



# REALTORS® ASSOCIATION OF NEW MEXICO PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010

## INSTRUCTIONS AND ACKNOWLEDGMENT 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 the 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.

2 RIDGE DRIVE CEDAR CREST 87008  
Address City Zip Code

1A EXC SWLY TRAIN POR BLK 2 PINON RIDGE ESTATES SUBD CONT.  
Legal Description 0.7289 AC.  
or see metes & bounds description attached as Exhibit BERNALILLO County, New Mexico.

**OCCUPANCY:** Does seller currently occupy the Property? ☒ Yes. If yes, 30 years/months seller occupied.  
☐ No. If no, \_\_\_\_\_ years/months since seller occupied. ☐ Never occupied property.

## TITLE, ZONING, LEGAL INFORMATION

### Is the Seller aware of:

- Any title problems (for example, unrecorded or disputed easements, lot line disputes, liens, encroachments, access issues, third party claims)? ☐ Yes ☒ No
- Any property taxes that are not current? ☐ Yes ☒ No
- Any existing or proposed bonds, assessments, liens, mortgages, judgments, deeds of trust, real estate contracts, etc. against the property? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
- Any violations of applicable subdivision laws at the time the property was subdivided? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- Any alleged violations of applicable laws, regulations, ordinances or zoning laws? ☐ Yes ☒ No
- Any zoning variances/exceptions or non-conforming use of the property? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_
- Any legal issues, proposed buildings, bridges, roadways or real estate developments, etc. in the immediate area? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_
- Any restrictive covenants or other limitations on use? ☒ Yes ☐ No If yes, explain: PINON RIDGE COVENANTS
- Any violation thereof? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_
- Any building code or environmental regulation violations? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_
- Any necessary permits, approvals or inspections for all construction, repairs and improvements that have not been obtained? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_

REALTORS® Association of New Mexico (RANM) makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form the parties agree to the limitations set forth in this paragraph. The parties hereby release RANM, the real estate brokers, their agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity, or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

12. Any existing or threatened legal actions concerning the property or the homeowners association? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
13. Any well-sharing, road-sharing or other contract to which the property is subject? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
14. Anyone with a right of refusal to buy, to option, or to lease the property? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
15. Any other restrictions on resale? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
16. Any exemptions you claim to property taxes (i.e., veteran, head of household)? ☒ Yes ☐ No If yes, explain:  
100% DISABLED VETERAN
- For additional information or further explanation (indicate item #) \_\_\_\_\_

**DISCLOSURE OF ESTIMATED PROPERTY TAX LEVY DISCLOSURE**

1. Seller ☐ has ☒ has not attached hereto the Estimated Property Tax Levy with respect to the Property identified herein. See Attached Exhibit \_\_\_\_\_.
2. If not attached, said Estimated Property Tax Levy will be provided to Buyer or Buyer's Broker by Seller or Seller's Broker prior to accepting a Purchase Agreement.
3. The listed price was/will be used as the value of the Property in calculating the Estimated Property Tax Levy.

**BUILDINGS/STRUCTURAL INFORMATION**

1. What year was the house built? UNK, SEE PAGE 8 (OTHER)

**If a residence on the Property was constructed prior to 1978, federal law and regulations create specific disclosure and information requirements, which are set forth in RANM Form 5112, Lead-based Paint Disclosure Before Sale. Form 5112 must be attached to the Purchase Agreement. The Seller is not permitted to accept a Buyer's offer prior to making the required disclosures and providing the required information.**

2. Was this home built entirely on this site? ☐ Yes ☒ No If no, explain: HOUSE MOVER PUT
3. Type of construction: \_\_\_\_\_
4. House is built on ☐ Slab ☐ Crawlspace ☒ Basement ☐ Don't know
5. Type of exterior finish: \_\_\_\_\_
6. Is there an exterior synthetic stucco system or exterior synthetic coating? ☐ Yes ☒ No ☐ Don't know
7. Type of floor under carpets or linoleum: WOOD

**Is the Seller aware of:**

8. Any doors or windows that are inoperable or which may interfere with ingress or egress? ☐ Yes ☒ No
9. Any problems with interior walls, ceilings, doors, windows, floors, or attached floor coverings? ☐ Yes ☒ No
10. Any significant cracks in foundations, exterior walls, interior walls, slab floors, ceilings, chimneys, fireplaces, decks or garage floors? ☐ Yes ☒ No
11. Any minor damage that has occurred to the property or to any structure on the property? ☐ Yes ☒ No
12. Smoke damage or a fire on the property? ☐ Yes ☒ No
13. Any problems with driveways, walkways, sidewalks or patios (such as large cracks, potholes or raised sections)? ☐ Yes ☒ No
14. Any structural wood members below soil level? ☐ Yes ☐ No
15. Any history of wood infestation, insects, pests or tree root problems? ☐ Yes ☒ No Specify date and type of last treatment: \_\_\_\_\_
16. Any water or moisture in ☐ Crawlspace ☐ Basement ☐ Garage

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

17. Any flowing or drainage problems on the property? ☐ Yes ☒ No On adjacent properties? ☐ Yes ☐ No  
☐ Don't know Any standing water after rainfalls? ☐ Yes ☐ No Any active springs? ☐ Yes ☒ No
18. Any history of moldy conditions or treatment for mold? ☐ Yes ☒ No
19. 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
20. Any land on the property that has been filled in? ☐ Yes ☒ No
21. Any problems with retaining walls cracking or bulging? ☐ Yes ☒ No
22. Any earth movement, subsidence, or settlement problems? ☐ Yes ☒ No
23. Any additional structures? ☒ Yes ☐ No If yes, list: SHEP

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

**MANUFACTURED HOME INFORMATION**

1. Is this home a manufactured home? ☐ Yes ☒ No
2. If yes, has this home been located anywhere other than dealer's lot and its current location? ☐ Yes ☐ No  
☒ Don't Know
3. Does Seller have possession of the manufactured home titles? ☐ Yes ☐ No
4. Have the titles been deactivated? ☐ Yes ☐ No ☐ Don't Know
5. Does Seller have a permanent foundation permit? ☐ Yes ☐ No
6. Was the installation performed by a New Mexico Manufactured Housing Division licensed installer?  
☐ Yes ☐ No ☐ Don't Know
7. Does the home have its HUD tags (metal tags located on each section of the home)? ☐ Yes ☐ No

**PLUMBING**

1. Type of water supply pipes ☐ Lead ☐ Galvanized ☐ Polybutylene ☐ Other \_\_\_\_\_ ☐ Don't know
2. Approximate age of water heater: \_\_\_\_\_ Capacity: 50 GAL Fuel source: NATURAL GAS
3. Is there a sump pump? ☐ Yes ☒ No Any problems? \_\_\_\_\_
4. Is there a water softener? ☒ Yes ☐ No ☒ Owned ☐ Leased Leased from: \_\_\_\_\_  
Transferable? ☐ Yes ☐ No Any problems? \_\_\_\_\_
5. Is there a reverse osmosis system? ☐ Yes ☐ No ☐ Owned ☐ Leased Leased from: \_\_\_\_\_  
Transferable? ☐ Yes ☐ No Any problems? \_\_\_\_\_
6. Is there a refrigerator water line? ☒ Yes ☐ No Any problems? NO

**Is the Seller aware of:**

7. Any water pressure problems? ☐ Yes ☒ No
8. Any plumbing system problems, leaks, freezing? ☐ Yes ☒ No
9. Any bathroom ventilation problems? ☐ Yes ☒ No
10. Any domestic hot water problems? ☐ Yes ☒ No

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

**WATER SUPPLY**

1. Is the water supply city/municipal? ☐ Yes ☒ No Any water supply problems? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
2. Any restrictions or regulation concerning water use? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
3. Is the water supply community/subdivision? ☐ Yes ☒ No Name and address of supplier: \_\_\_\_\_  
Any problems? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_  
Fees per month: \$ \_\_\_\_\_ Any restrictions or regulations? ☐ Yes ☐ No If yes, explain: \_\_\_\_\_  
Written agreement available? ☐ Yes ☐ No

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

4. Is water supply to the house private? ☒ Yes ☐ No Any problems with well equipment? ☐ Yes ☒ No Any restrictions or regulations? ☐ Yes ☒ No If shared, is written agreement available? ☐ Yes ☐ No Is well registered with the State Engineer's office? ☒ Yes ☐ No Permit number: 5381 Does seller have well record? ☒ Yes ☐ No Is well metered? ☐ Yes ☒ No Is there sufficient water yield at all times? ☒ Yes ☐ No If no, explain: \_\_\_\_\_
5. Is there any other water source for the property for any other use? \_\_\_\_\_  
(For more information, please see RANM Form 2308a.)

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

**SEWER/WASTEWATER TREATMENT**

1. Is the sewer/wastewater treatment system city/municipal? ☐ Yes ☒ No Any problems? \_\_\_\_\_
2. Is the sewer/wastewater system community/subdivision? ☐ Yes ☒ No Any problems? \_\_\_\_\_  
Name and address of provider: \_\_\_\_\_ Fees per month? \$ \_\_\_\_\_  
Any restrictions or regulations? ☐ Yes ☒ No Written agreement available? ☐ Yes ☐ No
3. Is there an on-site liquid waste system? ☐ Yes ☐ No Type: ☐ Conventional ☐ Advanced treatment system  
☐ Cesspool Any problems? \_\_\_\_\_ Name and address of service company: \_\_\_\_\_  
YORK SEPTIC SYSTEMS Date last pumped: 6-12-09 Available installation permit? ☒ Yes  
☐ No NMED (EID) certification? ☒ Yes ☐ No NMED (EID) certification number and date: 54504  
Location of the system: 2 RIDGE DRIVE CEDAR CREST, N.M.

**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, please see RANM Form 2308.)

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

**ROOFS, GUTTERS AND DOWNSPOUTS**

1. Type of roof and approximate age: ☒ Pitched 1 yrs. ☐ Pueblo/Flat \_\_\_\_ yrs. ☐ Pitched & Flat \_\_\_\_ yrs. If flat, does the roof have a positive slope? ☒ Yes ☐ No ☐ Don't know
2. Type of roofing material (tar & gravel, asphalt shingles, etc.): NEW ROOF FIBER GLASS SHINGLES  
Additional comments: \_\_\_\_\_
3. Has all or part of the roof been resurfaced or replaced? ☒ Yes ☐ No ☐ Don't know If yes, what year? 2009  
By whom? MIRANDA ROOFING CO. What portions? ALL ROOFS INCLUDING GARAGE  
Additional comments: \_\_\_\_\_
4. Is there a transferable written guarantee? ☒ Yes ☐ No ☐ Don't know  
If yes, until what date? JUNE 23, 2016 By whom? MIRANDA ROOFING CO.
5. Has the roof ever leaked while you have owned the property? ☒ Yes ☐ No  
If yes, what has been done to correct the problem? PUT NEW ROOF ON HOUSE + GARAGE
6. Do spouts and gutters drain away from the property? ☒ Yes ☐ No ☐ Don't know
7. Are you aware of any faulty drainage or water penetration on the structure? ☐ Yes ☒ No ☐ Don't know If yes, describe: \_\_\_\_\_

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

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

**ELECTRICAL**

1. Is the electrical wiring copper? ☒ Yes ☐ No ☐ Don't know Is it aluminum? ☐ Yes ☐ No ☐ Don't know  
If aluminum, has the aluminum wiring been pig-tailed with copper wiring? ☐ Yes ☐ No ☐ Don't know
2. Are you aware of any damaged or malfunctioning receptacles or switches? ☐ Yes ☒ No If yes, which ones? \_\_\_\_\_
3. Is the house wired for 220 Volts? ☒ Yes ☐ No ☐ Don't know
4. Are you aware of any extension cords used to create new electrical outlets? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
5. Are you aware of any defective, malfunctioning, or improperly installed electrical equipment inside or outside the house? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
6. Has electrical service been modified since originally installed? ☐ Yes ☒ No ☐ Don't know  
Comments: \_\_\_\_\_
7. Do any circuits trip regularly? ☐ Yes ☒ No If yes, which ones? \_\_\_\_\_  
Comments: \_\_\_\_\_
8. Are you aware of any electric lines encroaching on the property? ☐ Yes ☒ No ☐ Don't know  
If yes, explain: \_\_\_\_\_
9. Are there encroachment agreements with any utility companies? ☐ Yes ☒ No ☐ Don't know  
If yes, explain: \_\_\_\_\_

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

**HEATING AND COOLING**

1. Type of heat and approximate age: ☒ Central Forced Air 12 yrs. ☐ Hot Water Baseboard \_\_\_\_ yrs. ☐ In Floor Radiant \_\_\_\_ yrs. ☐ (Type of Hose) \_\_\_\_\_ Entan II? ☐ Yes ☐ No ☐ Wall Furnace \_\_\_\_ yrs. Floor Furnace \_\_\_\_ yrs. ☐ Electric Baseboard \_\_\_\_ yrs. ☐ Woodburning \_\_\_\_ yrs. ☐ Gas logs \_\_\_\_ yrs. ☒ Pellet 2 yrs. ☐ Other: \_\_\_\_\_ yrs. If applicable, approved for your community's burning restrictions? ☐ Yes ☐ No ☒ Don't know
2. Is the house all electric? ☐ Yes ☒ No ☐ Don't know
3. Does the house have ☒ Natural gas? ☒ Propane? If propane, is the tank ☒ Owned? ☐ Leased? Lease Co.: \_\_\_\_\_
4. Are there any rooms without a direct heat source? ☐ Yes ☒ No ☐ Don't know If yes, please provide location: \_\_\_\_\_
5. Type of cooling and approximate age: ☐ Evaporative \_\_\_\_ yrs. ☒ Refrigerated 2 yrs. ☐ None ☐ Don't know  
Number of units: \_\_\_\_\_ How ducted? \_\_\_\_\_ Central? ☒ Yes ☐ No ☐ Don't know
6. Are there any furnaces/coolers and/or A/Cs that have been abandoned? ☐ Yes ☒ No ☐ Don't know
7. Do all heaters, coolers and A/Cs work properly? ☒ Yes ☐ No ☐ Don't know If no, please explain: \_\_\_\_\_
8. Is there a fireplace? ☒ Yes ☐ No If yes, type: ☐ Woodburning ☐ Gas logs ☒ Pellet ☐ Insert ☐ Other: \_\_\_\_\_
9. Is there a gas log lighter? ☐ Yes ☒ No ☐ Don't know
10. Does damper work? ☐ Yes ☐ No ☐ Don't know If no, explain: \_\_\_\_\_
11. Are flues welded open? ☐ Yes ☐ No ☒ Don't know
12. Do you have approved glass enclosure? ☒ Yes ☐ No ☐ Don't know
13. Do all fireplaces work properly? ☒ Yes ☐ No ☐ Don't know If no, explain: \_\_\_\_\_
14. When was the fireplace chimney last swept? NOV. 11, 2008
15. Any problems with condition or functioning of duct work (such as mildew, restricted air flow, physical deterioration, odor, etc.)? ☐ Yes ☒ No ☐ Don't know If yes, please explain: \_\_\_\_\_

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

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

**POOL, SAUNA, HOT TUB, WATER FEATURE**

1. Is there a swimming pool on the property, including filled in? ☒ Yes ☐ No ☐ Don't know
2. When was the pool installed? \_\_\_\_\_ Is the pool ☐ Above ground? ☒ In ground?
3. Is the pool ☐ Fiberglass? ☐ Gunite? ☒ Vinyl?
4. Is there a pool heater? ☐ Yes ☐ No ☐ Don't know If yes, is it ☐ Gas? ☐ Electric? ☐ Solar?
5. Is there a pool sweep which conveys? ☐ Yes ☐ No
6. Is there a cover for the pool? ☐ Yes ☐ No If yes, specify type: \_\_\_\_\_ Age: \_\_\_\_\_ Condition: \_\_\_\_\_
7. Will the cover convey with the sale of the property? ☐ Yes ☐ No
8. Is all the pool equipment in good working condition? ☐ Yes ☐ No ☐ Don't know
9. Is the pool maintained by a regular pool service? ☐ Yes ☐ No If yes, name of service: \_\_\_\_\_
10. Has the pool been winterized? ☐ Yes ☐ No If yes, name of service: \_\_\_\_\_
11. Is there a hot tub or spa? ☐ Yes ☐ No
12. Is the equipment in good working order? ☐ Yes ☐ No ☐ Don't know
13. Does it have a cover in good condition? ☐ Yes ☐ No
14. Is there a water feature? ☐ Yes ☐ No If yes, are there any problems? ☐ Yes ☐ No ☐ Don't know If yes, explain: \_\_\_\_\_

For additional information or further explanation (indicate item #): #1 CENTRAL HEATING AND AIR CONDITIONING IN POOL

**MISCELLANEOUS**

1. 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?  
Type: ☐ Sprinklers ☐ Bubblers ☒ Drip system ☐ Other: \_\_\_\_\_
2. Are they in good working order? ☒ Yes ☐ No ☐ Don't know
3. Are there any areas where the sprinklers do 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. Is the drip and/or sprinkler system (if present) on auto-timer? ☒ Yes ☐ No ☐ Don't know
7. 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: \_\_\_\_\_
8. Number of electric garage door operators: ONE
9. Is/are garage door operator(s) in good working condition? ☒ Yes ☐ No ☐ Don't know
10. How many remote garage door openers will you be giving to the new buyer: ONE
11. Is/are garage door opener(s) in good operating condition? ☒ Yes ☐ No ☐ Don't know
12. Are garage doors in good operating condition? ☒ Yes ☐ No ☐ Don't know If no, please explain: \_\_\_\_\_
13. Has the garage been modified to alter its original size? ☐ Yes ☒ No ☐ Don't know
14. Does the property have a security system? ☐ Yes ☒ No Type: \_\_\_\_\_ ☐ Owned ☐ Leased  
Leased from: \_\_\_\_\_ Transferable? ☐ Yes ☐ No Any problems? \_\_\_\_\_
15. Does the property have smoke detectors? ☒ Yes ☐ No How many? TWO ☐ 110V ☒ Battery
16. Does the property have kitchen range hook-up? ☒ Yes ☐ No ☐ Electric ☒ Gas
17. Does the property have oven hook-up? ☒ Yes ☐ No ☐ Electric ☒ Gas

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

18. Does the property have clothes dryer hook-up? ☒ Yes ☐ No ☐ Electric ☒ Gas Vented outside? ☒ Yes ☐ No
19. Does the property have built-in vacuum? ☒ Yes ☐ No If yes, do canisters, hoses and all attachments convey?  
☒ Yes ☐ No Any problems? \_\_\_\_\_
20. Are there any problems in obtaining utility or phone service? ☐ Yes ☒ No ☐ Don't know If yes, explain: \_\_\_\_\_
21. Can you obtain cable TV service? ☒ Yes ☐ No ☐ Don't know
22. Can you obtain DSL service to your house? ☐ Yes ☐ No ☒ Don't know
23. Have any pets resided in the home? ☒ Yes ☐ No Any pet odors or damage? ☐ Yes ☒ No
24. Are you aware of any past or present existence of any pests (i.e., termites, ants, mice, etc.)? ☐ Yes ☐ No  
If yes, please explain: \_\_\_\_\_
25. Have any insurance claims been made in the past five years? ☐ Yes ☒ No ☐ Don't know If yes, please explain: \_\_\_\_\_  
Were repairs completed? ☐ Yes ☐ No
26. Has any insurance application or prior coverage regarding all or any part of the property been rejected or will not be renewed? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
27. Has notice been received that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No

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

**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 be 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.)*

1. Name, address and phone number of homeowners' association: \_\_\_\_\_
2. Does the homeowners' association have a right of first refusal? ☐ Yes ☐ No
3. Association fees? \$ \_\_\_\_\_ per yr. What is included in the association fees? ☐ Water/sewer ☐ Trash  
☐ Building insurance ☐ Gas utility ☐ Electric utility ☐ Grounds maintenance ☐ Property taxes ☐ Streets  
☐ Snow removal ☐ Other: \_\_\_\_\_
4. Any contemplated future dues increases or special assessments? ☐ Yes ☐ No ☐ Don't know If yes, give details: \_\_\_\_\_
5. Security: ☐ Intercom ☐ Closed circuit TV ☐ Guards ☐ Electric gate ☐ Other: \_\_\_\_\_
6. Does each unit have its own designated parking space(s)? ☐ Yes ☐ No ☐ Don't know If yes, how many? \_\_\_\_\_
7. 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 #): \_\_\_\_\_

**REALTORS® ASSOCIATION OF NEW MEXICO**  
**PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

**ENVIRONMENTAL**

Is the Seller aware of:

1. Any noticeable continuous or periodic odors (such as from waste, agriculture, industry, etc.)? ☐ Yes ☒ No
2. Any excessive noises (such as airplanes, trains, trucks, freeways, etc.)? ☐ Yes ☐ No
3. Any hazards or hazardous materials on or in close proximity to the property (such as asbestos, dumps, pesticides, chemical labs, underground fuel storage tanks or leaks)? ☐ Yes ☒ No
4. Any radon tests performed on the property? ☐ Yes ☒ No Results? \_\_\_\_\_  
Reports attached? ☐ Yes ☐ No
5. Any part of the property located in a designated special flood hazard zone? ☐ Yes ☒ No
6. Any portion of the property having ever flooded? ☐ Yes ☒ No
7. Mine shaft(s) or abandoned well(s) on the property? ☐ Yes ☒ No

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

**RENTAL INFORMATION**

1. Is the property rented or occupied by a tenant? ☐ Yes ☒ No If yes, attach copy of Lease or Rental Agreement.
2. Does the tenant have the right to extend the rental agreement? ☐ Yes ☐ No
3. Are security deposits or prepaid rents being held? ☐ Yes ☐ No If yes, by whom and how much? \_\_\_\_\_

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

**IRRIGATION RIGHTS**

1. Is the property irrigated from a ditch or acequia? ☐ Yes ☒ No (Sec RANM Form 2308a)  
Ditch name: \_\_\_\_\_  
Mayordomo: \_\_\_\_\_  
Association name: \_\_\_\_\_  
Fees? \$ \_\_\_\_\_
2. Are Association or ditch fees current? ☐ Yes ☐ No If no, explain: \_\_\_\_\_
3. Are water rights registered with the State Engineer? ☐ Yes ☐ No File/permit number \_\_\_\_\_

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

**OTHER**

Does the Seller know of any other information pertaining to the condition of the Property not addressed in the questions listed above? If so, please explain:

*1977 basement walls flooring & I beam was installed on property. 9 m room school house was placed on basement, approx 1994 enclosed porch was added on. Approx 1989 added 2nd floor & full deck. Approx 1994 added south addition on house. The S.E. corner of the house is 6'-6" from the property line and a Variance has been approved by the Bernalillo Co. The garage is only 20 ft. from the property line and should be 25 ft. from the property line, so any additions to garage would need a variance approval.*



**REALTORS® ASSOCIATION OF NEW MEXICO  
PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2010**

**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; or (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 or Federal health and law enforcement authorities to obtain accurate and reliable information.


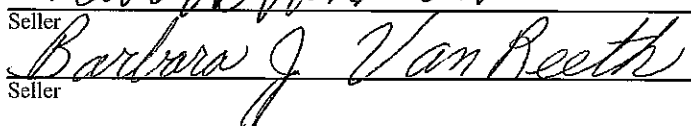
**THIS IS NOT A CONTRACT.**

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**

	6-30-10	5:30 PM
Seller	Date	Time
<hr/>		
		
Seller	Date	Time

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	Date	Time
<hr/>		
Buyer	Date	Time

## AMENDMENT TO SELLER'S DISCLOSURE

For the property located at 2 RIDGE DRIVE, CEDAR CREST, N.M. 87008

---

On December 19, 2000, Bernalillo County enacted a new Wastewater Ordinance. A copy of the ordinance may be obtained from Bernalillo County Environmental Health Department at 600 2nd St. NW, Suite 500, in Albuquerque. This ordinance affects all existing and new septic systems throughout Bernalillo County. Buyers are advised to familiarize themselves with this ordinance, and the impact that this ordinance has on the property they are purchasing. Buyers are further advised to seek legal counsel if they do not understand the ordinance.

The buyers also understand that the septic system on the property they are purchasing may or may not comply with the new criteria as set forth in Ordinances 2000-7. The buyers acknowledge that they have been provided the opportunity to have the system evaluated. The septic pumping and certification that may be performed on the system is not to determine current code compliance but instead to determine if the system is functioning at that time.

By signing below, the parties acknowledge receipt of this document.

Robert VanReeth

Buyer

Barbara J. VanReeth  
Seller

Date

6-30-10  
Date