

## SELLER'S DISCLOSURE STATEMENT

Illinois law requires sellers to disclose all matters affecting the property which might influence a buyer's decision to purchase. Even though many buyers make decisions based upon inspections, a seller cannot rely upon such inspections to satisfy an obligation of disclosure. This questionnaire is designed to indicate matters that concern your property and will be disclosed to prospective buyers by you. If you have any reports, correspondence, repair bills or other documents which would help explain or clarify your answers, please attach copies to this document.

PLEASE USE SPACE BELOW OR ATTACH A SHEET TO EXPLAIN ANY ANSWERS OF YES OR TO CLARIFY ANSWERS.

Concerning the property located at : \_\_\_\_\_

	YES	NO	DON'T KNOW
1. Are you aware of any need for repair or replacement concerning any of the following systems : Plumbing, heating, electrical, mechanical, appliances, air conditioning, swimming pool, pool equipment, alarms, portable or remote control devices, or any of the properties systems?.....	____	____	____
2. Does the roof or existing structures leak?.....	____	____	____
3. Do you know of any past or present settling or land movement problems?.....	____	____	____
4. Has the property ever had a drainage or flooding problem?.....	____	____	____
5. To your knowledge, is the property located within 1,000 yards of a landfill?.....	____	____	____
6. Do you know of any condition in the original or existing design or workmanship of any structure on the property that would be considered sub-standard?.....	____	____	____
7. To your knowledge, does the property have ureaformaldehyde or asbestos materials used in its construction?.....	____	____	____
8. Do you have or know of any inspections, reports, surveys, studies or notices, concerning the property? If so, please list each below. ....	____	____	____
9. Have you added to or remodeled the property?.....	____	____	____
10. Have all additions or modifications that require it had local government permits?.....	____	____	____
11. If the answer to question 10 is yes, have all final approvals been received?.....	____	____	____
12. Is the property on a septic system instead of public sewer?.....	____	____	____
13. If the answer to question 12 is yes, have there been any problems with the satisfactory operation of the septic system?..	____	____	____
14. Are you aware of any property boundaries not accurately marked or of any encroachments, easements?.....	____	____	____
15. Does anyone have a right of first refusal, an option or a lease on the property?.....	____	____	____
16. Are you aware of any existing or pending legal action or disputes that concern the property?.....	____	____	____
17. Are you aware of any violations of local, state or federal government regulations or ordinances with regard to the property?.....	____	____	____
18. Are you aware of any Notices of Default, IRS or State Tax Liens that affect the property or of any bonds and/or assessments against the property?.....	____	____	____
19. Are you aware of any Homeowner's or other Association Fees or Dues that concern the property?.....	____	____	____
20. Are you involved in any planned or present filing of bankruptcy?.....	____	____	____
21. Are you aware of any special insurance requirements for brush, flood hazard, or any other reasons?.....	____	____	____
22. Have you ever had a survey made of the property?.....	____	____	____
23. Are you aware of any past or present pests, termites, dry rot or other wood-destroying organisms?.....	____	____	____
24. Are you aware of any air or noise pollution problems or conditions that others may consider a nuisance (flight pattern, factory, etc.).....	____	____	____
25. Is there any other conditions or knowledge concerning the property that a proposed buyer should be made aware of?...	____	____	____
26. <b>Is there any other reason a buyer might not be satisfied with the ownership of your house?</b> .....	____	____	____

**USE AREA BELOW TO EXPLAIN ANY YES ANSWERS. PLEASE REFERENCE THE ITEM NUMBER**

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THE ABOVE STATEMENTS AND ANY ATTACHED EXPLANATIONS, IF ANY, ARE COMPLETE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE. I/WE ACKNOWLEDGE RECEIPT OF A COPY HEREOF.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

REAL ESTATE COMPANY \_\_\_\_\_

AGENT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER'S WITNESS \_\_\_\_\_ DATE \_\_\_\_\_