



REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016

INSTRUCTIONS AND ACKNOWLEDGEMENT REGARDING THIS FORM

This Statement discloses Seller’s current, actual knowledge of the condition of the Property as of the date signed by Seller, and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is designed to assist Seller to provide information about the Property and to assist Buyer in evaluating the Property being considered. Conditions may exist which are unknown to Seller. Buyer is encouraged to address concerns about the Property whether or not included in this Statement. This Statement does not relieve Seller of the obligation to disclose a condition of the Property that may not be addressed on this form or a change in any condition after the date of this Statement, and is not a substitute for inspection by Buyer. Neither the Broker, nor the Board or Association of REALTORS® nor the REALTORS® Association of New Mexico warrant or guarantee the information in this disclosure.

Do not leave any questions blank. Attach additional pages if needed.

Initials: Buyer _____ Seller _____

29796 HWY 64
Address

Ute Park
City

NM 87749
Zip Code

Legal Description

Or see metes and bounds description attached as Exhibit A, Colfax County, New Mexico.

ANSWER TO THE BEST OF YOUR KNOWLEDGE:

1. OCCUPANCY: Does Seller currently occupy the Property? Yes. If yes, _____ years _____ months Seller occupied. No. If no, _____ years 5 months since Seller occupied. Never Occupied Property.
 Vacation Rental Other, please explain this is a summer home from May to Nov.

2. TITLE, ZONING, LEGAL INFORMATION:

A. Was the Property part of a larger tract of land that was subdivided within the last five (5) years?
 Yes No Don’t Know

If yes, (and the subdivided Property was not previously subdivided in accordance with the New Mexico Subdivision Act (Act), a subsequent sale, lease or other conveyance of the Property within five (5) years of the original subdivision and sale, lease or conveyance may trigger the requirements of the Act. SELLER/BUYER SHOULD CONSULT A TITLE COMPANY AND AN ATTORNEY TO DETERMINE THE APPLICABILITY OF THE ACT TO THIS PROPERTY.)

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**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

B. Are there any title problems (for example, unrecorded or disputed easements, lot line disputes, liens, encroachment, access issues, third party claims)? Yes No Don't Know If yes, please explain: _____

C. Are there any Property taxes that are not current? Yes No If yes, please explain: _____

D. Any existing or proposed bonds, assessments, liens, mortgages, judgments, Deed of Trust, Impact Fees, Real Estate Contracts, etc. against the Property? Yes No Don't Know If yes, please explain: _____

E. Any violations of applicable subdivision laws at the time the Property was subdivided? Yes No Don't Know If yes, please explain: _____

F. Any alleged violations of applicable laws, regulations, ordinances or zoning laws? Yes No Don't Know If yes, please explain: _____

G. Any zoning variances/exceptions or non-conforming use of the Property? Yes No If yes, please explain: _____

H. Any legal issues, proposed buildings, bridges, roadways or real estate developments, etc. in the immediate area? Yes No Don't Know If yes, please explain: _____

I. Any restrictive covenants or other limitations on use? Yes No Don't Know If yes, please explain: _____

Right of way on west side of barn to property to south
1) Any violation thereof? Yes No Don't Know If yes, please explain: _____

J. Any building code or environmental regulation violations? Yes No Don't Know If yes, please explain: _____

K. Any necessary permits, approvals or inspections for all construction, repairs and improvements that have not been obtained Yes No Don't Know If yes, please explain: _____

L. Any existing or threatened legal actions concerning the Property or the Homeowners Association? Yes No Don't Know If yes, please explain: _____

M. Any well-sharing, driveway-sharing, road-sharing or other contracts to which the Property is subject? Yes No If yes, please explain: _____

EASEMENT MENTIONED IN # K ABOVE

N. Anyone with a Right of First Refusal, an option to buy or lease the Property, or any other similar agreement? Yes No If yes, please explain: _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

O. Any other restrictions on resale? Yes No If yes, please explain: _____

P. Are there any exemptions you claim for Property Taxes (i.e., Veteran, Head of Household)? Yes No If yes, please explain: _____

For additional information or further explanation (indicate item#): _____

3. BUILDING / STRUCTURAL INFORMATION

A. What year was the house built? I don't know exact, but as is now in mid-1980's.
If the residence on the Property was built prior to 1978, please see RANM Form 2315 – Information Sheet – Lead Based Paint (LBP) Renovation Repair & Painting Program AND Form 5112 – Lead Based Paint Addendum to Purchase Agreement.

1) **REPAIRS AND RENOVATIONS:** Have renovations or repairs been made to the residence on or after SEPT 22, 2010 that are governed by the Lead-Based Paint Renovation, Repair and Painting Program?
 Yes No Don't Know. If yes, complete and attach RANM Form 5112A, Lead-Based Paint Renovation, Repair and Painting Disclosure Addendum **(UNLESS OTHERWISE DIRECTED BY THE FORM)**. For information on types of renovations covered by the Program, refer to RANM Form 2315, Lead-Based Paint (LBP) Renovation, Repair and Paint Information Sheet.

B. Was this home built entirely on this site? Yes No Don't Know If no, please explain: _____
Part of home - south half is a manufacture home. North half was built on site + roof + siding covered both.

C. Type of construction: wood - siding + metal

D. House is built on: Slab Crawlspace Basement Don't know

E. Type of exterior finish: Siding + stone

F. Is there an exterior synthetic stucco system or exterior synthetic coating? Yes No Don't know

G. Type of floor under carpets or linoleum: ply board

H. Any doors or windows that are inoperable or which may interfere with ingress or egress? Yes No Don't Know If yes, please explain: _____
Not that I'm aware of

I. Any problems with interior walls, ceilings, doors, windows, floors or attached floor coverings? Yes No Don't Know If yes, please explain: _____

J. Any significant cracks in foundations, exterior walls, interior walls, slab floors, ceilings, chimneys, fireplaces, decks or garage floors? Yes No Don't Know If yes, please explain: _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

K. Any minor damage that has occurred to the Property or to any structure on the Property? Yes No
 Don't Know If yes, please explain: _____

L. Any smoke damage or a fire on the Property? Yes No Don't Know If yes, please explain: _____

M. Any problems with driveways, walkways, sidewalks or patios (such as large cracks, potholes or raised sections)?
 Yes No If yes, please explain: _____

N. Any structural wood members below soil level? Yes No Don't Know If yes, please explain: but I don't believe so. Only possible might be porch

O. Any history of wood infestation, insects, pests or tree root problems? Yes No Don't Know If yes, please explain: _____

Specify date and type of last treatment: _____

P. Any water or moisture in: Crawlspace Basement Garage Yes No Don't Know If yes, please explain: _____

Q. Any flowing or drainage problems on the Property? Yes No Don't Know If yes, please explain: _____

1) Any flowing or drainage problems on adjacent Properties that may impact this Property? Yes No
 Don't Know If yes, please explain: _____

2) Any standing water after rainfalls or snowfall on Property or structure? Yes No Don't Know If yes, please explain: _____

R. Any active springs? Yes No If yes, please explain: _____

S. Any history of moldy conditions or treatment for mold? Yes No Don't Know If yes, please explain: _____

T. Any history of water leaks or repairs of conditions involving water leaks, water infiltration, ponding under or around structure/crawlspace or other conditions which could be conducive to mold? Yes No Don't Know If yes, please explain: _____

U. Any land on the Property that has been filled in? Yes No Don't Know If yes, please explain: _____

V. Any problems with retaining walls cracking or bulging? Yes No Don't Know If yes, please explain: _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

W. Any earth movement, subsidence, or settlement problems? Yes No Don't Know If yes, please explain: _____

X. Any additional structures? Yes No Don't Know If yes, please explain: Barn to west - Old storage shed to back

For additional information or further explanation (indicate item #): _____

4. MANUFACTURED HOUSING INFORMATION

A. Is this home a manufactured home? Yes No Don't Know **If answer is NO, please skip to Paragraph 5. If the answer is yes, please attach RANM Form 2700, Seller's Disclosure of a Manufactured House.**

South half only

5. PLUMBING

A. Type of water pipes: Lead Galvanized Kitec Copper Polybutylene Pex Other Under Sinks appears to be PVC Don't know

* I had well house completely redone in 2014. All new pipes + water lines
B. Approximate age of water heater: _____ years/months _____ how many New TANK + pump checked.
Capacity: _____ Fuel Source: Propane Invoice included with this.

C. Is there a sump pump? Yes No If yes, any problems? _____

D. Is there a water softener? Yes No If yes, Owned Leased If leased, who is it leased from: _____

1) Is the lease transferable? If yes, any problems? _____

2) Have there been any environmental consequences resulting from the Water Softener? Yes No Please explain: _____

E. Is there a water filtration system? Yes No If yes,

Type: _____
Location: _____ Owned Leased If Leased, who is it leased from _____

1) Is the lease transferable? If yes, any problems? _____

F. Is there a reverse osmosis system? Yes No If yes, Owned Leased If leased, who is it leased from: _____

1) Is the lease transferable? If yes, please explain? _____

G. Is there a refrigerator/ice making water line? Yes No If yes, please explain: _____

H. Any water pressure problems? Yes No If yes, please explain: _____

No pressure problem, but you CAN NOT run everything AT ONCE

I. Any plumbing system problems (For example, line blockages, leaks, freezing, etc.) Yes No If yes, please explain: _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

J. Any bathroom ventilation problems? Yes No If yes, please explain: _____

K. Any hot water problems? Yes No If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

6. WATER SUPPLY

A. Is the water supply: City/Municipal Community/Subdivision Water Association Domestic Well
 Private Well Shared Well

B. If the water supply is City/Municipal/Community/Subdivision/Water Association, list name and address of supplier:

- 1) Any water supply problems? Yes No If yes, explain: Wells are fed by the rivers + in dry
2) Fees per month: \$ — Times you need to no run everythi
3) Is there a Transfer Fee? Yes No Don't Know If yes, how much? AT ONCE.
4) Any restrictions or regulations? Yes No Don't Know If yes, explain: _____

NOTE: Additional expenses may be required

C. If water supply to the house is domestic/private/shared well, any problems with well equipment? Yes No
 Don't Know If yes, explain: _____

- 1) Any restrictions or regulations? Yes No Don't Know If yes, explain: _____
- 2) Is well registered with the State Engineer's Office? Yes No Don't Know If yes, Permit Number: _____
- 3) Does Seller have well records? Yes No Don't Know If yes, explain: Only repair records since 2012
- 4) Is well metered? Yes No Don't Know
- 5) Is there sufficient water yield at all times? Yes No Don't Know If no, explain: Not during drought times - You have water, you just conserve
- 6) If there is a shared well, is a written agreement available? Yes No Don't Know If yes, explain: No shared well
- 7) If shared well, what is the Property address and location of well? _____

Is there a separate electrical meter for the shared well? Yes No If yes, where is the location of the meter? NA and other well components and equipment? _____

How is the electrical paid? _____

8) Is there a requirement to connect to the City/Municipal/Community/Subdivision water? Yes No Don't Know If yes, what are the requirements? _____

NOTE: Additional expenses may be required

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

D. Is there any other water source for the Property for any other use? Yes No Don't Know If yes, please explain: _____

For more information, see RANM Form 2307 – Information Sheet – Water Rights and Domestic Wells

For additional information or further explanation (indicate item #): _____

7. SEWER/WASTEWATER TREATMENT

A. Is the sewer/wastewater treatment system? Yes No
 City/Municipal? Community/Subdivision Onsite Liquid Waste System Any problems? _____
Need updating

B. If the sewer/wastewater treatment system is City/Municipal/Community/Subdivision? Yes No
List name and address of provider: _____
1) Fees per month: \$ NA
2) Any restrictions or regulations? Yes No Don't Know If yes, explain: _____
3) Is there a written agreement? Yes No Don't Know If no, explain: _____
NA
4) Is there a transfer fee? Yes No Don't Know If yes, how much? _____
5) Is there a requirement to connect to the City / Municipal / Community / Subdivision Wastewater? Yes
 No Don't Know If yes, what are the requirements? _____

C. If there is an Onsite Liquid waste system, type: Conventional Advanced Treatment System Cesspool
1) Any problems Yes No Don't Know If yes, please explain: _____
Need updating
2) List name and address of service company: _____
3) Date last serviced: _____
4) Is there an available installation permit? Yes No Don't Know
5) New Mexico Environmental Department (NMED) Environmental Improvement District (EID) Certification?
NMED (EID) Certification number and date: _____
6) Is there a requirement to connect to the City / Municipal / Community / Subdivision Wastewater? Yes
 No Don't Know If yes, what are the requirements? _____

NOTE: Additional expenses may be required

7) Location of the system: _____

D. Are there any Alternative Liquid Waste Systems?
1) Is there an Advanced On-Site Liquid Waste System (Multi-Flow Septic System): Gray Water and/or Black Water? Yes No
i. Does the Property have a harvesting system utilizing Gray and/or black water? If yes, please explain: _____
ii. How is the harvested liquid waste utilized? _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

iii. Where is the location of the Multi-Flow Septic System? _____

iv. What year was the Multi-Flow Septic System installed? _____

NOTE: Additional expenses may be required

2) Does the Property have an Out House (Outdoor Latrine Facilities)? Yes No

i. If yes, how many are on the Property? _____

ii. Is the Out House a permanent structure? Yes No _____

iii. If existing, please describe any additional details _____

NOTE: Additional expenses may be required

3) Does the Property have a Composting Toilet? Yes No

i. If yes, what is the method of operation? electric solar other: explain: _____

ii. If existing, please describe any additional details _____

NOTE: Additional expenses may be required

4) Does the Property have a Liquid Waste Storage Tank? Yes No

i. If yes, please list: _____ Capacity amount _____

E. Have there been any problems with the sewer/septic system? Yes No If yes, explain: _____

IF THE PROPERTY HAS AN ONSITE LIQUID WASTE SYSTEM, IT IS SUBJECT TO THE REGULATIONS OF THE NEW MEXICO ENVIRONMENTAL DEPARTMENT (NMED), WHICH REQUIRE INSPECTIONS AND POSSIBLE REPAIR. CONTACT THE NMED FOR INFORMATION REGARDING APPROPRIATE INSPECTION FORMS AND REQUIREMENTS.

For more information, see RANM Form 2308 Information Sheet – Septic Systems.

For additional information or further explanation (indicate item #): _____

8. ROOFS, GUTTERS AND DOWNSPOUTS

A. Type of roof and approximate age: Pitched 10 years Pueblo/Flat _____ years Pitched & Flat _____ years.

1) If flat, does the roof have a positive slope? Yes No Don't Know

B. Type of roofing material (tar & gravel, foam, membrane, elastameric, metal, shingles, etc.): _____

Metal
Additional comments: _____

C. Has all or part of the roof been resurfaced or replaced? Yes No Don't Know

1) If yes, what year? _____

2) By whom? _____

3) What portions? _____

4) Additional comments: _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

D. Is there a transferable written guarantee? Yes No Don't Know

1) If yes, until what date? _____

2) By whom? _____

3) Attach if available Yes No If yes, please explain: _____

E. Has the roof ever leaked while you have owned the Property? Yes No

1) If yes, what has been done to correct the problem? _____

F. Do spouts and gutters drain away from the foundation and/or structure? Yes No **NA**

G. Are you aware of any faulty drainage or water penetration on the structure? Yes No

1) If yes, describe: _____

For additional information or further explanation (indicate item #): _____

9. ELECTRICAL

A. Is the electrical wiring copper? Yes No Don't Know **What I'm aware of**

B. Is the electrical wiring aluminum? Yes No Don't Know **But I don't believe so,**
1) If yes, has the aluminum wiring been pig-tailed with copper wiring? _____

C. Are you aware of any damaged or malfunctioning receptacles or switches? Yes No Don't Know If yes, which ones? _____

D. Is the house wired for 220 Volts (i.e., electric stove, dryer, A/C etc.) Yes No Don't Know

E. Are you aware of any extension cords used to create new electrical outlets? Yes No Don't Know If yes, explain: _____

F. Are you aware of any defective, malfunctioning, or improperly installed electrical equipment inside or outside the house? Yes No Don't Know If yes, explain: _____

G. Has electrical service been modified since originally installed? Yes No Don't Know If yes, explain: _____

H. Do any circuits trip regularly? Yes No Don't Know If yes, explain: _____

I. Are you aware of any electric lines encroaching on the Property? Yes No Don't Know If yes, explain: _____

J. Are there encroachment agreements with any utility companies? Yes No Don't Know If yes, explain: **MAIN Electric line To south of house**

For additional information or further explanation (indicate item #): _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

10. HEATING AND COOLING

A. Type of heat and approximate age:

- Central Forced Air _____ years, if so, how ducted/? _____ Hot Water Baseboard _____ years
 In Floor Radiant _____ years (type of tubing) _____ Entran II
 Entran III 2) Wall Furnaces 7 years Floor Furnace _____ years Electric Baseboard _____ years
 Solar Geo-Thermal Other: _____ years?

Kitchen/Dining + hallway

B. What type of fuel source? Wood-burning _____ years Gas Logs _____ years Pellet _____ years
 Other main heat propane - Living room pellet fire place years.

C. Is the house all electric? Yes No

D. Does the house have Natural Gas Propane Solar Other: explain: _____

1) If propane, is the tank Owned? Leased? List Leasing Company's name and address: _____

E. Are there any rooms without a direct heat source? Yes No If yes, please provide location: _____

F. Type of cooling and approximate age: NONE Evaporative _____ years Central _____ years

Refrigerated _____ years - Number of Units _____ How ducted? _____

Window Units _____ years - Number of Units _____ There are ceiling fans

G. Are there any furnaces/coolers and or A/Cs that have been abandoned? Yes No If yes, please explain: _____

At one time south side had central heat, but it has been abandoned because of efficiency. Wall heaters worked better

H. Do all heaters, coolers and A/Cs work properly? Yes No If no, please explain: _____

They have, but kit/dining is currently being repaired.

1) Are there any transferable written warranties? Yes No If yes, please explain: _____

I. Is there a fireplace? Yes No If yes, how many? 1 If answer is no, skip to Paragraph 11

1) Type: Wood-burning Gas Logs Pellet Insert Electric Other: _____

2) If applicable, approved for your community's burning restrictions? Yes No Don't Know

3) Is there a gas log lighter? Yes No Don't Know

4) Does the damper work? Yes No Don't Know

5) Are flues welded open? Yes No Don't Know

6) Do you have an approved glass enclosure? Yes No Don't Know

7) Do all fireplaces work properly? Yes No Don't Know If no, please explain: _____

8) When was the fireplace chimney / flue last cleaned? _____

9) Any problems with condition or functioning of duct work (such as mildew, restricted air flow, physical deterioration, odor, abandoned, etc.) Yes No Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

11. POOL, SAUNA, HOT TUB, WATER FEATURE

- A. Is there a swimming pool on the property? Yes No Including filled in? Yes No Don't Know
If answer is no, skip to Paragraph 11B.
- 1) When was the pool installed? _____
 - 2) Is the Pool Above ground In Ground
 - 3) Is the Pool Fiberglass Gunitite Vinyl Other, please explain: _____
 - 4) Is the pool Chlorine Saltwater Bromine Other, please explain: _____
 - 5) Is there a pool heater? Yes No If yes, is it Gas Electric Solar
 - 6) Is there a pool sweep which conveys? Yes No
 - 7) Is there a cover for the pool? Yes No If yes, specify type: _____ Age _____
Condition _____
 - 8) Will the cover convey with the sale of the Property? Yes No
 - 9) Is all the pool equipment in good working condition? Yes No Don't Know
 - 10) Is the pool maintained by a regular pool service? Yes No If yes, name of service: _____
 - 11) Has the pool been winterized? Yes No If yes, name of service: _____

- B. Is there a hot tub Sauna Spa Yes No If yes, explain: _____
- 1) Is the equipment in good working order? Yes No Don't Know
 - 2) Does it have a cover in good condition? Yes No Don't Know

- C. Is there a water feature? Yes No Describe _____
- 1) If yes, have there been any problems? Yes No Don't Know If yes, list the problems: _____

For additional information or further explanation (indicate item #): _____

**12. MISCELLANEOUS
IRRIGATION SYSTEMS**

- A. Does the Property include a landscape watering system? Yes No Don't Know If yes, is it:
 Auto-timed Manual Front yard Back yard Side yard
- 1) Type of watering system? Sprinklers Bubblers Drip System Other: _____
 - 2) Is the watering system in good working order? Yes No Don't Know
 - 3) Are there any areas where the watering system does not properly water? Yes No Don't Know If
yes, please explain: _____
 - 4) Are there any areas of excessive standing water? Yes No Don't Know
 - 5) Are any areas not served by the watering system? Yes No Don't Know
 - 6) Are you aware of any of the above equipment that is in need of repair or replacement or is improperly
installed? Yes No Don't Know If yes, please explain: _____

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

GARAGE

- B. Number of electric garage door units: 2
- 1) Is/are garage door unit(s) in good working condition? Yes No Don't Know
- 2) Are garage doors in good operating condition? Yes No Don't Know If no, please explain: _____
- 3) Has the garage been modified to alter its original size? Yes No Don't Know
- 3) How many remote garage door openers will you be giving to the new buyer: 2
- 4) Is/are garage door opener(s) in good operating condition? Yes No Don't Know

SECURITY

- C. Does the Property have a security system? Yes No Don't Know If yes, type: _____
- Owned Leased If leased, leased from: _____
- 1) If leased, is the security system transferable? Yes No Don't Know If yes, are there any problems: _____
- D. Does the Property have smoke detectors? Yes No Don't Know How many? _____
- 110V Battery Both

HOOKUPS AND SERVICE

- E. Does the Property have Carbon Monoxide Detectors? Yes No Don't Know How many? _____
- 110V Battery Both
- F. What type of kitchen range hookup is available? Electric Gas Propane Both Don't know
- G. What type of kitchen oven hookup is available? Electric Gas Propane Both Don't know
- H. Does the Property have clothes dryer hook-up? Yes No Don't Know If yes, Electric Gas Both
- 1) Is it vented outside? Yes No Don't Know
- I. Does the Property have built-in vacuum? Yes No Don't Know
- 1) If yes, do canisters, hoses and all attachments convey? Yes No Don't Know Any problems: _____
- J. Are there any problems in obtaining utility or phone service? Yes No Don't Know If yes, explain: _____
- L. Can you obtain cable TV service? Yes No Don't Know
- M. Can you obtain Internet service to your house? Yes No Don't Know If yes, what type: _____
- N. Have any pets resided in the home? Yes No Don't Know Is yes, how many? 1 sm. dog
- 1) Any pet odors or damage? Yes No Don't Know If yes, explain: _____
- O. Are you aware of any past or present existence of any pests (i.e., termites, ants, mice, etc)? Yes No Don't Know If yes, please explain: mice sometimes when house closed in winter
- P. Have any insurance claims been made in the past five years? Yes No Don't Know If yes, please explain: _____
- 1) Were repairs completed? Yes No Don't Know

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

Q. Has any insurance application or prior coverage regarding all or any part of the Property been rejected or will not be renewed? Yes No Don't Know If yes, please explain: _____

R. Has notice been received that any existing insurance coverage will be subjected to increased premium rates? Yes No Don't Know

S. Are there any problems? Yes No Don't Know If yes, please explain: Not that I know of

For additional information or further explanation (indicate item #): _____

13. PUBLIC IMPROVEMENT DISTRICT

A. Is this Property part of a Public Improvement District? Yes No Don't Know If yes, **PER NEW MEXICO LAW, SELLER IS PROHIBITED FROM ACCEPTING AN OFFER TO PURCHASE UNTIL SELLER HAS PROVIDED SPECIFIC DISCLOSURES TO THE BUYER.**
See RANM Form 4500-Information Sheet, Public Improvement District and RANM Form 4550-Public Improvement District Disclosure. If no, skip to Paragraph 14.

14. HOMEOWNERS' AND CONDOMINIUM OWNERS' ASSOCIATIONS

The following questions can be used for various types of Homeowner Associations. If the Property is a residential resale condominium that is subject to the Condominium Act, the Seller should obtain from the Homeowners' Association, a Resale Certificate for the Buyer that includes all the disclosures that are required by law (including some items not listed here). See RANM Form 2302A.

A. Is this Property part of an HOA or Condominium Association? Yes No Don't Know If no, skip to Paragraph 15. If yes, please see RANM Form 4600, Information Sheet – Homeowner's Association Act; RANM Form 4650, Addendum to Purchase Agreement, Homeowner's Association Disclosure; RANM Form 4700, Homeowner's Association Disclosure Certificate; and, RANM Form 2302, Addendum to Purchase Agreement – Residential Resale Condominiums

- 1) Does each unit have its own designated parking space(s)? Yes No Don't Know If yes, how many? _____
- 2) Please check the existence of the following documents: Covenants, Conditions and Restrictions or Declaration of Condominium Regulations currently in force Current Financial Statement of Association Articles of Incorporation of Association Association Bylaws Minutes of Board Meetings

For additional information or further explanation (indicate item #): _____

15. ENVIRONMENTAL

A. Any noticeable continuous or periodic odors (such as from waste, agriculture, industry, etc.)? Yes No
B. Any excessive noises (such as airplanes, trains, trucks, freeways, etc.)? Yes No

**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

C. Any hazards or hazardous materials or hazardous activities on or in close proximity to the Property (such as asbestos, dumps, pesticides, chemical labs, underground fuel storage tanks or leaks)? Yes No Don't Know
If yes, please explain: _____

D. Any radon tests performed on the Property? Yes No Don't Know If yes, please explain the results? _____

1) Reports attached? Yes No

E. Any part of the Property located in a designated special flood hazard zone? Yes No Don't Know

F. Any portion of the Property having ever flooded? Yes No Don't Know If yes, please explain:
_____ *Not that I know of*

G. Mine shaft(s) or abandoned well(s) on the Property? Yes No Don't Know

H. Other Environmental Issues Yes No Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

16. RENTAL INFORMATION

A. Is the Property rented or occupied by a tenant? Yes No If answer is No, skip to Paragraph 17. If yes, attach a copy of Lease or Rental Agreement.

B. Does the tenant have the right to extend the Rental Agreement? Yes No Don't Know

C. Are security deposits or prepaid rents being held? Yes No Don't Know If yes, by whom and how much? _____

For additional information or further explanation (indicate item #): _____

17. IRRIGATION RIGHTS

A. Is the Property irrigated from a ditch acequia (See RANM Form 2307) Yes No Don't Know

Ditch Name: _____

Majordomo: _____

Association Name: _____

Fees: \$ _____

B. Are Association or ditch fees current? Yes No Don't Know If no, please explain: _____

C. Are water rights registered with the State Engineer's Office? Yes No Don't Know

File/Permit number: _____

Attach documentation of water rights Yes No

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PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

For additional information or further explanation (indicate item #): _____

18. OTHER

A. Does the Seller know of any other information pertaining to the condition of the Property not addressed in the questions listed above? Yes No Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

PLEASE NOTE: *There is currently no legal or statutory requirement in the State of New Mexico that obligates or requires Sellers or Brokers to disclose to any prospective Buyer that the subject Property is or has been: 1) The site of a natural death, homicide, suicide or any other crime classified as a felony; 2) Owned or occupied by a person or persons exposed to HIV or diagnosed with AIDS or any other disease not known to be transmitted through the common occupancy of real estate; 3) Located in the vicinity of a convicted sex offender.*

If buyer has concerns about any of the conditions cited above, Buyer is urged to conduct his/her own due diligence and contact the appropriate Local, State and/or Federal health and law enforcement authorities to obtain accurate and reliable information.

THIS IS NOT A CONTRACT

The above disclosures are made to the best of the Seller's knowledge. The person who signed as or on behalf of Seller lacks actual knowledge of the Property for the following reason:

Personal Representative Administrator of Estate Trustee Receiver Does not occupy the Property Other: _____

The law does not protect a Seller who makes an intentional misrepresentation.

SELLER


Seller Signature Lajohnna Cronister

4-19-16
Date

8 PM
Time

Seller Signature

Date

Time

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PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

It is Buyer's responsibility to undertake his/her own due diligence and verify the accuracy of the Property Disclosure Statement. Buyer is not relieved of this responsibility by virtue of delivery of this Statement to Buyer.

BUYER

Buyer acknowledges receipt of this Statement.

Buyer Signature	Date	Time
Buyer Signature	Date	Time