SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

	OPERTY ADDRESS:		DATE:	
Ple	ase answer all questions. Mark yes or no to all questions. If answer is yes, please exp			
1.	MAIN RESIDENCE – HOUSE SYSTEMS	Yes	No	Unknown
1.	Are you aware of any problems affecting:			
	(a) Electrical wiring			
	(b) Air Conditioning			
	(c) Plumbing/Septic			
	(d) Heating			
	(e) Pool/Hot tubs/Sauna			
	(f) Appliances			
	(g) Doors and windows			
2.	MAIN RESIDENCE – FOUNDATION			
	(a) Are you aware of any problems concerning the basement?			
	(b) Are you aware of any problems concerning sliding, settling, movement			
	upheaval, or earth stability?			
	(c) Are you aware of any defects or problems relating to the foundation?			
3.	MAIN RESIDENCE – ROOF			
	(a) Has the roof ever leaked?			
	(b) Has the roof ever been repaired?			
	(c) Do you know of any problems with the roof			
4.				
	(a) Was residence built before 1978?			
	(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgeme	o.t		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	11		
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
5.	DRAINAGE			
J.	(a) Is this property located in a flood plain zone?			
	(b) Has the property ever had a drainage, flooding or grading problem?			
6.	BOUNDARIES			
	(a) Have you ever had a survey of your property?			
	(b) Do you know the boundaries of your property?			
	(c) Are the boundaries of your property marked in any way?			
	(d) Are you aware of any encroachments, recorded or unrecorded easements			
	relating to this property?			
	(e) Is there any common fencing? If yes, explain any agreement and common			
	maintenance			
	(f) Any improvements shared in common with adjoining or adjacent properties?			
7.	HOMEOWNER'S ASSOCIATION			
	(a) Is the property subject to rules or regulations of any homeowner's association?			
	If yes, please supply copy of rules and regulations.			
8.				
	(a) Are all the improvements connected to a public water system?			
	(b) IF NOT, please state your water sources and explain.			
	(c) Has your water system ever gone dry? If yes, explain			
	(d) Are you aware of any problems with your water lines and/or waterers?			
_	(e) Is your water supply shared with anyone else?			
9.	AUXILIARY HOUSES			
	(a) Are you aware of any problems affecting any of the mechanical systems, structure			
	Or roof on any of the auxiliary houses?			
	(b) Were any auxiliary houses built before 1978?			
	(If yes seller may not accept and buyer should not present an offer to purchase	_1		
	contract that does not include a "Disclosure of Information and Acknowledgeme	11		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
10	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
10.	. BARNS/OUTBUILDINGS (a) Are you aware of any problems affecting any of the mechanical systems,			
	Structure, or roof on any of the barns or outbuildings?			
	Structure, or roof our any or the pairts of outbuildings?			

FORM 035 Revised 8/06

				Yes	No	Unknown
11. UTILITIES						
(a) Are you aware of the le						
•						
,						
(b) If you answered yes to	o any of the abov	e, can you r	urnish a diagram of same?			
12. MISCELLANEOUS	41					
			eaformaldehyde or asbestos			
			aral gavernment laws or			
(b) Do you know of any vio						
			n this property?			
			ection affecting this property essments that apply to this	?		
			ion?			
(h) Have the house and/o						
(i) Are you aware of any u	nen and by who	ogo tanks?				
(j) Are you aware of any p	anderground Stor	age taliks:	amination to the soil			
			ent or past?			
(m) To your knowledge, ha						
			mineral, timber, etc.)?			
If yes, by whom and						
			ımstances which may affect			
			and			
(q) Are you aware of any o						
13. If the answer was "yes" to						
To. If the driswer was yes to	arry or the above	o questions,	ргеазе ехріант.			
THE ABOVE INFORMATION IS	TRUE AND CORR	ECT TO THE	BEST OF MY KNOWLEDGE.	THIS INFO	RMATION	N IS
PROVIDED BY THE SELLER FOR						
BE ACCURATE BUT NOT WARRA			. 201112 20121(0)1 11110 11		0.1.0 22	
		,				
SELLER	DATE	TIME	SELLER	DAT	ΓE	TIME
IF THIS FORM IS BLANK, THE I	BROKER/AGENT'	S SIGNATUR	E BELOW CONSTITUTES NO	TICE TO T	HE BUYEF	R THAT THE
SELLER HAS DECLINED TO PRO						
BROKER/AGENT:			DATE:	TIM	1E:	
I (WE) ACKNOWLEDGE THAT I	(WE) HAVE REC	EIVED A CO	PY OF THE "SELLER'S REAL F	PROPERTY	HISTORY	" .
•	•					
BUYER	DATE	TIME	BUYER	DA	TE	TIME

If you have specific questions please consult an attorney. The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.