



**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY DISCLOSURE STATEMENT - RESIDENTIAL - 2008**

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.

20 Western Saddle Drive

Tijeras

87059

Address

City

Zip Code

Lot 71 Sandia Mountain Ranch Phase 2

Legal Description

or see metes & bounds description attached as Exhibit _____, **Bernalillo** County, New Mexico.

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

TITLE, ZONING, LEGAL INFORMATION

Is the Seller aware of:

1. Any title problems (for example, unrecorded or disputed easements, lot line disputes, liens, encroachments, access issues, third party claims)? ☐ Yes ☒ No
2. Any property taxes that are not current? ☐ Yes ☒ No
3. Any existing or proposed bonds, assessments, liens, mortgages, judgments, deeds of trust, real estate contracts, etc. against the property? ☐ Yes ☒ No If yes, explain: BANK of America
4. Any violations of applicable subdivision laws at the time the property was subdivided? ☐ Yes ☒ No
If yes, explain: _____
5. Any alleged violations of applicable laws, regulations, ordinances or zoning laws? ☐ Yes ☒ No
6. Any zoning variances/exceptions or non-conforming use of the property? ☐ Yes ☒ No If yes, explain: _____
7. Any legal issues, proposed buildings, bridges, roadways or real estate developments, etc. in the immediate area?
☐ Yes ☒ No If yes, explain: _____
8. Any restrictive covenants or other limitations on use? ☒ Yes ☐ No If yes, explain: See Sandia Mt Covenants
9. Any violation thereof? ☒ Yes ☐ No If yes, explain: I got a variance for front fence - see attached
10. Any building code or environmental regulation violations? ☐ Yes ☐ No If yes, explain: _____
11. Any necessary permits, approvals or inspections for all construction, repairs and improvements that have not been obtained? ☒ Yes ☐ No If yes, explain: I don't believe my builder drew permit for garage

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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: _____
- For additional information or further explanation (indicate item #) _____

BUILDINGS/STRUCTURAL INFORMATION

1. What year was the house built? 1998-1999

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: _____
3. Type of construction: Adobe and frame stucco
4. House is built on ☒ Slab ☐ Crawlspace ☐ Basement ☐ Don't know
5. Type of exterior finish: El Rey sand finished stucco
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: concrete

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 last year severe snow/freeze crumbled N. driveway
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: when house was built - new wood had carpenter ants - last treat 2002
16. Any water or moisture in ☐ Crawlspace ☐ Basement ☐ Garage
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: _____

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For additional information or further explanation (indicate item #): #17 we had water flowing over pool after a severe rain fall - had drainage engineer build several bar ditches
MANUFACTURED HOME INFORMATION No more problems

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 COPPER ☐ Don't know
2. Approximate age of water heater: 9 YRS Capacity: 100 gal Fuel source: propane
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:
Entranaso water and wastewater
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: Above - see attached
Any problems? ☐ Yes ☒ No If yes, explain: _____
Fees per month: \$ _____ Any restrictions or regulations? ☐ Yes ☒ No If yes, explain: _____
Written agreement available? ☒ Yes ☐ No
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: _____ 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 #): _____

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SEWER/WASTEWATER TREATMENT

1. Is the sewer/wastewater treatment system city/municipal? ☐ Yes ☒ No Any problems? septic
2. Is the sewer/wastewater system community/subdivision? ☐ Yes ☒ No Any problems? septic
- 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? No Name and address of service company: _____
- East Mt Pumping Date last pumped: Oct 22 07 Available installation permit? ☒ Yes
- ☐ No NMED (EID) certification? ☐ Yes ☐ No NMED (EID) certification number and date: _____
- Location of the system: South of house along Cerecine to East

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 9 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.): paper & corrugated metal
- Additional comments: _____
3. Has all or part of the roof been resurfaced or replaced? ☐ Yes ☒ No ☐ Don't know If yes, what year? _____
- By whom? _____ What portions? _____
- Additional comments: _____
4. Is there a transferable written guarantee? ☐ Yes ☐ No ☒ Don't know
- If yes, until what date? _____ By whom? _____
5. Has the roof ever leaked while you have owned the property? ☒ Yes ☐ No
- If yes, what has been done to correct the problem? leaked in pantry - we had clearance at patio completely replaced and resealed.
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 #): #5 in lib/D.R. chimney leaked - fixed

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? _____

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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? water pump on fountain
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 ____ yrs. ☐ Hot Water Baseboard ____ yrs. ☒ In Floor Radiant 9 yrs. ☐ (Type of Hose) _____ Entran II? ☐ Yes ☐ No ☐ Wall Furnace ____ yrs. Floor Furnace ____ yrs. ☐ Electric Baseboard ____ yrs. ☐ Woodburning ____ yrs. ☐ Gas logs ____ yrs. ☐ Pellet ____ 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 9 yrs. ☐ Refrigerated ____ yrs. ☐ None ☐ Don't know
Number of units: 3 units How ducted? ceiling 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: 3 fireplaces
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: we closed one in library/b.r.
14. When was the fireplace chimney last swept? 2004
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 #): _____

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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? 1998-99 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: Coverstair Age: 9 Condition: Good
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: 1st class Pool & Plumbing
10. Has the pool been winterized? ☒ Yes ☐ No If yes, name of service: _____
11. Is there a hot tub or spa? ☒ Yes ☐ No Not attached to pool - upstairs
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 #): _____

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: 2
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: 3 (4 for gate)
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: Security Comm. & Sec. ☒ Owned ☐ Leased
Leased from: _____ Transferable? ☒ Yes ☐ No Any problems? _____
15. Does the property have smoke detectors? ☒ Yes ☐ No How many? 9 ☒ 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

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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: Carpenter ants - explained before
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 #): _____

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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 *pool-explained before*
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 (See 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: _____

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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.

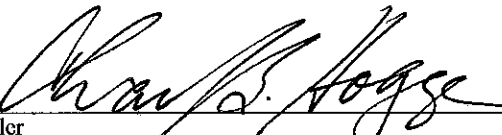
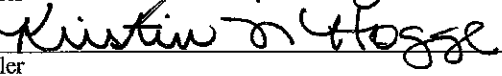
THIS IS NOT A CONTRACT.

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

	Charles B. Hogge	3/7/08	10:30 AM
Seller		Date	Time
	Kristin N. Hogge	3/7/08	10:35 AM
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
Buyer	Date	Time

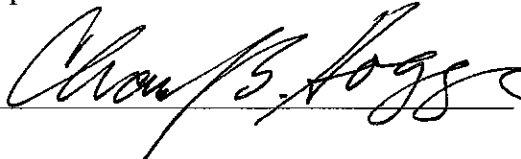
AMENDMENT TO SELLER'S DISCLOSURE

For the property located at 20 Western Saddle

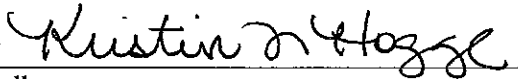
On December 19, 2000, Bernalillo County enacted a new Wastewater Ordinance. A copy of the ordinance may be obtained from Bernalillo County Environmental Health Department at 600 2nd St. NW, Suite 500, in Albuquerque. This ordinance affects all existing and new septic systems throughout Bernalillo County. 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.



Buyer



Seller

Date

3-⁷8-8
Date