

**SELLER'S PROPERTY  
DISCLOSURE STATEMENT**

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1. Date FEB 2009  
2. Page 1 of 1 pages

**3. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect  
7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event  
9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed  
10. by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This  
11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the  
12. transaction.

13. **INSTRUCTION TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected  
14. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions  
15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware  
16. that it exists on the property.

17. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or  
18. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your  
19. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.  
20. (6) If any items do not apply, write "NA" (not applicable).

21. Property located at 11657 Pondview Court,  
22. City of Champlin, County of Hennepin, State of Minnesota.

**A. GENERAL INFORMATION:**

24. (1) When did you  Acquire  Build the home? SEPT 1989 IN WAS FINISHED  
------(Check one.)-----

25. (2) Type of title evidence:  Abstract  Registered (Torrens)  
26. Location of Abstract: \_\_\_\_\_

27. To your knowledge, is there an existing Owner's Title Insurance Policy?  Yes  No

28. (3) Have you occupied this home continuously for the past 12 months?  Yes  No

29. If "No," explain: HAVE USED IT ON OCCASIONS -

30. (4) Is the home suitable for year-round use?  Yes  No

31. (5) To your knowledge, is the property located in a designated flood plain?  Yes  No

32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)  Yes  No

33. (7) Is the property located on a public or a private road?  Public  Private

34. Are you aware of any

35. (8) encroachments?  Yes  No

36. (9) association, covenants, historical registry, reservations or restrictions that affect or  
37. may affect the use or future resale of the property?  Yes  No

38. (10) easements, other than utility or drainage easements?  Yes  No

39. (11) Comments: \_\_\_\_\_

40. \_\_\_\_\_

41. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

**43. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

44. Property located at 11657 Pondview Court

45. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they  
46. currently exist?

47. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)?  Yes  No

48. If "Yes," give details of what happened and when ① Hail 2006? Replaced all window N.W. Side

49. ③ WATER LINE BROKE in Feb. 2009 ② WATER 2008 July

50. Flooded Basement, Insurance outside faucet left on hose

51. REPAIRED ALL DAMAGE. Spring A LEAK UNNOTICED for 2 weeks

52. (2) (a) Has/Have the structure(s) been altered?  
53. (e.g., additions, altered roof lines, changes to load-bearing walls)  Yes  No

54. If "Yes," please specify what was done, when and by whom (owner or contractor):

55. \_\_\_\_\_  
56. \_\_\_\_\_  
57. \_\_\_\_\_

58. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,  
59. retaining wall, general finishing.)  Yes  No

60. If "Yes," please explain: RETAINING WALL REPAIRED IN 2009

61. \_\_\_\_\_  
62. \_\_\_\_\_  
63. \_\_\_\_\_

64. (c) Were appropriate permits pulled for any work performed on the property?  Yes  No

65. (3) Has there been any damage to flooring or floor covering?  Yes  No

66. If "Yes," give details of what happened and when. ① REPLACE CARPET in BSMT WHEN

67. A WATERHOSE BROKE ON WAS NOT NOTICE FOR MANY DAYS

68. ③ ALL CARPETING IN BASEMENT REPAIRED

69. DUE TO WATER LINE BREAK IN 2009

70. (4) Are you aware of any insect/animal/pest infestation?  Yes  No

71. (5) Do you have or have you previously had any pets?  Yes  No

72. If "Yes," indicate type \_\_\_\_\_ and number \_\_\_\_\_

73. (6) Comments: THE WATER PROBLEM STATEMENT WAS

74. EXPLAINED IN LINE 3

75. \_\_\_\_\_  
76. \_\_\_\_\_

77. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

**79. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

80. Property located at 11657 Pondview Court

81. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they currently exist?

82. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

83. **(1) THE BASEMENT, CRAWLSPACE, SLAB:**

- |                             |                              |  |                        |   |  |
|-----------------------------|------------------------------|--|------------------------|---|--|
| 84. (a) cracked floor/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (e) leakage/seepage 2  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 85. (b) drain tile problem  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (f) sewer backup       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 86. (c) flooding            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls 2 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 87. (d) foundation problem  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

88. Give details to any questions answered "Yes": \_\_\_\_\_

89. \_\_\_\_\_

90. \_\_\_\_\_

91. ITEMS E.G. ARE THE RESULT OF THOSE THINGS LISTED ON PAGE 2

92. \_\_\_\_\_

93. \_\_\_\_\_

94. \_\_\_\_\_

95. \_\_\_\_\_

96. \_\_\_\_\_

97. \_\_\_\_\_

98. \_\_\_\_\_

89. **(2) THE ROOF:** To your knowledge,

100. (a) what is the age of the roofing material? 20 years
101. (b) has there been any interior or exterior damage?  Yes  No
102. (c) has there been interior damage from ice buildup?  Yes  No
103. (d) has there been any leakage?  Yes  No
104. (e) have there been any repairs or replacements made to the roof?  Yes  No

105. Give details to any questions answered "Yes": \_\_\_\_\_

106. \_\_\_\_\_

107. \_\_\_\_\_

108. \_\_\_\_\_

109. \_\_\_\_\_

110. \_\_\_\_\_

111. \_\_\_\_\_

112. \_\_\_\_\_

113. \_\_\_\_\_

114. \_\_\_\_\_

115. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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118. Property located at 11057 Powdered Mill

**119. D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**

120. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such  
121. items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF**  
122. specifically referenced in the *Purchase Agreement*.

123. **Cross out only those items not physically located on the property.**

		In Working Order		In Working Order		In Working Order	
		Yes	No	Yes	No	Yes	No
126.	Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>TV antenna system</del> <input checked="" type="checkbox"/>
127.	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV cable system
128.	Air exchange system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<del>Incinerator</del> <i>NONE</i>	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish
129.	Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Intercom</del>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned
130.	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Lawn sprinkler system</del>	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver
131.	Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned
132.	Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer
133.	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Pool and equipment</del>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater
134.	Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system
135.	Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned
136.	<del>Fire sprinkler system</del>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows
137.	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Window treatments</del>
138.	Fireplace mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			Wood-burning stove
139.	<del>Furnace humidifier</del>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other
140.	Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other
141.	Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Solar collectors</del>	<input type="checkbox"/>	<input type="checkbox"/>	Other
142.	Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other
143.	GDO remote <i>OK</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other
144.	Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Trash Compactor</del>	<input type="checkbox"/>	<input type="checkbox"/>	Other

145. Comments: # 128 HAS NOT FUNCTIONED for 10 yrs

146. \_\_\_\_\_

147. \_\_\_\_\_

**148. E. PRIVATE SEWER SYSTEM DISCLOSURE:**

149. (A private sewer system disclosure is required by MN Statute 115.55.)

150. (Check appropriate box.)

151.  Seller does not know of a private sewer system on or serving the above-described real property.

152.  There is a private sewer system on or serving the above-described real property.

153. (See Private Sewer System Disclosure Statement.)

154.  There is an abandoned private sewer system on the above-described real property.

155. (See Private Sewer System Disclosure Statement.)

156. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

**158. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

159. Property located at 11657 Panorama Circle

160. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)  
161. (Check appropriate box.)

162.  Seller certifies that Seller does not know of any wells on the above-described real property.

163.  Seller certifies there are one or more wells located on the above-described real property.  
164. (See Well Disclosure Statement.)

165. Are there any wells serving the above-described property that are not located on the property?  Yes  No

166. To your knowledge, is this property in a Special Well Construction Area?  Yes  No

**167. G. PROPERTY TAX TREATMENT:**

168. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)  
169. (Check appropriate box.)

170. There  IS  IS NOT an exclusion from market value for home improvements on this property. Any  
----- (Check one.) -----

171. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for  
172. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the  
173. resulting tax consequences.

174. Additional comments: \_\_\_\_\_

**175. Preferential Property Tax Treatment**

176. Is the property subject to any preferential property tax status or any other credits affecting the property which  
177. would terminate upon the sale of the property?  Yes  No  
178. (e.g., Disability, Green Acres, CRP, RIM)

179. If "Yes," please explain: \_\_\_\_\_  
180. \_\_\_\_\_

**181. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

182. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

183.  Seller is not aware of any methamphetamine production that has occurred on the property.

184.  Seller is aware that methamphetamine production has occurred on the property.  
185. (See Methamphetamine Production Disclosure Statement.)

186. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety  
187. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations  
188. are filed with the county recorder in each county where the zoned area is located. If you would like to determine  
189. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is  
190. located.

**191. J. CEMETERY ACT:**

192. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person  
193. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains  
194. or human burial grounds is guilty of a felony.

195. To your knowledge, are you aware of any human remains, burials or cemeteries located  
196. on the property?  Yes  No

197. If "Yes," please explain: \_\_\_\_\_

198. \_\_\_\_\_  
199. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts  
200. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,  
201. Subd. 7.

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**204. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

205. Property located at \_\_\_\_\_.

**206. K. ENVIRONMENTAL CONCERNS:**

207. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist  
208. on the property?

- |                                    |                              |  |                            |                              |  |
|------------------------------------|------------------------------|--|----------------------------|------------------------------|--|
| 209. Asbestos?                     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Mold?                      | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 210. Diseased trees?               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Radon?                     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 211. Formaldehyde?                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Soil problems?             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 212. Hazardous wastes/substances?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Underground storage tanks? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 213. Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Other?                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |

214. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental  
215. authority ordering the remediation of a public health nuisance on the property?  Yes  No

216. If answer above is "Yes," seller certifies that all orders  HAVE  HAVE NOT been vacated.  
.....(Check one.).....

217. Give details to any question answered "Yes": \_\_\_\_\_  
218. \_\_\_\_\_  
219. \_\_\_\_\_  
220. \_\_\_\_\_  
221. \_\_\_\_\_  
222. \_\_\_\_\_

**223. L. OTHER DEFECTS/MATERIAL FACTS:**

224. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or  
225. enjoyment of the property or any intended use of the property?  Yes  No

226. If "Yes," explain below: \_\_\_\_\_  
227. \_\_\_\_\_  
228. \_\_\_\_\_  
229. \_\_\_\_\_  
230. \_\_\_\_\_  
231. \_\_\_\_\_

**232. M. ADDITIONAL COMMENTS:**

233. \_\_\_\_\_  
234. \_\_\_\_\_  
235. \_\_\_\_\_  
236. \_\_\_\_\_  
237. \_\_\_\_\_  
238. \_\_\_\_\_

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276. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

277. Property located at 11657 Pondview Court

278. **O. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory  
279. offender registry and persons registered with the predatory offender registry under MN Statute 243.166  
280. may be obtained by contacting the local law enforcement offices in the community where the property  
281. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of  
282. Corrections web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

283. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**  
284. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

285. **P. SELLER'S STATEMENT:**

286. *(To be signed at time of listing.)*

287. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)  
288. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or  
289. entity in connection with any actual or anticipated sale of the property.

290. Wayne D Zeff 5-11-09 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

291. **Q. BUYER'S ACKNOWLEDGEMENT:**

292. *(To be signed at time of purchase agreement.)*

293. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree  
294. that no representations regarding material facts have been made other than those made above.

295. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

296. **R. SELLER'S ACKNOWLEDGMENT:**

297. *(To be signed at time of purchase agreement.)*

298. **AS OF THE DATE BELOW**, I/we, the Seller(s) of the property, state that the material facts stated above are the  
299. same, **except for changes as indicated below, which have been signed and dated.**

300. \_\_\_\_\_  
301. \_\_\_\_\_  
302. \_\_\_\_\_  
303. \_\_\_\_\_  
304. \_\_\_\_\_

305. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

306. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

307. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a  
308. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause  
309. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

310. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
311. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any  
312. other option.

313. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**