



NEW MEXICO ASSOCIATION OF REALTORS® SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020

THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER, NOT THE BROKER

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

NOTE: If an item is not present at the Property, or if an item is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.

August 12, 2020

Date

38 Bar Ranch
Property Address

Quemado

State

NM 87829
Zip Code

Alline F. Kranzer
Seller's Name (Print)

Seller's Name (Print)

OCCUPANCY: Has the Seller ever occupied the Property? ☐ Yes ☒ No If "Yes", provide the beginning and ending dates of occupancy:

Beginning Date

Ending Date

A	STRUCTURAL CONDITIONS Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Structural problems		✓		
2	Moisture and/or water problems	✓			See page 2
3	History of wood infestation, insects, pests, birds or tree root problems affecting the structure		✓		
4	Damage due to hail, wind, fire or flood		✓		
5	Cracks, heaving or settling problems		✓		
6	Exterior wall or window problems		✓		
7	Building code, city or county violations			✓	

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**NEW MEXICO ASSOCIATION OF REALTORS®
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020**

A	STRUCTURAL CONDITIONS – CON'T
8	Were all necessary permits, approvals and inspections obtained for all construction, repairs, and improvements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know If “no”, explain <u>Structures located in rural/agricultural area - outside city limits</u>
9	House is built on: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawlspace <input type="checkbox"/> Basement <u>Combination of slab/pier and beam</u>
10	Type of Construction: <u>Combination of concrete block, stucco, frame, adobe and steel</u>
11	Type of Exterior: <input type="checkbox"/> Synthetic (EIFS) <input type="checkbox"/> Synthetic <input type="checkbox"/> Concrete <input type="checkbox"/> Do Not Know <input checked="" type="checkbox"/> Other <u>Various</u> Any current or past problems: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If “yes”, explain <u>Main residence, guest house, and various structures have a stucco finish with wood accents which contain some cracks due to sun exposure</u>
12	Type of floor under carpets, linoleum, etc.: <u>Concrete, wood</u>
13	Any additions or alterations made: <u>N/A</u>
Additional Comments: _____ _____ _____	

NOTE: If an item is not present at the Property, mark the “N/A” column.

B	ROOF Do any of the following conditions currently exist or is Seller aware of them ever existing:	N/A	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
1	Roof problems					<u>Various repairs in 50-year history</u>
2	Roof leak: Past		<input checked="" type="checkbox"/>			<u>Roof had some leaks in the past</u>
3	Roof leak: Present			<input checked="" type="checkbox"/>		<u>Minor damage being repaired</u>
4	Damage to roof: Past		<input checked="" type="checkbox"/>			<u>Roof had some leaks in the past</u>
5	Damage to roof: Present			<input checked="" type="checkbox"/>		<u>Minor damage being repaired</u>
6	Skylight problems	<input checked="" type="checkbox"/>				<u>Leaking sky lights were replaced</u>
7	Gutter or downspout problems	<input checked="" type="checkbox"/>				<u>No gutters present</u>
8	Is roof under warranty? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, when does warranty expire? _____ If “yes”, is warranty transferable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, has roof work been performed while under current roof warranty <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, describe work done: _____					
9	Roof Material: <u>Flat roof</u> Age <u>various</u> Roof Material: _____ Age _____					
Additional Comments: <u>Flat roof on most structures, metal roof over riding arena</u> _____ _____						



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C	APPLIANCES	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Built-in vacuum system & accessories			✓			
2	Clothes dryer: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Vented Outside						
3	Type of clothes dryer hook-up available: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> None <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
4	Clothes washer		✓				
5	Dishwasher		✓			Feb. 2020	
6	Disposal		✓				
7	Freezer			✓			
8	Gas grill		✓				
9	Range Hood			✓			
10	Microwave oven		✓				
11	Oven		✓				3 ovens
12	Type of oven hookup available: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> None <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____						
13	Range <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane					Feb. 2020	
14	Refrigerator		✓				
15	Refrigerator Water Line			✓			
16	Trash Compactor			✓			
Additional Comments: <u>Range and wall oven in main residence, cooktop and wall oven in guest house</u>							



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D	ELECTRICAL & TELECOMMUNICATIONS	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Transferable		✓				Sept.2020 installation
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwired		✓				
3	Carbon Monoxide Alarm: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwired		✓				Aug.2020 installation
4	Light fixtures		✓				
5	Switches & outlets		✓				
6	Aluminum wiring: <input type="checkbox"/> Pig-tailing _____			✓			
7	Electrical: <input type="checkbox"/> Amps <u>Commercial service</u>		✓				
8	Telecommunications (T-1, fiber, cable, satellite, DSL) <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased		✓				Telephone Land Line
9	Satellite System or DSS Dish <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased		✓				
10	Inside telephone wiring & blocks/jacks		✓				
11	Ceiling fans		✓				
12	Garage Door <input type="checkbox"/> Electric <input type="checkbox"/> Manual If electric, number of garage door remote control(s) _____			✓			
13	Intercom/doorbell			✓			
14	In-wall / Built-in speakers			✓			
15	220 volt service		✓				
16	Landscape lighting			✓			
Additional Comments: <u>Telephone land line in main residence, guest house, and chapel</u> 							



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E	MECHANICAL	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Cooling: <input type="checkbox"/> Evaporative Cooler <input type="checkbox"/> Refrigerated Air <input type="checkbox"/> Window Units <input type="checkbox"/> Central Duct Location: _____ Number of Units: _____			✓			
2	Humidifier			✓			
3	Air purifier			✓			
4	Sauna			✓			
5	Steam room/shower			✓			
6	Water heater: # of <u>3</u> Capacity <u>40</u> Fuel Type <u>electric</u>		✓				
7	Heating: <input type="checkbox"/> Central Forced Air <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Wall Furnace <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Solar <input type="checkbox"/> Geo Thermal <input type="checkbox"/> Other Type of Piping: <input type="checkbox"/> Entran <input type="checkbox"/> Other if “other”, type: _____ Number of Units: <u>15</u> Type of duct work: _____ Solar Power System/Panels: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		✓				
8	Fireplace # <u>5</u> Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Log Lighter <input type="checkbox"/> Electric		✓				
9	Stove: Fuel Type: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Other		✓				
10	Fireplace Insert			✓			
11	Fuel Tanks: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased						Propane – for studio heater
12	Entry gate system			✓			
13	If known, date of last fireplace/wood stove, chimney/flue cleaning: _____						
14	Are there any rooms without a direct heat source? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If “yes”, explain: _____						
Additional Comments: _____							



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F	WATER, SEWER & OTHER UTILITIES	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✓			
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✓			
3	Lift station (sewage ejector pump)			✓			
4	Drainage, storm sewers, retention ponds			✓			
5	Grey water storage/use			✓			
6	Sump pump			✓			
7	Underground sprinkler system: <input type="checkbox"/> Partial <input type="checkbox"/> Full Coverage			✓			
8	Fire sprinkler system			✓			
9	Water Pipes: Type(s): <input type="checkbox"/> Lead <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Kitec <input type="checkbox"/> Copper <input type="checkbox"/> Polybutylene <input checked="" type="checkbox"/> Pex <input type="checkbox"/> Do Not Know <input type="checkbox"/> Other _____		✓				
10	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage			✓			
11	Irrigation pump			✓			
12	Well pump		✓			Nov. 2019	
13	Reverse Osmosis: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Lease Information: _____			✓			
14	Plumbing Problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, explain _____						
15	Sewage Problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, explain _____						
16	Water Pressure Problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know If “yes”, explain _____						

Additional Comments: There are 4 wells on the deeded land and 1 well on BLM lease. Well 1 (main residence) is 110V electric. Well 2 (mobile home to the right of the entrance of the property) is 110V electric. Well 3 (at gate entrance of the property) is DC solar-powered and services livestock. Well 4 (about ¼ mile southeast of main residence) is wind powered and services livestock. Well 5 (on BLM lease) is gas engine powered and is in need of service. Well 1 and 2 have a pressure tank.



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G	POOL, SAUNA, HOT TUB, WATER FEATURE	N/A	IN WORKING CONDITION?			AGE IF APPLIES AND IS KNOWN	COMMENTS
			YES	NO	DO NOT KNOW		
1	Pool			✓			
2	Pool Material: <input type="checkbox"/> Vinyl <input type="checkbox"/> Gunite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other						
3	Pool Type: <input type="checkbox"/> Chlorine <input type="checkbox"/> Saltwater <input type="checkbox"/> Bromine <input type="checkbox"/> Other						
4	Pool Filter			✓			
5	Pool Heater			✓			
6	In-Pool Cleaning Equipment			✓			
7	Pool Cover: Type: _____			✓			
8	Hot Tub			✓			
9	Sauna Room			✓			
10	Steam Room			✓			
11	Water Features Type: _____			✓			
12	Is Pool Service Company being used? If “yes”, name of company <u>N/A</u>						
13	Has Pool been winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>						
14	Does Property have a Pool that has been filled-in? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know						
Additional Comments: _____							

H	USE, ZONING & LEGAL ISSUES Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
1	Zoning violations, variances, conditional use restrictions, violations of an enforceable PUD or non-conforming use		✓		Structures located in rural/ agricultural area - outside city limits
2	Liens or judgments against the Property		✓		
3	Proposed bonds, assessments, or impact fee's against the Property		✓		
4	Notice or threat of condemnation proceedings		✓		
5	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		✓		



NEW MEXICO ASSOCIATION OF REALTORS® SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020

H	USE, ZONING & LEGAL ISSUES – CON'T – Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF 'YES", EXPLAIN
6	Violation of restrictive covenants or owners' association rules or regulations		✓		
7	Any building or improvements constructed without approval by the owners' association or the designated approving body, if approval is required		✓		
8	Notice of zoning action		✓		
9	Other legal action		✓		
Additional Comments: _____					

I	ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF 'YES", EXPLAIN
1	Access problems		✓		
2	Roads, driveways, trails or paths through the Property used by others		✓		Hunters have some access to property during hunting season
3	Public highway or county road bordering the Property		✓		
4	Proposed or existing transportation project that affects or is expected to affect the Property			✓	
5	Encroachments, boundary disputes or unrecorded easements			✓	
6	Shared or common areas with adjoining properties	✓			Kranzer Road from Highway 60 to front gate of property is shared
7	Requirements for curb, gravel/paving, landscaping		✓		
8	Flooding or drainage problems: Past	✓			See Additional Comments
9	Flooding or drainage problems: Present	✓			See Additional Comments
Additional Comments: <u>The summer rains common in New Mexico cause natural water flows throughout the property.</u>					
<u>Seasonal water flows create ever changing gullies and channels around the main residence and adjoining buildings.</u>					



NEW MEXICO ASSOCIATION OF REALTORS® SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020

J	WATER & SEWER SUPPLY
1	<p>Does seller own all water rights to the Property <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know</p> <p>If “no”, what water rights have been transferred? <input type="checkbox"/> Surface Rights <input type="checkbox"/> Irrigation Rights <input type="checkbox"/> Ditch Rights <input type="checkbox"/> Other</p> <p>Additional details of transfer: _____</p> <p>NOTE: Use of City Water is NOT a water right.</p> <p>If “no”, are sales/lease/transfer agreements attached? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If applicable and if not otherwise identified in the agreement(s) attached, contact information for third-party or parties who/which currently hold water rights to the Property: _____</p>
2	<p>Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private (If Property has well, see Section J(3) below)</p> <p>Name and address of service providers: _____</p> <p>Fees per month: _____ Transfer Fee: _____</p> <p>Restrictions and/or regulations _____</p> <p>Water Supply or Yield Problems _____</p>
3	<p>WELL(S) <input type="checkbox"/> N/A</p> <p>TYPE: <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> Irrigation Well <input type="checkbox"/> Other <u>4 private wells, 1 well on BLM lease</u></p> <p>If the Property is served by a Well, Well Permit <input type="checkbox"/> Is <input checked="" type="checkbox"/> Is Not attached.</p> <p>Shared Well Agreement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If “yes”, Well-Share Agreement <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached</p> <p>Well location and address <u>See page 6 – Additional Comments section</u></p> <p>Separate electric meter (private or shared) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is well required to be metered <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Restrictions and/or regulations <u>Not aware</u></p> <p>Well Registered with the State Engineers Office <input type="checkbox"/> Yes <input type="checkbox"/> No Permit # _____</p> <p>Additional Well Records attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
4	<p>Any other water source for any other use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If “yes”, describe: _____</p>
5	<p>If there is neither a Well, nor a Water Provider for the Property, then describe the source of potable water for the Property: <u>N/A</u></p> <p>_____</p> <p>_____</p> <p>SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER’S WATER SUPPLIES.</p>
6	<p>If other than City/Municipal/Community water, is there a requirement to connect to the City/Municipal/Community water?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know</p> <p>If “yes”, requirement: _____</p>
SEE NMAR FORM 2307 INFORMATION SHEET – WATER RIGHTS AND DOMESTIC WELLS	



NEW MEXICO ASSOCIATION OF REALTORS® SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020

J	WATER AND SEWER SUPPLY - CON'T
7	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic (If Property has an onsite liquid waste system see Section J(8) below) <input type="checkbox"/> Other <input type="checkbox"/> None Any problems: _____ Names and address of service providers: _____ Is there a written service agreement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes", Agreement <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Fee's per month \$ _____ Transfer Fee \$ _____ Restrictions and/or regulations: _____
8	WASTEWATER TREATMENT <input checked="" type="checkbox"/> N/A TYPE: <input type="checkbox"/> Conventional <input type="checkbox"/> Advanced Treatment System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Outdoor Latrine <input type="checkbox"/> Cesspool <input type="checkbox"/> Gray Water Storage <input type="checkbox"/> Liquid Waste Storage Tank Any problems: _____ Name and Address of Service Providers: _____ Date of last service: _____ NMED (EID#) Permit System Certification Number: _____ Requirement to Connect to a sewer system <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes", explain _____
9	Any problems with septic or sewer lines? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes", explain _____
SEE NMAR FORM 2308 INFORMATION SHEET – SEPTIC SYSTEMS	
Additional Comments: _____ _____ _____	

K	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		<input checked="" type="checkbox"/>		
2	Storage tanks <input checked="" type="checkbox"/> Above Ground <input type="checkbox"/> Under Ground	<input checked="" type="checkbox"/>			Propane tank
3	Underground transmission lines		<input checked="" type="checkbox"/>		
4	Animals kept in the residence		<input checked="" type="checkbox"/>		
5	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		<input checked="" type="checkbox"/>		
6	Monitoring wells or test equipment		<input checked="" type="checkbox"/>		



NEW MEXICO ASSOCIATION OF REALTORS® SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020

K	ENVIRONMENTAL CONDITIONS – CON'T Do any of the following conditions currently exist or is Seller aware of them ever existing:	YES	NO	DO NOT KNOW	IF “YES”, EXPLAIN
7	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property				Rural property. All soil characteristics are customary for this geographical area
8	Land on the Property that has been filled in		✓		
9	Mine shafts, tunnels or abandoned wells or cisterns		✓		
10	Within governmentally designated flood plain or wetland area		✓		Common for this geographical area, there are some dead trees scattered throughout the property. Seller is not aware of any infestation or disease
11	Dead, diseased or infested trees or shrubs	✓			
12	Environmental assessments, studies or reports done involving the physical condition of the Property		✓		
13	Noticeable continuous or periodic odors		✓		
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		✓		
15	Wood infestation, insects, pests, rodents or tree root problems		✓		
16	Flooding on any portion of the Property				See page 8: Additional Comments section
17	History of mold conditions or treatment for mold.		✓		
SEE NMAR FORM 2309 – INFORMATION SHEET MOLD					
Additional Comments: _____					

NOTE: If question does not apply to Property, mark the “N/A” column.

L	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY	N/A	YES	NO	DO NOT KNOW	COMMENTS
1	Is Property part of an owners’ association If “yes”, name of Association _____			✓		
2	Does Property have its own designated parking spot(s)? If “yes”, how many? _____			✓		



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L	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY – CON'T	N/A	YES	NO	DO NOT KNOW	COMMENTS
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association, but outside the Seller's Property or Unit).			✓		
4	Is Property in a Public Improvement District (PID)?			✓		
SEE NMAR FORM 4600 – INFORMATION SHEET HOME OWNERS ASSOCIATION SEE NMAR FORM 4500 INFORMATION SHEET PUBLIC IMPROVEMENT DISTRICT						
Additional Comments: _____						

M	OTHER RIGHTS	YES	NO	DO NOT KNOW	COMMENTS
1	Has Seller established solar rights on the Property?		✓		
2	With the exception of water rights, already addressed in Section J, does seller own all other rights to the Property (i.e. wind, mineral, solar, etc)? <i>NOTE: Use of City Water is NOT a water right.</i>	✓			Owner owns mineral rights
3	If "no", what other rights does seller NOT own? <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Hard-rock minerals (Gold, silver, copper & other metals) <input type="checkbox"/> Wind <input type="checkbox"/> Solar <input type="checkbox"/> Other _____				Owner owns mineral rights
4	If "no", what is the reason that Seller does not own all other rights? a. <input type="checkbox"/> United States (US) patent did not convey some/all other rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR b. <input type="checkbox"/> Other rights were severed by Seller or a former owner of the Property (other than the United States government) and <input type="checkbox"/> SOLD or <input type="checkbox"/> LEASED to a third-party.				
5	If applicable, all sale/lease and/or transfer agreements within Seller's possession <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached If not otherwise identified in the sales and/or lease agreements attached, identity and provide contact information for third-party or parties who/which currently hold other rights to the Property: _____				
Additional Comments: _____					



**NEW MEXICO ASSOCIATION OF REALTORS®
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020**

N	OTHER DISCLOSURES - GENERAL	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Any damage to flooring (e.g. carpet stains, cracks in tile, damage to wood floors, etc.) or walls (e.g. holes, stains, etc.)?	✓			Common for a home of this age, there are some minor defects in walls and floors
2	Is any part of the Property leased to others (written or oral)?		✓		
3	Does the seller have any written reports of any building, site, roofing, soils or engineering investigations or studies of the Property?		✓		
4	Has the seller submitted any property insurance claims? (Whether paid or not.) If yes, did Seller receive proceeds from that claim? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, did Seller use proceeds to repair or correct the issue that was the subject matter of the claim? <input type="checkbox"/> Yes <input type="checkbox"/> No		✓		
5	Does the seller have any structural, architectural and engineering plans and/or specifications for any existing improvements?	✓			
6	Has Property been used as a methamphetamine laboratory? If "yes", has it been remediated? <input type="checkbox"/> Yes <input type="checkbox"/> No		✓		
7	Has cannabis been grown on the Property? If "yes", has it been remediated? <input type="checkbox"/> Yes <input type="checkbox"/> No		✓		
8	Are there any government special improvements approved, but not yet installed, that may become a lien against the Property?		✓		
9	Is Seller currently or has Seller ever been a party to a lawsuit, individually or as part of a class action, involving any component or feature of the Property? If yes, did Seller receive any proceeds from such lawsuit/settlement? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, were proceeds used to repair or correct the component or feature at issue? <input type="checkbox"/> Yes <input type="checkbox"/> No		✓		

SEE NMAR FORM 2306 – INFORMATION SHEET CLANDESTINE DRUG LABORATORY REMEDIATION

Additional Comments: _____



**NEW MEXICO ASSOCIATION OF REALTORS®
SELLER'S PROPERTY DISCLOSURE – RESIDENTIAL – 2020**

O	PRIOR INSPECTION REPORT	YES	NO	DO NOT KNOW	IF "YES", EXPLAIN
1	Is Seller in possession of any pre-listing or current home inspection reports regarding the Property? If yes, report(s) <input type="checkbox"/> IS <input type="checkbox"/> IS NOT attach as exhibit to this Seller's Disclosure Statement.		✓		
2	Issues identified in report that have since been resolved by Seller: N/A				

If attached or provided, Seller is not attesting to the accuracy or thoroughness of the report(s) and the report(s) is not intended to replace Buyer's own inspection(s) of and due diligence on the Property. Additionally, Buyer should be aware that he/she would not be entitled to pursue a claim against the inspector(s) who performed the inspection(s) and provided the attached/provided report(s) because the buyer did not contract with that inspector(s).

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the information contained in this Seller's Property Disclosure.

THE BUYER IS ADVISED TO EXERCISE ALL HIS/HER RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

This form is **NOT** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer. The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's **ACTUAL KNOWLEDGE**.

PLEASE NOTE: THIS IS NOT A CONTRACT

SELLER

	August 12, 2020
_____ Alline F. Kranzer	_____ Date

_____ Seller	_____ Date
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BUYER

_____ Buyer	_____ Date
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_____ Buyer	_____ Date
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