

# Seller's Property Information Form for Undeveloped Land

## INSTRUCTIONS TO THE SELLER

Please complete the following form to the best of your knowledge. Please add explanations to your answers on this form or on an attached sheet should you wish to do so. For your protection you must date and sign each page of this Property Information Form and each attachment. Completion of this form does not constitute a warranty to the buyer, express or implied, of the condition of the property.

The following are representations made by the Seller (which term includes all persons signing as "Seller" below) for property located at 43 Groveland Avenue, Putnam, Connecticut and are not the representations of Seller's brokers.

YES	NO	UNKN		QUESTIONS
			A.	<b>TITLE</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Is title to the property subject to any of the following: (1) Right of First Refusal (2) Option (3) Lease or Rental Agreement (4) Other Listing (5) Life Estate (6) Other? Please specify. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Does anyone other than you have the right to use any part of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? If yes, please specify. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Is there a written agreement for joint maintenance of an easement?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Have you received a notice concerning the property from any federal, state or local governmental agency?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Do you know of any zoning or inland-wetlands violations or nonconforming uses or structures?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	Is there a current survey for the property? If yes, is the survey recorded on the Land Records? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Are you aware of any covenants, conditions, restrictions or special zoning authorities which affect the property? If yes, please explain. <i>Zoned for single or multiple family dwelling (I.E. Condo)</i>

DATE 9/20/22

SELLER \_\_\_\_\_



SELLER \_\_\_\_\_



YES NO UNKNOWN


<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Were there any wetlands permits issued for the property? If yes, when was the permit issued and what was it issued for?  
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Have any percolation tests or deep hole tests been performed on the property? If yes, state when the tests were performed and whether you have a copy of the results.  
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Are you aware of any other facts or information relating to this property that would concern you if you were a potential buyer? If yes, please explain under #4 Additional Comments.

**4. ADDITIONAL COMMENTS**

[Empty box for additional comments]

**5. VERIFICATION**

The foregoing answers and attached explanations (if any) consisting of \_\_\_\_\_ pages are complete and correct to the best of my/our knowledge and I/we have received a copy. I/we authorize all of my/our brokers to deliver a copy of this Property Information Form to other real estate licensees and all prospective buyers of the property. I/we understand that my/our broker disclaims all liability for any use or misuse of this form. I/we agree to update this form should I/we become aware of changes in the condition of the property.

DATE 9/20/2022 SELLER  SELLER 

**6. BUYER'S ACCEPTANCE**

A. Buyer (whether one or many) hereby acknowledges that Buyer has received a copy of this Property Information Form (including attachments, if any) consisting of \_\_\_\_\_ pages bearing Seller's signatures.

B. Buyer acknowledges and understands that this Property Information Form is not intended as a substitute for any inspection or warranties Buyer wishes to obtain. Buyer is encouraged to obtain an inspection of the property by an independent third party.

DATE \_\_\_\_\_ BUYER  BUYER 



CONNECTICUT ASSOCIATION OF REALTORS®, INC.  
**SELLERS PROPERTY INFORMATION FORM FOR UNDEVELOPED LAND  
FOR DISTRIBUTION TO SELLERS AND LISTING BROKERS  
INSTRUCTION SHEET**

A. PURPOSE

The Property Information Form for Undeveloped Land is intended to supplement the usual listing information obtained by brokers to assist the brokers in communicating information concerning undeveloped land from the Seller to prospective buyers. It is also intended to provide a measure of protection for sellers and buyers insuring that information concerning the condition of the property is communicated accurately.

B. RECOMMENDED USE

It is recommended that the Seller(s) fill in the form. If the Seller(s) are unsure of any factual information or about questions addressed by the form, the Seller may check the "unknown" box or attach whatever explanation the Seller deems appropriate. If items do not apply, the Seller should indicate "NA" (not applicable).

Certain questions have been omitted, which apply only in limited locations (e.g. contamination of local water, overnight parking restrictions, proximity of nuclear power plants, etc.). If applicable, such information can be provided by Seller(s) in the space provided for additional information (#4 Additional Comments). The inclusion or exclusion of information on this form is not intended to establish any obligation of the broker or Seller to disclose such information. However, Section 20-328-5a of the Real Estate Commission Regulations prohibits a broker from misrepresenting or concealing material facts in any transaction.

It is recommended that a copy of the form be retained by the Seller. Before a buyer signs an Offer to Purchase a property, it is suggested that the buyer be given a copy of the form. The parties may want to attach a copy of the form to the Offer to Purchase and Sale Agreement.

C. FREQUENTLY ASKED QUESTIONS

1. Q. What is the purpose of the form? Why is it helpful to the Seller and broker?

A. The form has been developed to get the best and fairest price for the Seller's land and to protect Seller(s) from claims that the condition of the property was misrepresented. The form deals with matters that are most frequently misunderstood by buyers and, therefore, become the source of claims. Rather than obtaining the information from the Seller orally, a written form reduces the risk that the information will not be accurately reported. Generally, buyers who are advised of problems are not discouraged by disclosures. It is the surprises which cause problems. Seller is not being asked to make representations when he is unsure of the accuracy of his responses, since all the Seller needs to do is explain his uncertainty or indicate "unknown" as the answer.

2. Q. If brokers have questions or comments, whom should they contact?

A. Questions, comments and feedback concerning the use of the form should be addressed to the General Counsel of Legal Affairs, Connecticut Association of REALTORS®, Inc., 111 Founders Plaza, East Hartford, CT 06108. Comments should be in writing so continued improvement and revision of the form will be possible.

DATE 9/24/2008 SELLER  SELLER 



YES	NO	UNKN	B.	EASEMENTS, TAXES AND ASSESSMENTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Are there any features of the property shared in common with adjoining landowners (such as walls, fences, roads or driveways) whose use or responsibility for maintenance may affect the property? If yes, what features are shared?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Any "common areas" or shared facilities (such as pools, tennis courts, walkways or other areas co-owned in undivided interest) with others? If yes, what "common areas"?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Is the property located in an historic district?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Is the property located in a special taxing district? If yes, what type of special taxing district? What is the yearly tax \$.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Is the property part of a lake or other association? If yes, what is the name?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Is the property the subject of any other type of assessment? If yes, what is the amount of the assessment and what is it for? \$.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Are there any assessments for sewer construction, service or sewer usage fees? If yes, what is the annual payment and/or remaining amount due? \$.
			C.	GENERAL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Do you know of any problems with settling, soil conditions, standing water or drainage on the property or in the immediate area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		2	Are you aware of any major damage to the property from fire, wind, floods, earth movements or landslides? If yes, please explain.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Is the property in a designated <input type="checkbox"/> flood plain <input type="checkbox"/> slide zone <input type="checkbox"/> coastal management area <input type="checkbox"/> wetlands <input type="checkbox"/> watershed protection area <input type="checkbox"/> special flood hazard area (check all that apply)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	Are you aware of any hazardous waste, hazardous substances or dumps on the property? If yes, where located?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Are you aware of any spill or discharge of hazardous waste or any hazardous substance on the property? If yes, where located?

DATE 9/20/2022

SELLER



SELLER



