SELLER'S REAL PROPERTY DISCLOSURE STATEMENT AS OF: _____(DATE)

In accordance with Guam Law, a seller of residential real property in Guam must disclose any and all known conditions and aspects of the property that materially affect the value or use of residential property in an adverse manner. A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form.

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with Guam Law. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller that materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WITHIN 10 CALENDER DAYS OF ACCEPTANCE BY SELLER WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW.

Property Address:				
Legal Description:				
Legal Owner/Owners:				
Type of Property:	( ) Single-Family Residence	( ) Townhouse	( ) Condominium	( ) Other
Type of Ownership:	( ) Fee Simple	( ) Leasehold		

YSTEMS/APPLIANCES: Are you aware of any problems and/or defects with any of the following (if yes, please xplain on attached sheet): Y=Yes; N=No; DK= Don't Know; NA=Does Not Apply

	Y	N	DK	NA		Y	N	DK	NA
Electrical System					Toilet(s)				
Plumbing System					Bathtub(s)				
Sewer System & Line					Shower(s)				
Septic Tank/Leaching Field Date of Last Inspection: _____					Sink(s)				
Yard Sprinkler System					Sauna/Hot Tub/Jacuzzi				
Cooling System					Oven/Range/Range Hood				
Window: # of Units _____					Dishwasher				
Central: # of Units _____					Garbage Disposer				
Split: # of Units _____					Trash Compactor				
olar System(s)					Built-in Microwave				
Vater Heater					Refrigerator/Freezer				
moke Detector					Generator				
Vater Softener/Purifier					Water Tank				
larm System wned: _____ Leased _____					Other:				

PROPERTY CONDITIONS, IMPROVEMENTS, & ADDITIONAL INFORMATION: Are you aware of any problems and/or defects with any of the following (if yes, please explain on attached sheet as part of this disclosure):

	Y	N	DK	NA
Structure:				
Previous or current moisture and/or water damage				
Any structural defect (walls, floors, doors, windows, ceilings, foundations, roofs)				
Any construction, modifications, alterations, or repairs made without required local/federal permits				
Property has typhoon shutters				
Accordion				
Metal Panels				
Pool Spa:				
Any problems with structure, wall, liner, pump or other equipment				
Land:				
Any of the improvements being located on unstable or expansive soil				
Any foundation sliding, settling, or movement problems that have occurred on the property				
Any drainage, flooding, ponding, water seepage issues on property				
The property is located in a flood zone/plain				
The property is located next to or near any known future development				
The property is located next to or near a landfill				
Any encroachments, easements, zoning violations, conditional uses, variances, or non-conforming uses related to the property				
Any features of the property shared in common with adjoining landowners such as walls, fences, roads, driveways or other features whose use or responsibility for maintenance may have an effect on the property				
Environmental:				
Any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, fuel or chemical storage tanks, contaminated water or soil on the property				
Lead Based Paint:				
Was property constructed before January 1, 1978? If so, requires federal disclosure as well. Year Constructed _____				
Fungi/Mold:				
Any previous or current fungus or mold Date of Last Inspection: _____				
Infestation:				
Any history of infestation (termites, ants, etc) Date of Last Inspection: _____ Who inspected the property _____				
Water:				
Any problems with water quality, supply, or pressure				
Waste Water Disposal:				
Public Sewer				
Private Septic System: Date of Last Inspection/Cleaning: _____				
Common Interest Communities:				
Are Declaration, Bylaws, and House Rules available				
Any recurring Association Fees? Monthly Amount: _____				
Any unpaid association fees, assessments, fines, liens, or warnings/notices that may give rise to an assessment, fine, or lien				

	Y	N	DI
Any litigation, arbitration, or mediation related to the property: If yes, please explain on attached sheet as part of this disclosure.			
Any assessments associated with the property? Monthly Amount: _____Months/Years Remaining _____ Reason for Assessment: _____			
Any construction, repairs, modifications made without required approval from the appropriate governing body			
Legal:			
Any delinquent property taxes, judgments, liens or other claims (if yes, please explain on attached sheet as part of this disclosure) Annual Property Tax Amount: _____			
Stigmatized Property: Any events such as murder, suicide, other deaths, serious crimes, proximity to registered sex offenders, hauntings or other paranormal activity. If yes, please explain on attached sheet as part of this disclosure.			
Other:			
Any other conditions or aspects of the property that materially affect its value and/or use in an adverse manner. If yes, please explain on attached sheet.			

EXPLANATIONS: Use additional sheet if necessary.

he above information provided on pages one (1), two (2), and three (3) of this disclosure form is true and o the best of Seller's knowledge as of the date set forth on page one (1). The information contained isclosure is the representation solely of the Seller and not the Seller's agent. **SELLER HAS DUTY TO DISCL UYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE AFTER TH F THIS DISCLOSURE AND PRIOR TO CLOSING.**

eller(s): _____ Date: _____

eller(s): _____ Date: _____

UYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO ULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. If the ecides to rescind the real estate purchase contract, the buyer shall deliver to the Seller directly or throu eller's agent within fifteen (15) calendar days Buyer's decision to rescind the real estate purchase contract. deliver written notification within fifteen (15) calendar days shall be deemed an acceptance of the dis atement.

yer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form.

yer(s): _____ Date: _____

yer(s): _____ Date: _____