

Undeveloped Land Disclosure

Instructions:

You must check one of the boxes for each of the questions on pages 1 and 2 of this form.

- A. If you check "Yes" for any questions, you must explain the problem or attach a descriptive report from an engineer, contractor, etc.
- B. If you check "No" for any question, you are stating that you have no actual knowledge of any problem.
 - a. If you check "No" and there is a problem, you may be liable for making an intentional misrepresentation.
- C. If you check "No Representation" ("NR" as seen below) for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know or should have known of them. Please consult with an attorney to determine any potential liabilities you may have for checking this answer.
- D. If you check "Yes" or "No" for any question and subsequently something happens to the property to render your answer incorrect or inaccurate, you must provide the purchaser a corrected statement or you may correct the problem.

	Yes	No	NR
1. Any Environmental hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substances, materials or products including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mold, or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contaminations?			
2. Any abandoned wells or septic tanks on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has there been any dumping on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any nuisances (noise, odor, smoke, etc.) affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any restrictions to the property use including deed restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there utility or other easements, shared driveways, party walls or encroachment from or on adjacent property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Any lawsuits, foreclosures, bankruptcy, tenancies, judgements, tax or other liens, proposed assessments or notice from any governmental agency that could affect title of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Any owners' association fees or "common area" expenses or assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any flood hazards or is the property in a federally designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Has the existing timber on the property been sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Any utility moratoriums that you are aware of?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Has the property passed a perk test?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Is natural gas available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Has natural gas been brought to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is sewer available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Has sewer been brought to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Is water available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has water been brought to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Are you aware of anything that may delay or prevent closing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Including deed, tax, title or survey issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Is the property owned by more than one person?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If yes, are they all willing to sign appropriate documents to sell?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. In computing the property size, is the property line to the middle of the road (gross acreage) or is it computed as net acreage?

net acreage

19. What is the current zoning for the property?

If you answered "Yes" to any of the above questions, please use the space below for your explanation and or attach any relevant professional reports.

[Empty box for explanation and reports]

Owner(s) Acknowledgement

Property Address:

121 Herta Street, Easley SC 29640

The property is currently:

Vacant

Leased

In an Estate

In Foreclosure

Owner's Name (s):

Joanne Allen

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

Owners Signature: Joanne H. Allen

Date: 10/18/2022

Owners Signature: _____ Date: _____

Purchaser(s) Acknowledgement

Purchaser(s) acknowledge receipt of a copy of this disclosure statement and has examined it before signing and understands that this is not a warranty by owner or owner's agent. This is not a substitute for any inspections that purchaser(s) may wish to obtain and that the representations made are by the owner and not the owner's agent(s) or subagent(s). It is encouraged to have a licensed home inspector or other professional inspect the property.

Purchaser Signature: _____ Date: _____

Purchaser Signature: _____ Date: _____

