

**MASSACHUSETTS ASSOCIATION OF REALTORS®
SELLER'S STATEMENT OF PROPERTY CONDITION**

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address _____

ANSWERS

YES	NO	UNKN	I. TITLE/ZONING/BUILDING INFORMATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Seller/Owner _____ How long owned? _____
			2. How long occupied? _____ Approximate year built? _____
			3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a) Do you know of any easement, common driveway, or right of way? If yes, please explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Zoning classification of property (if known) _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Has your City/Town issued a notice of any violation which is still outstanding? If yes, explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a) Have you been advised that the current use is nonconforming in any way? Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Do you know of any variances or special permits? Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. During Seller's ownership, has work been done for which a permit was required? If yes, explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a) Were permits obtained? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b) Was the work approved by inspector? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c) Is there an outstanding notice of any building code violation? Yes _____ No _____ Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain _____
			(See Flood Zone disclosure Page 4)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Water drainage problems? Explain _____

YES	NO	UNKN	II. SYSTEM AND UTILITIES INFORMATION
			DO YOU KNOW OF ANY CURRENT PROBLEM WITH ANY SYSTEM LISTED BELOW?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Has there ever been an UNDERGROUND FUEL TANK? If yes, is it still in use? _____ If not used, was it removed? _____ (See Hazardous Materials Disclosure Page 4)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. HEATING SYSTEM: Problems? Explain _____
			a) Identify any unheated room or area _____
			b) Approximate date of last service _____
			c) Reason _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. DOMESTIC HOT WATER: Type _____ Age _____ Problems? Explain _____ Burners Owned or rented? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. SEWAGE SYSTEM: Problems? Explain _____
			Type: Municipal Sewer _____ Private _____ If private, describe type of system: (cesspool, septic tank, etc.) _____
			Name of service company _____
			Date it was last pumped _____ Frequency _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership has sewage backed up into house or onto yard? Yes _____ No _____ Explain _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is system shared with other homes? _____
			Date a Title 5 inspection last performed _____ Copy attached. Yes _____ No _____

SELLER'S INITIALS _____ BUYER'S INITIALS _____

