

Unimproved Property Disclosure Statement

Property Description/Address _____

1. Has a Wetlands Determination been made on the property by the U.S. Army Corps of Engineers?
- | | | | |
|--|-------|----|---------|
| | Yes | No | Unknown |
| a. Is a determination pending? | Yes | No | Unknown |
| b. If pending, what was the date the determination was requested? | _____ | | |
| c. By whom was the determination requested? (Seller or Agent & name) | _____ | | |
| d. Has any part of the property been classified as wetlands by the U.S. Army Corp of Engineers under Section 404 of the Clean Water Act? | Yes | No | Unknown |
| e. If not ordered, do Seller(s) give Broker permission to order determination? | Yes | No | |
- (If any part of the property has been classified as wetlands, a copy of the determination becomes part of this Property Disclosure (Addendum))*

The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. PURCHASER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges for a Section 404 permit.)

2. Is a survey of the property available? Yes ___ No ___ If yes, indicate the date of the survey. _____

3. Are you aware of the existence of any of the following?

Encroachments	Yes ___ No ___ Unknown ___	Standing water	Yes ___ No ___ Unknown ___
Easements	Yes ___ No ___ Unknown ___	Bluff/Erosion	Yes ___ No ___ Unknown ___
Soil Problems	Yes ___ No ___ Unknown ___	Subsoil problems	Yes ___ No ___ Unknown ___
Flood Zone	Yes ___ No ___ Unknown ___	Land Fill	Yes ___ No ___ Unknown ___

4. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning, etc. Yes ___ No ___ If yes, please explain:

5. Has the property ever flooded? Yes ___ No ___ Unknown _____. Is Flood Elevation known? Yes ___ No _____.
*Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.

6. Are there any rights of way easements, etc. that affect your ownership interest in the property?
Yes ___ No _____. If yes, explain:

7. Is the subject situated on Leasehold or Sixteenth Section Land? Yes ___ No ___ Unknown _____.
If yes, explain term and fees:

8. Is there any existing or threatening legal action affecting the property? Yes ___ No ___ Unknown _____.
If yes, explain:

I/We attest that these statements are true and correct to the best of my/our knowledge. This document is hereby made part of the listing agreement for subject property dated _____

Owner/Seller Signature _____ Date _____ Owner/Seller Signature _____ Date _____

Signature lines below are to be used in executing the Agreement to Purchase subject. By signing below, this document is made a part of the agreement to purchase subject property dated _____

Purchaser Signature _____ Date _____ Purchase Signature _____ Date _____



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Phone:

Fax: