse offers ample space for storage, distribution, or light industrial use, with room to support efficient operations. With a practical mix of office and warehouse space in one location, this property is well-suited for a variety of business needs, whether you're expanding, relocating, or investing.			
Closing Remarks:			
Directions to Prprty: Head west on E Main St, turn right onto Schofield Lane, and continue until you reach 1503 Schofield Lane. Legal: BEG W 15 FT AND N 625 FT OF SE COR OF N 18 AC OF THE S 30 AC W1/2W1/2NW OF SEC 11 29 13 W 290 FT, N 65 FT, E 290 FT			
Zoning: General Commercial Impr w/Strctr Usble: Conforming Will Sell: Cash; Sell in Entirety Land Status: Land Included Road Frontage: City Location: Freestanding Type of Existing Business: Professional Service Parking: Parking Lot; Paved		Imprvmt/Construction: Stucco Number of Stories: One Age: More Than 51 Years Ceiling Height: Varied Heights Floors: Carpeting; Tile; Wood Walls: Drywall Roof: Metal	
		Heat: Forced Air; Natural Gas Cooling: Evaporative Cooling Utilities Available: City Sewer; City Water; Electric; Sanitation Possession: At Closing; Recording Occupied: Owner How To Show: 24 Hour Notice; Appointment Only Sign on Property: Yes	
List Price: 269,900		Status Change Date: 04/24/2026	

+ MLS #	Status	Price	% Change	Date	DOM Address
+ 26-459	Active	\$269,900		04/24/2026	178 1503 SCHOFIELD Ln

Property Record Card

San Juan County Assessor

IGW CHILDRENS HOPE FOUNDATION INC PO BOX 1353 FARMINGTON, NM 87499	Account: R0021033 SCHOFIELD PROFESSIONAL OFFICES Tax Area: 5INNR - District 5IN Non-Residential Acres: 0.430	Parcel: 2074172479409 Situs Address: 1503 SCHOFIELD LN FARMINGTON, 87401
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Value Summary			Legal Description
Value By:	Market	Override	BEG W 15 FT AND N 625 FT OF SE COR OF N 18 AC OF THE S 30 AC W1/2W1/2NW OF SEC 11 29 13 W 290 FT, N 65 FT, E 290 FT, S 65 FT TO BEG. BK.1636 PG.388
Commercial/Ag (1)	\$198,346	N/A	
Land (1)	\$33,715	N/A	
Commercial/Ag (2)	\$38,476	N/A	
Total	\$270,537	\$270,537	



Commercial/Ag Occurrence 1

Property Code	9220 - EXEMPT NON-RESIDENTIAL IMPROVEMENT	Actual Year Built	1959
Air Conditioning	5 - Forced Air	Architectural Style	344 - Office Building
Building Type	344 - Office Building	Condition	Average
Construction Quality	5 - Average	HVAC	5 - Forced Air
Percent Complete	100%	Perimeter	195
Roof Structure	2 - Gable	MS Stories	1
Percent	100	Percent	100
Percent	100	MS Stories	1

SubArea	ACTUAL	AREA_UNITS	EFFECTIVE	FOOTPRINT	HEATED
903 - Wood_Deck	40.0	40.0	40.0	40.0	40.0
6602005 - Concrete_Unreinforced	2116.4	2116.4	2116.4	2116.4	2116.4

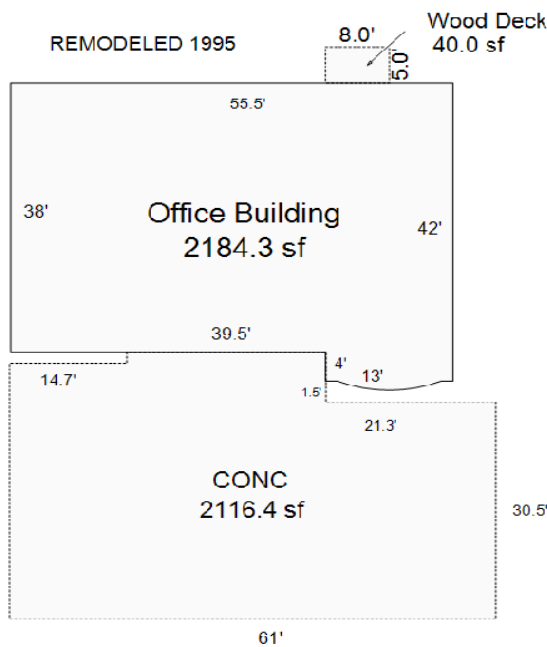
Property Record Card

San Juan County Assessor

Commercial/Ag Occurrence 1

GBA1 - First_Floor	2184.3	2184.3	2184.3	2184.3	2184.3
Total	4,340.70	4,340.70	4,340.70	4,340.70	4,340.70
	Value	Rate	Rate	Rate	Rate
	\$198,346	45.69	45.69	45.69	45.69

BLDG 2 HERE



Commercial/Ag Occurrence 2

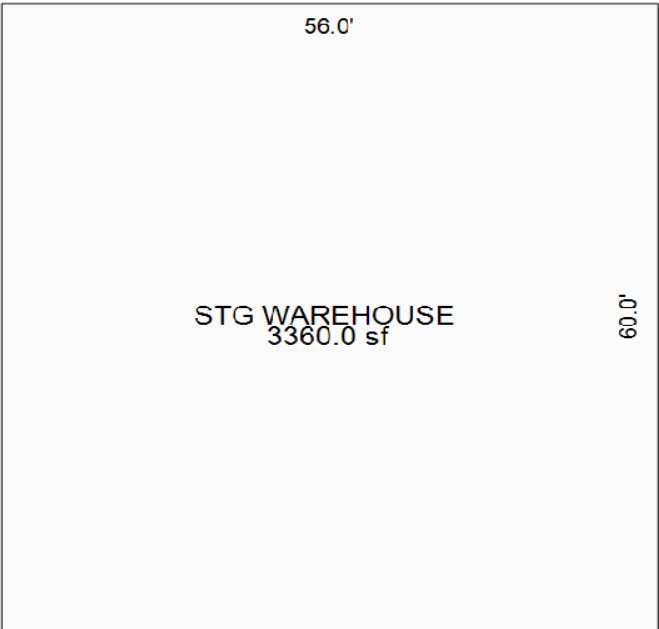
Property Code	9220 - EXEMPT NON-RESIDENTIAL IMPROVEMENT	Actual Year Built	1959
Architectural Style	406 - Storage Warehouse	Building Type	406 - Storage Warehouse
Condition	Average	Construction Quality	1 - Low
Percent Complete	100%		

SubArea	ACTUAL	AREA_UNITS	EFFECTIVE	FOOTPRINT	HEATED
GBA1 - First_Floor	3360.0	3360.0	3360.0	3360.0	3360.0
Total	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00
	Value	Rate	Rate	Rate	Rate
	\$38,476	11.45	11.45	11.45	11.45

Property Record Card

San Juan County Assessor

Commercial/Ag Occurrence 2



BLDG 1 HERE

Land Occurrence 1

Property Code	9200 - EXEMPT NON-RESIDENTIAL LAND	Land Code	26180SF - 5IN SULLIVAN TO HUTTON - SF
Electricity	1 - Adequate	Frontage	0
Gas	1 - Natural	Measure	SF - Square Feet
Sewer Type	1 - City Sewer	Street Code	4 - Paved/Curb
Topography Code	1 - Level	Water	1 - City Water

SubArea	ACTUAL	AREA_UNITS	EFFECTIVE	FOOTPRINT	HEATED
Acres	0.43	0.43	0.43	0.43	0.43
Total	0.43	0.43	0.43	0.43	0.43
	Value	Rate	Rate	Rate	Rate
	\$33,715	78,406.98	78,406.98	78,406.98	78,406.98

Abstract Summary

Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
9200	EXEMPT NON-RESIDENTIAL LAND		\$33,715	\$11,238	NA	NA
9220	EXEMPT NON-RESIDENTIAL IMPROVEMENT		\$236,822	\$78,941	NA	NA
Total			\$270,537	\$90,179	NA	NA

Property Record Card

San Juan County Assessor

Assessment History

Type	Actual Value	Assessed
EXEMPT LAND AND/OR IMPROVEMENT(S)	\$270,537	\$90,179
Actual Value (2026)	\$270,537	
Primary Taxable		\$90,179
Exempt		(\$90,179)
Adjusted Taxable Total		\$0

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NEW MEXICO ASSOCIATION OF REALTORS® — 2026 INFORMATION SHEET – BROKERAGE COMPENSATION



⚠ ATTENTION SELLERS AND BUYERS ⚠

COMPENSATION TO A BROKERAGE IS NOT SET BY ANY MULTIPLE LISTING SERVICE (“MLS”), THE LOCAL, STATE OR NATIONAL ASSOCIATION OF REALTORS® OR ANY LAW OR REGULATION. Each brokerage, or in some cases broker, sets its/their own compensation, independently of other brokerages/brokers. The extent to which each brokerage/broker will negotiate compensation, or compensation policies is determined strictly by that brokerage/broker. A brokerage/broker may have a standard fee schedule or certain compensation policies set by that specific brokerage or broker, but these are NOT universal rates or policies, so a consumer comparing different brokerage or broker rates and policies will find varying rates and policies among different brokerages or brokers. The amount of compensation a consumer pays a brokerage or broker is a term of the agreement between the consumer and the brokerage, which the consumer can fully negotiate with the brokerage or broker. **Consumers are encouraged to inquire about the brokerage’s or broker’s rates and policies before signing any agreement.**

ARE THERE MULTIPLE BROKERS OR BROKERAGES INVOLVED IN A REAL ESTATE TRANSACTION?

Potentially. Sellers and buyers contract with real estate offices, called “Brokerages,” to provide real estate services. Real estate brokers are individuals who work for Brokerages (“Broker”). Generally, there is a Broker who represents the seller in the transaction (“Listing Broker”), who works for the “Listing Brokerage”, and there is Broker who represents the buyer in the transaction (“Buyer’s Broker”), who works for the “Buyer’s Brokerage”. In some cases, there may be multiple Brokers within the same Brokerage who work collectively for the seller and/or the buyer. Sometimes the Listing Broker and the Buyer’s Broker will work for the same Brokerage. In other cases, the Listing Broker and Buyer’s Broker will work for different Brokerages. In some transactions, one Broker may represent both the seller and buyer in the transaction; however, this would occur ONLY IF the Broker, the seller, and the buyer agreed to this dual representation.

HOW DOES A LISTING BROKERAGE GET PAID?

The seller will enter into a listing agreement with a Listing Brokerage in which the seller agrees to pay the Listing Brokerage a specified amount of compensation in the event, among other events, the property sells during the term of the listing agreement or perhaps, during a “Protection Period” following the term of the listing agreement (“Listing Agreement”). The Listing Agreement is an exclusive agreement, meaning that the seller has agreed to work exclusively with that Listing Brokerage for the sale (or lease) of the property identified in the Listing Agreement for the time period specified in the Listing Agreement.

CAN A SELLER ENTER INTO MULTIPLE LISTING AGREEMENTS?

A Listing Agreement is a contract, and it obligates the seller and the Listing Brokerage in various ways. In the Listing Agreement, in addition to agreeing to an amount of compensation, the parties (the Seller and Listing Brokerage) will agree to the term or time period of the Listing Agreement. During the term, **the Listing Agreement will be an exclusive agreement**, meaning the seller has agreed to work exclusively with that Listing Brokerage for the sale (or lease) of the property. **Sellers should carefully read and understand the terms of the Listing Agreement before signing and should NOT enter into multiple Listing Agreements for the same time periods covering the same property. To do so could make the seller liable for paying multiple Listing Brokerages for the sale or lease of one property.**

SELLER BE AWARE: Your Listing Broker may send you a Listing Agreement through an electronic signature platform. By electronically signing the agreement through that platform, you have created a legally binding contract.

This form and all New Mexico Association of REALTORS® (NMAR) forms are for the sole use of NMAR members and those New Mexico Real Estate Licensees to whom NMAR has granted prior written authorization. Distribution of NMAR forms to non-NMAR members or unauthorized Real Estate Licensees is strictly prohibited. NMAR makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form, the parties agree to the limitations set forth in this paragraph. The parties hereby release NMAR, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity, or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.

Page 1 of 3 NMAR Form 1100 (2024 AUG) (Rev.1) ©2024 New Mexico Association of REALTORS® BUYER(S) OR SELLER(S) AT NV

INITIALS SIGNIFY THAT THE BUYER(S) AND/OR SELLER(S) HAS RECEIVED AND REVIEWED THIS INFORMATION SHEET.

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NEW MEXICO ASSOCIATION OF REALTORS® — 2026 INFORMATION SHEET – BROKERAGE COMPENSATION



IF THE LISTING BROKER OR BROKERAGE IS ALSO REPRESENTING THE BUYER IN THE TRANSACTION, IS THE LISTING BROKER OR BROKERAGE OBLIGATED TO REDUCE THE COMPENSATION THE BROKER CHARGES THE SELLER AND/OR BUYER?

No. Unless otherwise specified in the Listing and/or Buyer Brokerage Agreement, the Broker is entitled to the amount the seller and buyer agreed to pay the Broker in the Listing and Buyer Brokerage Agreements, even if the Broker represents both the seller and buyer in the transaction. However, some Brokers/Brokerages may be willing to reduce the total compensation received from the seller and/or buyer in the event the Broker/Brokerage represents both the seller and buyer in the same transaction. This is known to REALTORS® as a “Variable Rate Commission.” Whether to offer a Variable Rate Commission would be a Brokerage decision and/or policy, which means that not all Brokerages would have the same policy on this issue. Whether the Brokerage offers a Variable Rate Commission should be discussed with the Broker before a seller or buyer enters into a Listing or Buyer Brokerage Agreement, as applicable.

IN THE LISTING AGREEMENT, IS A SELLER OBLIGATED TO PROVIDE THE LISTING BROKERAGE WITH ENOUGH COMPENSATION TO PAY COMPENSATION TO A BUYER’S BROKERAGE?

No. While this is something a seller may elect to do, there is **no requirement or obligation** for a Seller to provide the Listing Brokerage with enough compensation to pay compensation to a Buyer’s Brokerage, unless this is the policy of the Listing Brokerage. If this is the Listing Brokerage’s policy, and a seller desires to work with that Brokerage, then they would have to agree to this policy. If this is the Listing Brokerage’s policy, and a seller does not agree to such a policy, the seller would not enter into a Listing Agreement with that Brokerage and would consult with other Brokerages. Each Brokerage sets its own policies on this issue and not all Brokerages will have the same policy on this issue.

If the seller elects to provide the Listing Brokerage with enough compensation for the Listing Brokerage to compensate the Buyer’s Brokerage, then the Listing Broker may communicate this to Buyers’ Brokers through a variety of methods, including, but not limited to, the Listing Brokerage’s website and social media platforms. However, the Listing Brokerage is prohibited by MLS rules from communicating this compensation through the MLS.

IN THE LISTING AGREEMENT, IS A SELLER OBLIGATED TO AGREE TO COMPENSATE A BUYER’S BROKERAGE DIRECTLY?

No. At the time the Listing Agreement is signed, the seller may agree to compensate a Buyer’s Brokerage, but a seller is **not obligated** to do so. If the seller agrees to compensate a Buyer’s Brokerage, then the **SELLER** has complete discretion over the amount the seller is willing to pay a Buyer’s Brokerage. If at the time of listing, the seller agrees to compensate a Buyer’s Brokerage, then the Listing Broker may communicate this compensation to the Buyer’s Brokerage through a variety of methods, such as the Listing Broker/Brokerage’s website and social media platforms. However, the Listing Broker/Brokerage is prohibited by MLS rules from communicating this compensation through the MLS.

If a seller does not elect to pay a Buyer’s Brokerage at the time of listing, a Buyer’s Brokerage who has a buyer for the seller’s property may ask the seller to pay the Buyer’s Brokerage *before* the buyer submits an offer to purchase. Again, the seller is under NO obligation to agree to compensate the Buyer’s Brokerage, but there may be advantages to the seller doing so.

WHAT IS “SELLER ASSISTANCE” OR “SELLER CONCESSIONS”?

Seller assistance or a seller concession is an amount of money that the seller is willing to offer a buyer that a buyer may use towards buyer closing costs. Seller assistance/concessions **cannot be specifically earmarked** for Buyer Broker compensation. In other words, how the buyer applies the seller assistance/concession is the buyer’s sole decision, subject only to restrictions set by the buyer’s lender, if applicable. Seller assistance/concessions may be used by the buyer for a number of costs, including, but not limited to, recording fees, the appraisal fee, inspection costs, loan origination fees, property improvements and Buyer Brokerage compensation. **The seller is under no obligation to offer assistance/concessions**, but there may be advantages to the seller doing so. If the seller offers assistance/concessions, the Listing Brokerage will communicate this to Buyer Brokers through a variety of methods, including perhaps, the MLS.

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NEW MEXICO ASSOCIATION OF REALTORS® — 2026 INFORMATION SHEET – BROKERAGE COMPENSATION



IS A SELLER REQUIRED TO PAY COMPENSATION TO A BUYER'S BROKERAGE THROUGH THE PURCHASE AGREEMENT?

No. A buyer may request, through the purchase offer or otherwise, that a seller pay the Buyer's Brokerage's compensation, **but there is no requirement for the seller to do so.** There may be advantages to a seller by doing so. For example, given the up-front costs of purchasing a specific property, some buyers may not be in a financial position to fully compensate their Buyer's Brokerage and may only enter into a purchase agreement for a specific property if the seller is willing to compensate the Buyer's Brokerage. However, for other buyers, the seller's willingness to compensate a Buyer's Brokerage may have no impact on the buyer's decision to make an offer on the property or what the buyer is willing to pay for the property. A seller's decision to pay the Buyer's Brokerage's compensation, in whole or in part if asked to do so by a buyer, is a decision left solely to the seller. Further, if the seller is willing to offer some compensation to the Buyer's Brokerage, the amount to pay the Buyer's Brokerage is a term of the purchase agreement that the seller and the buyer may freely negotiate.

DO BUYER BROKERAGES/BROKERS WORK FOR FREE AND IF NOT, HOW DO THEY GET PAID?

No. Buyer Brokerages/Brokers do not work for free, and they should **not** be expected to work for free. Buyers will enter into a Buyer Brokerage Agreement with a Brokerage in which the buyer agrees to pay the Buyer's Brokerage a specified amount of compensation in the event, among other events, the buyer purchases the type of property identified in the Buyer Brokerage Agreement during the term of the Buyer Brokerage Agreement, or perhaps, during a "Protection Period" following the term of the Buyer Brokerage Agreement.

With the buyer's consent, typically set forth in the Buyer Brokerage Agreement, the Buyer's Broker may request, in advance of the buyer making an offer on the property, that the seller or Listing Brokerage compensate the Buyer's Brokerage instead of the buyer compensating the Buyer's Brokerage. Alternatively, a buyer may request in the purchase offer that the seller pay the Buyer's Brokerage. The seller may agree to do so or the seller may counter that term of the offer. In the counteroffer, the seller may agree to pay some lesser amount to the Buyer's Brokerage or may refuse to pay anything to the Buyer's Brokerage.

IF THE SELLER OR LISTING BROKERAGE AGREES TO PAY THE BUYER'S BROKERAGE, IS THE BUYER ALSO OBLIGATED TO PAY THE BUYER'S BROKERAGE PER THE BUYER'S BROKERAGE AGREEMENT?

Potentially. It is important to note that a Buyer's Brokerage may **NOT** receive from any individual source or multiple sources (Listing Brokerage, Seller and/or Buyer) more than the total amount of compensation the buyer agreed to pay the Buyer's Brokerage under the Buyer Brokerage Agreement. This means that any amounts the Buyer Brokerage receives from the seller would be deducted from the amount the buyer agreed to pay the Buyer's Brokerage under the Buyer Brokerage Agreement. Per the Buyer Brokerage Agreement, the buyer generally is responsible for paying their Buyer's Brokerage the difference. **While a buyer and Buyer Brokerage may agree to adjust the amount of compensation in the Buyer Brokerage Agreement at any time, neither the buyer nor the Buyer Brokerage is obligated to change the amount of compensation set forth in the Buyer Brokerage Agreement once the parties have fully executed (signed) the Buyer Brokerage Agreement.**

CAN A BUYER ENTER INTO MULTIPLE BUYER BROKER AGREEMENTS?

A Buyer Brokerage Agreement is a contract, and it obligates the buyer and the Buyer's Brokerage in various ways. In the Buyer Brokerage Agreement, in addition to agreeing to an amount of compensation, the parties (the Buyer and Buyer's Brokerage) will agree to the term or time period of the Buyer Brokerage Agreement and to the property or types of properties to which the Buyer Brokerage Agreement applies. During the term, **the Buyer Broker Agreement will be an exclusive agreement**, meaning the buyer has agreed to work exclusively with that Brokerage for the purchase (or lease) of the property or properties identified in the Buyer Brokerage Agreement. **Buyers should carefully read and understand the terms of the Buyer Brokerage Agreement before signing and should NOT enter into multiple Buyer Brokerage Agreements for the same time periods covering the same property or type of properties.** To do so could make the buyer liable for paying multiple Brokerages for the purchase or lease of one property.

BUYER BE AWARE: Your Buyer Broker may send you a Buyer Brokerage Agreement through an electronic signature platform. By electronically signing the agreement through that platform, you have created a legally binding contract.



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OPPORTUNITY

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**NEW MEXICO ASSOCIATION OF REALTORS® — 2026
ADVERSE MATERIAL FACTS
(PROPERTY DISCLOSURE STATEMENT)**



SELLER PROVIDES THIS DISCLOSURE STATEMENT IN ORDER TO DISCLOSE TO BUYER(S) AND PROSPECTIVE BUYER(S) ADVERSE MATERIAL FACTS CONCERNING THE PROPERTY ABOUT WHICH SELLER HAS ACTUAL KNOWLEDGE.

DISCLOSURE STATEMENT TO BE COMPLETED BY SELLER, NOT BROKER

This Disclosure Statement involves certain real property located at:

1503 Schofield Ln Farmington NM 87401

Address (Street, City, State, Zip Code)

BEG W 15 FT AND N 625 FT OF SE COR OF N 18 AC OF THE S 30 AC W1/2W1/2NW OF SEC 11 29 13 W 290 FT, N 65 FT, E 290 FT

Legal Description

or see metes and bounds or other legal description attached as Exhibit _____, _____ County(ies), New Mexico.

AUTHORIZATION AND HOLD HARMLESS: Seller hereby authorizes Listing Broker to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. Seller further agrees to indemnify and hold Listing Broker and Brokerage harmless from all claims for damages based upon the disclosures made in this Disclosure Statement and for Seller's failure to disclose any **ADVERSE MATERIAL FACTS** known to the Seller.

SELLER REPRESENTATIONS: Seller affirms that the information contained in this Disclosure Statement is correct to Seller's **ACTUAL KNOWLEDGE** as of the date signed by Seller. Seller warrants that he/she has prepared this Disclosure Statement and any attachments hereto and that this Disclosure Statement encompasses all **ADVERSE MATERIAL FACTS** concerning the Property that are actually known to the Seller as of the date signed by Seller. If Seller becomes aware of any changes in the foregoing information, Seller shall update this Disclosure Statement promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure Statement is limited to the Property or Unit itself, unless otherwise indicated.

Seller to check all that apply:

- ☒ Seller currently occupies the Property. Unknown (Beginning Date).
- ☐ Seller occupied the Property from _____ to _____ (dates).
- ☐ Seller has never occupied the Property. (i.e., rental or investment property, estate or trust sale, entity-owned property, etc.)
- ☐ Property is currently leased.
- ☐ Property includes a residential dwelling(s) built prior to 1978.
- ☐ Property is located within a HOA (Homeowners' Association), COA (Condominium Owners' Association) or other Owners' Association.
- ☐ Property is located within a PID (Property Improvement District).
- ☐ Property includes a Manufactured, Modular or Off-site Built Home(s).
- ☐ Property is located within governmentally designated flood plain or wetland area.
- ☐ Seller obtained a Pre-Inspection Report prior to listing the Property.

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**NEW MEXICO ASSOCIATION OF REALTORS® — 2026
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EXAMPLES PROVIDED ARE NOT ALL INCLUSIVE. Each element of the Property listed include several specific examples of features or fixtures associated with that element of the Property. Neither the list of elements, nor the list of examples, includes all possible elements of the Property or features associated with those elements. **Seller's disclosures should NOT be limited to the examples provided.**

1. ACCESS (Easements, Private, Public, Shared Road Agreements, etc.)

Describe any known issues such as: Legal Disputes Concerning Access, Uninsurable Access, Individuals/entities who/that access or cross any part of the Property or otherwise utilize the Property.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

2. APPLIANCES (Dishwashers, Dryers, Microwaves, Refrigerators, Ranges, Washers, etc.)

Describe any known issues such as: Inefficient and/or Inoperable Appliances/Components.

Shower is a show shower, a builer used to occupy this building & it was a display

☐ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

3. BASEMENTS AND/OR SUBTERRAIN CONSTRUCTION

Describe any known issues such as: Evidence of water, flooding, seepage, moisture, inoperable sump pump, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

4. BUILDING/STRUCTURAL/FOUNDATION (Ceilings, Doors, Exterior/Interior Walls, Flooring, Foundation, Slabs, Windows, etc.)

Describe any known issues such as non-closing door and windows; unlevel floors; cracks in walls, ceilings, stucco, fireplace, concrete slabs/sidewalks; sagging beams and headers; foundation piers/posts/anchors/support, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

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5. BUILT-IN SYSTEMS (*Central Vacuum, Garage Openers, Intercoms, Security Systems, Smart House Technology, etc.*).

Describe any known issues such as: Damaged or inoperable system or missing components, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

6. DOMESTIC WATER SUPPLY (*Associations, City/Municipal, Community, Private or Shared Wells, Storage Tanks, etc.*)

DOMESTIC WATER WELLS

Well Type?:

☐ Private Well ☐ Shared Well

If well is shared, check applicable:

☐ Well Share Agreement in place? ☐ YES ☐ NO

Well Meter?: ☐ YES ☒ NO

Location of Well: ☐ ON PROPERTY. ☐ OTHER: _____

Describe any known issues such as: Inefficient and/or Inoperable Systems; Low Production; Poor Water Quality; Usage Restrictions (drought or legal); Contamination; Unpermitted Well or Cancelled Well Permit; Notice of Change of Permitted Water Usage Allowance; Inability to obtain NMOSE permit for repair or replacement; other known defects or concerns: _____

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

7. FLOODING (*Building, Property, Arroyos, Riverbeds, etc.*)

Describe any known issues such as: Damage Caused by Inefficient, Inoperable and/or Broken Pipes, Interior or Exterior Flooding, Improper Draining, Grading Problems, Standing Water, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

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8. HAZARDOUS, ENVIRONMENTAL AND TOXIC

Describe known issues such as: Asbestos, Clandestine Drug Laboratories, Environmentally Sensitive Area, Landfill or Waste Dump, Cannabis Production, Mold, Radon, Reports of Lead-Based Paint, Underground Storage Tanks, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements

9. HEATING AND/OR COOLING SYSTEMS

Describe any known issues such as: Inefficient and/or Inoperable System(s), Rooms without Heating and/or Cooling, etc.

In floor heating

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements

10. INSURANCE CLAIMS

Is the Property uninsurable? If "yes", please explain why.

Describe any claim such as: Fire, Hail, Smoke and/or Water Damage, etc. Describe if insurance proceeds, if received, were used to remediate the subject of the claim.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements

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- 11. IRRIGATION RIGHTS AND SYSTEMS** (*Ditches, Irrigation Wells used for agricultural or commercial irrigation beyond domestic or one-acre yard/garden uses, Pivots, Sprinklers, etc. NOT Domestic Wells*)
Describe any known issues such as: Disputed Rights, Failing and/or Inoperable Systems, Low Production Ditches or Wells, Restrictions (legal or drought), etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements

- 12. NOISE, ODORS AND/OR POLLUTION** (Does NOT include noise, odors and/or pollution in areas directly adjacent or surrounding the Property, which issues are governed by Paragraph 21 of NMAR Form # 2104 – Purchase Agreement – Residential Resale)
Describe any known issues such as: Continuous or Periodic Noise in/on the Property, Continuous or Periodic Odors in/on the Property, Pet Odors in/on the Property, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements

- 13. PEST OR ANIMAL INFESTATION AND/OR DAMAGE**
Describe any known issues such as: Damage caused by Animals, Rodent Infestation, Termites, etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements

- 14. PLUMBING** (*Gas Lines, Radiant Heating, Sprinkler Systems, Water Heaters, Water Supply Lines, etc.*)
Describe any known issues such as: Leaks, Inefficient and/or Inoperable Systems, Inferior Products (i.e., Entran II, Kitec, Polybutylene), etc.

☒ If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements



EQUAL HOUSING
OPPORTUNITY

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(PROPERTY DISCLOSURE STATEMENT)

**19. SOIL, VEGETATION AND/OR LANDSCAPING**

Describe any known issues such as: Contaminated and/or Non-Fertile Soil, Diseased and/or Dying and/or Infested Plants/Trees/Shrubs, etc., Sprinklers/Drip System issues or Lack of Coverage.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

20. SUPPLEMENTAL WATER SUPPLY (AGRICULTURAL/LIVESTOCK) (Dirt Tanks, Livestock Wells, Ponds, Storage Tanks, Streams, etc.)

Describe known issues such as: Inefficient and/or Inoperable Systems, Low Supply/Production, Poor Quality, Restrictions (Legal or Drought), etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

21. USE, ZONING AND/OR LEGAL

Describe any known issues such as: Citations from Government Entity, First Right of Refusal, Historic Overlay, Judgments, Lawsuits or Legal Proceedings, Liens, Recipients of Class Action Lawsuit (Kitec, Polybutylene, etc.), Un-Permitted Construction and/or Repairs, Violations of New Mexico Subdivision Act, etc.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

22. WIRING (Cable, Electrical, Ethernet, Telephone, etc.)

Describe any known issues such as: Aluminum wiring, Faulty Systems, Faulty Wiring, Limited Internet, Non-Functioning Switch or Receptacle, etc.

☐ *If checked, Seller affirms no actual knowledge of adverse material facts regarding these elements*

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**23. OTHER RIGHTS**

Have any rights been severed from the Property or leased to a third party (mineral, water, etc.). If "yes", please describe details of severance and/or lease and provide all applicable documents.

If Seller is conveying water rights; have the water rights been adjudicated: ☐ YES. or ☐ NO. If water rights have been adjudicated, attach/include additional information.

☒ *If checked, Seller affirms no actual knowledge of adverse material facts regarding this issue*

24. OTHER

IMPORTANT NOTICE TO SELLER(S) AND BUYER(S)

The **PURCHASE AGREEMENT**, NOT this **DISCLOSURE STATEMENT**, determines whether an item is included or excluded from the sale.

SELLER(S) warrants that the information herein is true, correct, and complete to the best of the Seller's **ACTUAL KNOWLEDGE** and belief as of the date signed by Seller.

<u>Alisha Tanner</u>	<u>Children's Hope Foundation, Inc.</u>	<u>04/29/2026, 04:31:35 PM MDT</u>
Seller Signature	Printed Name	Date
<u>Nate Vaughn</u>	<u>Children's Hope Foundation, Inc.</u>	<u>04/29/2026, 04:34:42 PM MDT</u>
Seller Signature	Printed Name	Date

If additional signature lines are needed, please use NMAR Form 1150 — Signature Addendum

BUYER'S DUE DILIGENCE: This Disclosure Statement is not a substitute for any inspections the Buyer may wish to obtain. Buyer is advised to exercise all his rights under and in accordance with the Purchase Agreement to investigate the Property. Unless otherwise waived, Buyer(s) may complete any and all inspections of the Property that he deems necessary. The Buyer's rights to object to inspections and terminate the Agreement based on inspections are set forth in the Inspections Paragraph of the Purchase Agreement. Buyer is advised to thoroughly review those rights and understand the process. **The fact this Disclosure Statement fails to disclose an adverse material fact concerning a particular feature, fixture, and/or element of the Property DOES NOT imply that the same is free of defects.**

BUYER(S) acknowledges receipt of this DISCLOSURE STATEMENT.

_____ Buyer Signature	_____ Printed Name	_____ Date	_____ Time
_____ Buyer Signature	_____ Printed Name	_____ Date	_____ Time

If additional signature lines are needed, please use NMAR Form 1150 — Signature Addendum

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NEW MEXICO ASSOCIATION OF REALTORS® — 2026 INFORMATION SHEET – MOLD



This form is NOT a disclosure and does NOT provide property-specific information. The general information contained herein is not an exhaustive analysis of the subject matter. Brokers are not experts in the subject matter. If you have additional questions or concerns, you are encouraged to conduct further research and to contact a subject-matter expert.

Mold is everywhere. It is a natural part of the Earth's environment.

Many types of mold can cause reactions in people, varying from mild allergic reactions (runny nose, itchy eyes) all the way to critical and life-threatening conditions, such as brain damage, hemorrhaging and cancer. The way in which people react to exposure to mold depends on a number of factors, including their age, genetic make-up and overall health or physical condition. Even the same individual may react differently to similar exposures under different conditions. Not all molds are "toxic" (or poisonous). Indeed, only a few species of mold are toxic, the most notorious being *Stachybotrys*. These molds are known to produce "mycotoxins" under certain conditions. ("Myco" means "mold," and "toxin" means "poison.") Exposure to mycotoxins may cause a more serious health reaction.

When conditions are right for mold spores to germinate, a mold infestation may develop in a home. Once mold becomes a problem, it often spreads rapidly. At this point, it can cause serious medical consequences to people who are exposed to it as well as structural damage to the property.

Mold needs certain things to develop into a mold infestation: water, food and time. The "food" most likely to be involved in a mold infestation is cellulose-based building materials, including, but not limited to, wallboard, sheetrock, ceiling tile, carpet and other similar items. When these building materials are exposed to water, especially if they are saturated, a mold infestation may result, and may begin as little as 24 hours after exposure of the mold to a source of food and moisture.

A Buyer inspecting a property for purchase should look for any signs of water damage, which can be an indication of a possible mold infestation. The Buyer should be aware that some areas of water damage may be hidden, such as in the ceiling or a wall. These areas are difficult or impossible to locate with even the most prudent and thorough inspections. If there are such hidden areas of water damage, a mold infestation problem may be hidden in a property and not readily detectable.

Inspections done by most general house inspectors include reporting visible signs of leaks and moisture, not the presence of mold or mold spores. Real estate Brokers and their agents are not qualified to recognize, identify or advise on the subject of mold. Sellers have an obligation to disclose known problems with their property. Inspectors inspect only within the terms of their contract, which may not include a mold inspection. Licensed real estate Brokers must disclose adverse material facts actually known by them.

A mold infestation may be present that has not been discovered by, and is not known by, any of these people.

If a Buyer has additional concerns about mold and toxic mold, the Broker involved in this transaction recommends that the Buyer research this issue personally and consult with an environmental professional for additional advice, recommendations, and testing, if appropriate.

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INITIALS SIGNIFY THAT THE BUYER(S) AND/OR SELLER(S) HAS RECEIVED AND REVIEWED THIS
INFORMATION SHEET.

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NEW MEXICO ASSOCIATION OF REALTORS® — 2026 INFORMATION SHEET — ESTIMATED PROPERTY TAX LEVY DISCLOSURE



This form is NOT a disclosure and does NOT provide property-specific information. The general information contained herein is not an exhaustive analysis of the subject matter. Brokers are not experts in the subject matter. If you have additional questions or concerns, you are encouraged to conduct further research and to contact a subject-matter expert.

1. PURPOSE

The property tax levied on a residential property for the current year may be a misleading guide to property tax levies in the years following the sale of that property. Therefore, New Mexico law provides that a prospective buyer needs information regarding the property tax obligation in the year following the property's sale to properly judge the affordability of a contemplated purchase.

2. SELLER OR SELLER'S BROKER OBLIGATIONS

Prior to accepting an offer to purchase, the property seller or the seller's broker must request from the county assessor of the county in which the property at issue is located the estimated property tax levy with respect to the property and provide a copy of the assessor's response in writing to the prospective buyer or buyer's broker.

3. BASIS FOR ESTIMATED PROPERTY TAX LEVY

The listed price shall be provided to the county assessor and shall be used as the value of the property for purposes of calculating the estimated property tax levy.

4. BUYER'S BROKER OBLIGATIONS

A buyer's broker must provide the estimated property tax levy to the prospective buyer immediately upon receiving the estimate from the seller or seller's broker and receive in writing the prospective buyer's acknowledgment of receipt of the estimated property tax levy.

5. BUYER'S OPTION TO WAIVE RIGHT TO RECEIVE DISCLOSURE

The prospective buyer may waive the disclosure requirements by signing a written document prior to the time the offer to purchase is to be made in which the buyer acknowledges that the required estimated property tax levy is not readily available and waives disclosure of the estimated property tax levy.

6. COUNTY ASSESSOR'S OBLIGATIONS

Upon request, a county assessor must furnish in writing an estimated property tax levy with respect to a residential property in the county, calculated at a property value specified by the requestor. The county assessor must comply with the request by the close of business of the business day following the day the request is received. A county may satisfy this obligation through an internet site or other automated format that allows a user to print the requested estimated property tax levy.

7. USE OF ESTIMATE IN FUTURE VALUATIONS

A document associated with the request is not a public record or a valuation record. County assessors are prohibited from using the information provided with a request, including the specified value, to assess the valuation of the property. Neither the county nor any jurisdiction levying a tax against residential property in the county is bound in any way by the estimate given.

This form and all New Mexico Association of REALTORS® (NMAR) forms are for the sole use of NMAR members and those New Mexico Real Estate Licensees to whom NMAR has granted prior written authorization. Distribution of NMAR forms to non-NMAR members or unauthorized Real Estate Licensees is strictly prohibited. NMAR makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form, the parties agree to the limitations set forth in this paragraph. The parties hereby release NMAR, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.

Page 1 of 2 NMAR FORM 3275 (2023 JAN) ©2022 NEW MEXICO ASSOCIATION OF REALTORS® BUYER(S) OR SELLER(S) AT NV

INITIALS SIGNIFY THAT THE BUYER(S) AND/OR SELLER(S) HAS RECEIVED AND REVIEWED THIS
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**NEW MEXICO ASSOCIATION OF REALTORS® — 2026
INFORMATION SHEET — ESTIMATED PROPERTY TAX
LEVY DISCLOSURE**



8. CONTENTS OF DOCUMENT PROVIDED BY COUNTY ASSESSOR

The county assessor's estimated property tax levy must contain the following:

- A.** The actual amount of property tax levied for the property for the current calendar year if the tax rates for the current year have been imposed, or in all other cases, the amount of property tax levied with respect to the property for the prior calendar year;
- B.** The estimated property tax levy for the calendar year following the year in which the transaction takes place; and
- C.** A disclaimer similar to the following.

"The estimated property tax levy is calculated using the stated price and estimates of the applicable tax rates. The county assessor is required by law to value the property at its current and correct value, which may differ from the listed price. Further the estimated tax rates may be higher or lower than those that will actually be imposed. Accordingly, the actual property tax levied may be higher or lower than the estimated amount. New Mexico law requires your real estate broker or agent to provide you an estimate property tax levy on the property on which you have submitted or intend to submit an offer to purchase. All real estate brokers and agents who have complied with these disclosure requirements shall be immune from liability arising from suit relating to the estimated property tax levy."

9. SELLER AND REAL ESTATE BROKER LIABILITY

All property sellers, real estate brokers and agents who have complied with these provisions are immune from suit and liability arising from or related to the estimated property tax levy.