



Disclosure Letter

Owner: _____ The Mojica Revocable Trust _____

Property Address: _____ 455 Division Street Fairbanks, AK 99712 _____

Please fill out the attached disclosure forms to the best of your ability and knowledge. I always tell my clients "over-disclose, over-disclose, over-disclose." For example, but not limited to, if you had water in your basement because the washing machine backed up, disclose it. If there are insignificant cosmetic cracks that you have puttied and painted over, disclose them. If there is condensation or frosting on windows during extreme cold or humid weather, or if there are any problems or backups with the septic or sewer systems, you should disclose it. This is not a complete list of items which must be disclosed. Be careful and thorough when completing the disclosures. These disclosures are your obligation under Alaska Law and must be completed in their entirety by you.

If you negligently fail to disclose information, you may be liable to the Buyers for the amount of actual damages suffered by the Buyers as a result of your failure to disclose, plus attorney's fees and costs.

If you intentionally fail to disclose information, you may be liable to the Buyers for up to three times the amount of actual damages suffered by the Buyers as a result of your failure to disclose, plus attorney's fees and costs.

*Note that any material changes to the property that occur after you complete the AS 34.70 disclosure form, such as damage, repairs, etc., must be disclosed, in writing, in an addendum to the AS 34.70 as soon as possible.

Seller's Signature

092322 _____
Date

Seller's Signature

9/23/22 _____
Date