



**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				
223	Mesa Verde		Aztec	NM 87410
Property Address		State	Zip Code	
213 Zia LLC				
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

STRUCTURAL CONDITIONS					
A	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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If "no", explain _____				
9	House is built on: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Crawlspace <input type="checkbox"/> Basement				
10	Type of Construction: <u>UNK</u>				

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**REALTORS® ASSOCIATION OF NEW MEXICO
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018**



A	STRUCTURAL CONDITIONS – CON'T
11	Type of Exterior: <input type="checkbox"/> Artificial / Synthetic Stucco (EIFS) <input type="checkbox"/> Other Any current or past problems: <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", Explain <u>Some cracks on stucco</u> <u>Recovered/repaired May 2018</u>
12	Type of floor under carpets, linoleum, etc.: <u>wood/cement</u>
13	Any additions or alterations made:
Additional Comments: <u>Quintana Stucco</u>	

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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If "yes", when does warranty expire? _____ If "yes", is warranty transferable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If "yes", has roof work been performed while under current roof warranty <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If "yes", describe work done: _____					
9	Roof Material: <u>Propane 1 (Back 1/2)</u> Age <u>unk</u> Roof Material: <u>Propane 1 (Front 1/2)</u> Age <u>10 mos</u> (<u>D+D Roofing</u>)					
Additional Comments: <u>Shingled portion of roof was covered w/ propane 1 May 2018 other propane on back was in place when we bought home</u>						



REALTORS® ASSOCIATION OF NEW MEXICO
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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: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Vented Outside	✓		✓			
3	Type of clothes dryer hook-up available: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> None <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
4	Clothes washer	✓					
5	Dishwasher		✓			New	
6	Disposal		✓			New	
7	Freezer						
8	Gas grill						
9	Range Hood		✓				
10	Microwave oven		✓			New	
11	Oven		✓			New	
12	Type of oven hookup available: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> None <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
13	Range <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane		✓			New	
14	Refrigerator		✓			New	
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: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Transferable	✓		✓			
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwired						
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwired						
4	Light fixtures		✓				
5	Switches & outlets		✓				
6	Aluminum wiring: <input type="checkbox"/> Pig-tailing _____				✓		
7	Electrical: <input type="checkbox"/> Amps _____				✓		
8	Telecommunications (T-1, fiber, cable, satellite, DSL) <input type="checkbox"/> Owned <input type="checkbox"/> Leased				✓		
9	Satellite System or DSS Dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased	✓			✓		
10	Inside telephone wiring & blocks/jacks				✓		
11	Ceiling fans		✓				
12	Garage Door <input type="checkbox"/> Electric <input type="checkbox"/> Manual If electric, number of garage door remote control(s) _____	✓					
13	Intercom/doorbell				✓		
14	In-wall / Built-in speakers	✓					
15	220 volt service						Dryer?
16	Landscape lighting	✓					
Additional Comments: _____							



REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



NOTE: If an item is not present at the Property or is not to be included in the sale, mark the "N/A" column.

E	MECHANICAL	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Cooling: <input type="checkbox"/> Evaporative Cooler <input checked="" type="checkbox"/> Refrigerated Air <input type="checkbox"/> Window Units <input type="checkbox"/> Central Duct Location: <u>Roof HVAC</u> Number of Units: <u>1</u>		<input checked="" type="checkbox"/>			May 2018	Heat/Air
2	Humidifier	<input checked="" type="checkbox"/>					
3	Air purifier	<input checked="" type="checkbox"/>					
4	Sauna	<input checked="" type="checkbox"/>					
5	Steam room/shower	<input checked="" type="checkbox"/>					
6	Water heater: # of _____ Capacity _____ Fuel Type <u>Gas</u>		<input checked="" type="checkbox"/>			July 2018	Cellar
7	Heating: <input checked="" type="checkbox"/> Central Forced Air <input type="checkbox"/> Radiant <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Wall Furnace <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Solar <input type="checkbox"/> Geo Thermal <input type="checkbox"/> Other Type of Piping: <input type="checkbox"/> Entran <input type="checkbox"/> Other If "other", type: _____ Number of Units: <u>1</u> Type of duct work: _____ Solar Power System/Panels: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		<input checked="" type="checkbox"/>				New HVAC on roof
8	Fireplace # _____ Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Log Lighter <input type="checkbox"/> Electric						
9	Stove: Fuel Type: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Other		<input checked="" type="checkbox"/>				
10	Fireplace Insert						
11	Fuel Tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
12	Entry gate system						
13	If known, date of last fireplace/wood stove, chimney/flue cleaning: <u>June 2018</u>	<u>June 2018</u>					
14	Are there any rooms without a direct heat source? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", explain: _____						
Additional Comments: _____							

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REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



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: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	✓					
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> 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: <input type="checkbox"/> Partial <input type="checkbox"/> Full Coverage	✓					
8	Fire sprinkler system	✓					
9	Water Pipes: Type(s): <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized <input type="checkbox"/> Kitec <input type="checkbox"/> Copper <input type="checkbox"/> Polybutylene <input checked="" type="checkbox"/> Pex <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
10	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage	✓					
11	Irrigation pump	✓					
12	Well pump	✓					
13	Reverse Osmosis: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Lease Information:	✓					
14	Plumbing Problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If "yes", explain _____						
15	Sewage Problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If "yes", explain _____ If "yes", explain _____						
16	Water Pressure Problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If "yes", explain _____						
Additional Comments: <u>Never Occupied home - most pipes in home Replaced 2018</u>							

NOTE: If an item is not present at the Property or is not to be included in the sale, mark the "N/A" column.

Seller



REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



G	POOL, SAUNA, HOT TUB, WATER FEATURE	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Pool	✓					
2	Pool Material: <input type="checkbox"/> Vinyl <input type="checkbox"/> Gunite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other						
3	Pool Type: <input type="checkbox"/> Chlorine <input type="checkbox"/> Saltwater <input type="checkbox"/> Bromine <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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		✓	✓	



REALTORS® ASSOCIATION OF NEW MEXICO
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J	WATER AND SEWER SUPPLY
1	<p>Does seller own all water rights to the Property? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know</p> <p>If "no", what water rights have been transferred? <input type="checkbox"/> Surface Rights <input type="checkbox"/> Irrigation Rights <input type="checkbox"/> Ditch Rights <input type="checkbox"/> Other</p> <p>Additional details of transfer: <u>Irrigation with City of Aztec</u></p> <p>If "no", are sales/lease/transfer agreements attached? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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: _____</p>
2	<p>Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Private (If Property has well, see Section J(3) below)</p> <p>Name and address of service providers: <u>City of Aztec</u></p> <p>Fees per month: _____ Transfer Fee: _____</p> <p>Restrictions and/or regulations _____</p> <p>Water Supply or Yield Problems _____</p>
3	<p>WELL(S) <input checked="" type="checkbox"/> N/A</p> <p>TYPE: <input type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> Irrigation Well <input type="checkbox"/> Other _____</p> <p>If the Property is served by a Well, Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached.</p> <p>Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", Well-Share Agreement <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached</p> <p>Well location and address _____</p> <p>Separate electric meter (private or shared) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is well required to be metered <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Restrictions and/or regulations _____</p> <p>Well Registered with the State Engineers Office <input type="checkbox"/> Yes <input type="checkbox"/> No Permit # _____</p> <p>Additional Well Records attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
4	<p>Any other water source for any other use? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", describe: _____</p>
5	<p>If there is neither a Well, nor a Water Provider for the Property, then describe the source of potable water for the Property: _____</p> <p>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.</p>
6	<p>If other than City/Municipal/Community water, is there a requirement to connect to the City/Municipal/Community water?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know</p> <p>If "yes", requirement: _____</p>
SEE RANM FORM 2307 INFORMATION SHEET – WATER RIGHTS AND DOMESTIC WELLS	



REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



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		✓		Alley?
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: No problems while we have owned it.



REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



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

SEE RANM FORM 2308 INFORMATION SHEET – SEPTIC SYSTEMS

Additional Comments: _____

K	ENVIRONMENTAL CONDITIONS	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
	Do any of the following conditions currently exist or is Seller aware of them ever existing:				
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			<input checked="" type="checkbox"/>	
2	Storage tanks <input type="checkbox"/> Above Ground <input type="checkbox"/> Under Ground			<input checked="" type="checkbox"/>	
3	Underground transmission lines			<input checked="" type="checkbox"/>	
4	Animals kept in the residence			<input checked="" type="checkbox"/>	
5	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		<input checked="" type="checkbox"/>		
6	Monitoring wells or test equipment		<input checked="" type="checkbox"/>		



REALTORS® ASSOCIATION OF NEW MEXICO SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



K	ENVIRONMENTAL CONDITIONS – CON'T Do any of the following conditions currently exist or is Seller aware of them ever existing:				DO NOT KNOW	IF “YES”, EXPLAIN
		YES	NO			
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?			✓		



**REALTORS® ASSOCIATION OF NEW MEXICO
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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? <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Hard-rock minerals (Gold, silver, copper & other metals) <input type="checkbox"/> Wind <input type="checkbox"/> Solar <input type="checkbox"/> Other _____				
4	If "no", what is the reason that Seller does not own all rights? a. <input type="checkbox"/> 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. <input type="checkbox"/> Other rights were severed by Seller or a former owner of the Property (other than the United States government) and <input type="checkbox"/> SOLD or <input type="checkbox"/> LEASED to a third-party.				
5	If applicable, all sale/lease and/or transfer agreements within Seller's possession <input type="checkbox"/> Are <input type="checkbox"/> 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: _____



**REALTORS® ASSOCIATION OF NEW MEXICO
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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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, did Seller use proceeds to repair or correct the issue that was the subject matter of the claim? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No			✓	
7	Has cannabis been grown on the Property? If "yes", has it been remediated? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, were proceeds used to repair or correct the component or feature at issue? <input type="checkbox"/> Yes <input type="checkbox"/> No		✓		

SEE RANM FORM 2306 – INFORMATION SHEET CLANDESTINE DRUG LABORATORY REMEDIATION

Additional Comments: _____



REALTORS® ASSOCIATION OF NEW MEXICO
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2018



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) <input type="checkbox"/> IS <input type="checkbox"/> 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.

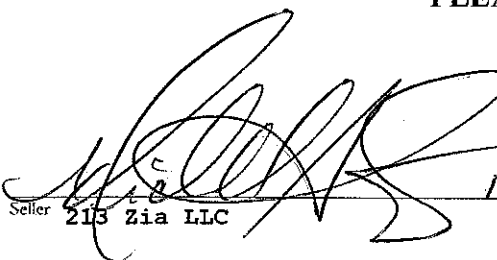
THE BUYER IS ADVISED TO EXERCISE ALL HIS/HER RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

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 213 Zia LLC member

12/18/18
Date

Seller

Date

BUYER

Buyer

Date

Buyer

Date



**REALTORS® ASSOCIATION OF NEW MEXICO
LEAD-BASED PAINT, RENOVATION, REPAIR AND PAINTING PROGRAM
DISCLOSURE ADDENDUM - 2018**

This Addendum is to be used when the Property at issue was built prior to 1978 and has been renovated, as defined below, since April 22, 2010. The disclosures made herein are separate from and in addition to those disclosures required by the Lead-Based Paint Disclosure Rule (See RANM Form 5112, Lead-Based Paint Addendum to Purchase Agreement and RANM Form 5113, Lead-Based Paint Disclosure Before Lease).

The Lead-Based Paint Renovation, Repair and Painting Program ("Program") took effect April 22, 2010 and governs renovation activities in target housing and child-occupied facilities. Target housing is defined as any housing constructed prior to 1978, except zero-bedroom dwellings and housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing for the elderly or persons with disabilities). Please refer to RANM Form 2315, Lead-Based Paint (LBP) Renovation Repair Information Sheet, for the definition of child-occupied facility. Renovation is defined under the Program as the modification of any existing structure, or portion thereof that results in the disturbance of painted surfaces, unless that activity is performed as part of an abatement. The term renovation includes, but is not limited to, the removal, modification or repair of painted surfaces or painted components.

Owners who perform their own renovations on their own owner-occupied housing are exempt from the Program. Please refer to RANM Form 2315 for more information.

PLEASE NOTE: If you have contracted to have renovations performed on your owner-occupied housing since April 22, 2010, the contractor you hired must have completed renovations in compliance with Program requirements. If the contractor did not comply with Program requirements, the contractor may be subject to civil and criminal penalties up to \$37,500 for each violation, imprisonment or both.

IMPORTANT: IF YOU ARE THE OWNER OF RENTAL PROPERTY AND HAVE PERFORMED YOUR OWN RENOVATIONS ON THE RENTAL PROPERTY SINCE APRIL 22, 2010, YOU MUST HAVE COMPLETED RENOVATIONS IN COMPLIANCE WITH THE PROGRAM. IF YOU DID NOT COMPLETE RENOVATIONS IN COMPLIANCE WITH PROGRAM REQUIREMENTS, YOU MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES UP TO \$37,500 FOR EACH VIOLATION, IMPRISONMENT OR BOTH. IF YOU HAVE PERFORMED YOUR OWN RENOVATIONS ON YOUR RENTAL PROPERTY SINCE APRIL 22, 2010, DO NOT COMPLETE THIS FORM BEFORE REVIEWING RANM FORM 2315, LEAD-BASED PAINT (LBP) RENOVATION REPAIR INFORMATION SHEET AND OBTAINING LEGAL ADVICE FROM AN ATTORNEY.

This Disclosure Addendum is made part of the ☐ Commercial Property Lease/Rental Agreement ☒ Seller's Property Disclosure Statement ☐ Purchase Agreement ☐ Property Management Agreement ☐ Residential Rental Agreement ☐ Other _____ dated _____ between the following parties:

_____ and
213 Zia LLC, Michelle Anthony Managing Member _____ and
relating to the following Property:

223 Mesa Verde _____ Aztec 87410
Address City Zip Code
Aztec Original Townsite Lots 10,11,12 Block 22 BK 1437 Pg 549 ESC BK 1594 Pg 637 Bk 1614 Pg 692 ESC
Legal Description
Or see metes & bounds description attached as Exhibit _____, San Juan County, New Mexico.

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REALTORS® ASSOCIATION OF NEW MEXICO
LEAD-BASED PAINT, RENOVATION, REPAIR AND PAINTING PROGRAM
DISCLOSURE ADDENDUM - 2018

1. Describe the nature of the renovations conducted on the Property: New plumbing, new gas lines, added HVAC, Partial New Roof Painted inside and out, added electric dryer plug, New Water heater, repaired retainer wall in celle replaced 3 windows, New flooring, refinished flooring in Living room, remodeled both bathrooms replaced kitchen cabinets, countertops and appliances, replaced some doors
2. When were renovations completed? May 2018-Dec 2018
3. If known, name of person(s) and/or contractor(s) who and/or firm(s) that conducted renovations: Owner of property, D&D Roofing, Quintana Stucco, Aspen Cabinets, Arrowhead Plumbing and Propane Farmington Flooring, Legacy Hardwood Designs, Gary's Electric
4. Was the contractor(s) certified under the Program? ☐ Yes ☐ No ☒ Don't Know
5. Were the renovations performed in compliance with the Program? ☐ Yes ☐ No ☒ Don't Know

PLEASE NOTE: PER THE LEAD-BASED PAINT DISCLOSURE RULE, THE OWNER MUST PROVIDE ALL AVAILABLE DOCUMENTATION PERTAINING TO LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS, INCLUDING, BUT NOT LIMITED TO ALL RECORDS, REPORTS, AND TEST RESULTS. AS APPLICABLE, SEE RANM FORM 5112, LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT, AND/OR RANM FORM 5113, LEAD-BASED PAINT DISCLOSURE BEFORE LEASE.


For more information on the hazards of lead-based paint, lead-based paint regulations and lead-safe work practices, please visit www.epa.gov/lead and www.hud.gov/lead.

BUYER / TENANT

Buyer/Tenant Signature _____ Date _____ Time _____

Buyer/Tenant Signature _____ Date _____ Time _____

SELLER / OWNER


Seller/Landlord Signature 213 Zia LLC, Michelle Anthony Managing Member Date _____ Time _____

Seller/Landlord Signature _____ Date _____ Time _____