

# 'ALASKA

Department of Commerce, Community, and Economic Development Division of Corporations, Business and Professional Licensing

#### **Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501 Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense. Alaska. Gov/Real Estate Commission

## State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property\* located in the Recording District, Judicial District, State of Alaska as listed below.

Recording District:	Kotzebue Recording District
Legal Description:	Mauneluk River, US Survey 6874
Property Address/ City/Other:	

**Exemption for First Sale:** Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 – AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upor delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

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Seller's Initials	Date	Property Address	Buyer's Initials	Date
- / )				

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<sup>\*</sup>Residential real property means any single-family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

PART I Seller	's Information	on Regar	ding P	roperty					
Property Type									
Property Type:	Single 2 Ouplex (Including	ero Lot Line single Famil	•	•	Condom			Townhome cify): <u>rec</u> i	•
Do you currently occupy	the property?	Yes		No	If yes, how	long?	part	t-time	
If not the current occup- ever occupied the prope		☐ Yes		No	If yes, when	n?			
*Year Property was Buil	t:	1,993	3						
*If property was built prio and Acknowledgment of L Based Paint Hazard Reduc Home" pamphlet. The pai	ead-based Paint tion Act of 1992	and/or Lead (also known	-Based P	aint Hazard X) and prov	ls in accord <mark>a</mark> ide Buyer wi	nce with th the "l	Section 1 Protect Yo	.018 of the our Family f	Residential Lead- rom Lead in Your
Construction Overview:	₩ood Fran	ne 🔲 M	anufactu	red 🔲	Modular		Other:		
Foundation:	Masonry Block	☐ Po	ured Cor	ncrete 🔲	Treated Wood	知	Piling	Othe	r:
Name of Original Builde	er (If Known):								
Property Features									
Check all items that have to the Disclosure Statem		or malfunction	ons. <i>Des</i>	cribe the de	efect or malf	unction (	on the Ad	dendum/Ar	nendment(s)
Auto Garage Door Opener(s) # of:	Garbage (	Disposal	☐ Hot	Tub Cover	C	Satellite	Dish		Water Filtering System
Barbecue	☐XX Generato	r		ant Hot Water benser	C	Security	System		Water Softener
Central Vacuum Installed	☐k Generato	r Hook-Up		rcom		Smoke I	Detector(s)		Window Blinds # of:
CO Detector(s) # of:	Greenhou	se	Jett	ed Tub			hower Roor	m _	Window Rods # of:
Cooktop(s) # of:	Attac	hed	Mic	rowave(s) # of	X	2 Storage	Shed # of: _		Window Screens
Dishwasher(s) # of:	Detac	hed	Ove	n(s) # of:		Stove(s	, Pellet # of	· G	Wood Stove(s) # of:
Dryer(s) # of:	Venti	lating System	•	dle Fan(s) # of	· C	Trash C	ompactor(s)	· _	Other:
Fire Alarms	Heati	ng System	x Ref	rigerator(s) # c	of:	T.V. Ant			
Freezer(s) # of:	Hot Tub		Rod	s & Blinds		Washer	(s) # of:		
Comments:									

Seller's Initials

5/25/24 Date

Mauneluk River, US Survey 6874

**Property Address** 

**Buyer's Initials** 

Date

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# PART I Seller's Information Regarding Property (continued)

Structural Components							
	only those items that heck items that need			ons or have had r	epairs performed v	vithin the l	ast five years.
Repaired	Needs	Repaired	Needs	Repaired	Needs	Repaired	Needs
or Replaced	Repair	or Replaced	Repair	or Replaced	Repair	Replaced	Repair
	Air Conditioner		Fireplaces(s) #	of:	Patio/Decking		Swimming Pool
	Carport		Floors		Plumbing System	s 🔲	Ventilator System
	Ceilings		Foundation		Pool Cover		Venting
	Chimneys		Garage		Private Walkway		Washer/Dryer Hookups
	Crawl Space		Garage Floor D	rain	Rain Gutters		Water Heater
	Doors		Gas Starter		Retaining Walls		☐ Water Supply
	Driveways		Heat Recovery		Roof		Wind Generators
	☐ Electrical Systems		Heating System	15	Sewage Systems		X Windows
	Electronic Air Clear	ner 🔲	Humidifier		Skylights		Woodstove(s) # of:
	Exterior Walls		Insulation		Slabs		Other:
	Fences/Gates		Interior Walls		Solar Panels		Other:
	Filtration		Mechanical		Stove, Pellet		
Describ	e the defect, malfund	tion, or repair	on the <u>Addendur</u>	n/Amendment(s	) to the Disclosure	Statement	
3	oe any other items	2 windows	are boarded up	o and need to t	oe replaced.	ndelak tida ush masadasa di Parant kakan dalam sebih	gaglenggen Art für eine einfolgen und gefür filgen eine der Bauch Bauch Werder in Selber der Bauch Wert der ger
		needs e	xterior paint	des followers of the films of the state of t	er fallerer alle e an rea solerens systemas jurganens jurganens e ras yelleres lieuwe seriale seri	nennya iya <del>asaa jaraha</del> jarahajaraha ete miya	
Commo	ents.				<u> </u>	1	
PAR	T II Documer	ntation					
Check t	he documents for the	subject prope	rty that the selle	r has available fo	r review:		\$ 7 \$ 7
	As-Built Survey		Party	Wall Agreement	ر 🛭	itle Inform	ation
	Certificate of Occupa	incy	PUR-1	101		Vater Right	s Certificates
	Deed Restrictions		PUR-1	102		Vell Log &	Water Tests
	Energy Rating Certific	cate	Resal	e Certificate		Vritten Agr Troperty Ov	eement with Adjacent vner
	Engineer/Property/H Report(s)	lome Inspectio	n 🔲 Share	d Septic Agreeme			
	Flood Evaluation Cer	tificate	☐ Share	d Well Agreemer	nt 🗂 C	other:	
	Hazardous Materials		☐ Soil Te				
	Lease/Rental Agreem	nent	Subdi	vision Covenants	/Restrictions		
	_		<del></del>				
Mauneluk River, US Survey 6874							
Seller's I	nitials Date	(	The state of the control of the cont	roperty Address	BUTTON STATE OF THE STATE OF TH	Buyer's	Initials Date

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PART II Docum	entation (continued)				
Supply information for the	e following:		~ <del></del>		ur makkons till de kolle for til fler for til fler
Item	Average Monthly Utility Cost	Company/Source	U	Attach	
Coal	\$ ALL NA				and the second of the second o
Electric	\$ "				<del>، ئۇر</del> ىلىدىن دىلىرىنى دىلىرىنى دىلىرىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى ئىلىرىنى
Gas	\$				nadijana mili da milijida da kiri - da kiri
Oil	\$				
Propane	\$				
Refuse	\$				Pina salama da basa da
Security Alarm Systems	\$				
Sewer	\$				
Water	\$				er make kirrige eine kind og skale eine eine
Wood	\$				n har elektronik harden der elektronik as . e
Other	\$				
PART III Additio	onal Information				
To the best of your knowled	edge, are you aware of any of the	following conditions with respect to the subject pro ondition on the <u>Addendum/Amendment(s)</u> to the D	perty? isclosu	For any	y <b>"Y</b> es" ement.
No. of Contract of	,		Yes	No	UNK
1. Do you know of any	existing, pending, or potential leg	al action(s) concerning the property?		C)	
2. Do you know of any	street or utility improvements pla	anned that will affect the property?		ď	
3. Road maintenance p	rovided?			Q	
If yes, provided by:					

Seller's Initials Date

Mauneluk River, US Survey 6874

Property Address

**Buyer's Initials** 

Date

PART III Additional Information (continued)						
		and pages and the	militaria de Constantino de Constant	Yes	No	UNK
4. Is the property currently rented or leased?	No. of the last of		Z			
If yes, expiration date:						
5. Is there a homeowner's association (HOA) for the property?					萬	
If yes, HOA Name:	HOA Phone Num	ber:			amoning, a sheapyan-ballip ( ) sheka a ci	
☐ Mandatory ☐ Voluntary ☐ Inactive	Monthly Dues:	\$		per _	eng ganeragik) ya kapanagi, kali yi dadaladi ya ya nga wanganada na kasikili da da da	
Are there any levied or pending assessments?					□k	
Name of person responsible for issuing resale certificate:	Phone Number:					
Setbacks/Restrictions						
				Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property	?				ď	
<ol><li>Are you aware of features of the property shared in common with adjoin walls, fences and driveways, whose use or responsibility for maintenance</li></ol>					$\square$	
3. Are there subdivision conditions, covenants, or restrictions?			Banka edgestyn sta sag		Ø	
4. Are you aware of any violations of building codes, zoning, setback require covenants, borough, or city restrictions on this property?	ements, subdivisio	n			<b>1</b>	
5. Are you aware of any nonconforming uses of this property?					ď	
6. Are you aware of any deed, or other private restrictions on the use of the	e property?				ъ	
7. Are you aware of any variances being applied for, or granted, on this pro	perty?				Ö	
8. Are you aware of any easements on the property?					凶	

Seller's Initials Date

Mauneluk River, US Survey 6874

**Property Address** 

**Buyer's Initials** 

Date

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#### PART III Additional Information (continued) Heating System(s) Check all types that apply: Geo Thermal Boiler System Monitor/Toyo ₩ Wood Stove П **Heat Pump Pellet Stove** Other: \_\_\_\_ Electrical Heat Forced Air Hot Water Baseboard Radiant Heat Age (Years): **Last Cleaned:** Last inspected: Electric ■ Natural Gas Wood Woo Coal Owned Propane Tank which is: Source: Leased Oil with \_\_\_\_\_ Gallon Storage which is: \_\_\_\_ Buried Above Ground Other: Age of Tank: **Sewer System** UNK No Private Public Type: Community Other: 1. Does your sewer system have a lift station/lift pump? П **OUTHOUSE** If Private: Holding Tank Septic Tank Other: **Drain Field** ☐ Pit Crib ☐ Trench ☐ Other: \_ Bed Mound System: **Recirculating Upflow Filter** Biocycle Intermittent Sand Filter Innovative Sewer System: Secondary Sewer Treatment Plant Other: \_\_ 2. Has the sewer system failed while you owned the property? If yes, explain: Age of Sewer Location: System: 3. Have you had any work, maintenance or inspections done on the sewer system during your ownership? If yes, explain: Approval/ Date: **Certification Source:** (If Known) Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property? 5/15/24 Mauneluk River, US Survey 6874 SelleKs Initials **Property Address Buyer's Initials** Date

#### PART III Additional Information (continued) **Water Supply WELL Public** Private Community Other: Type: Shared Well (provide agreement, if any) Water Tank: Size: \_\_\_\_ Well Depth (Feet): Flow Rate (Gallons per Minute): 23 FT **Date Tested:** (If Private) (If Private) Location of 35 FT IN FRONT OF THE HOUSE **Operational Well:** Yes No UNK 1. Are there any abandoned wells on the property? 2. Have you had any problems with your water supply? M Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, $\square$ heavy metals, arsenic or other contaminants? Has the well failed while you have owned the property? 区 Have you ever had a well pump problem or failure? 6. Do you supply water to, or receive water from, others? Ŏ If yes, is there a recorded agreement? 7. Do you have a water rights certificate for this property? **Water Heater**

Electric

40 GAL

Gas Gas

Capacity (Gallons):

1993

Seller's nitials

Type:

Age (Years):

Mauneluk River, US Survey 6874

Property Address

Buyer's Initials

Date

Other:

	7 100 011011011011101	itormation	continued	1							
Roof or Oth	er Leakage										
Түре:	Asphalt/Com	position Shingle	Cedar SI	hake	☐ Built	-Up	[ <b>7</b> ] N	∕letal	Other	;	
Age (Years):	1993	Location of A	ttic Access:	<del>y majaga</del> (majaga) <del>ya</del> w							
	Marene ele della republication half through traduit alla della della della della della della della son recessor	an an a Mariana marakanan mariana andar ang ang papanan pangsan ang marana		remitalis e en remitalis en Laborit	mandauph leischteuink vorsekulturenbeisch		ildiri med veri veri engle mede (ende disch en		Yes	No	UNK
1. Are you a	ware of any ice dar	nming on the ro	of?	**************************************						$\Box$	
<i>If yes,</i> provide	location:		nicett atten 190 inner egyptin påre teleproducet påre oper de energialistis		ageil version de umb brokke do sum differentes		annin dennin samme ingernære	internativa di pari di mandina mancali	are and the second seco		<b>P. F. Co. S.</b> prominent Material Co. Co. Accessor
2. Are you a	ware of any water	eaking into the	home? (i.e., wi	indows	, lights, fire	eplace,	etc.)			Ď	
<i>If yes,</i> provide	location:	THE STATE OF THE PARTY OF THE P	innihornikki kiranin az esakian in varandisakankanasa	·	nnt annu al annu and agus ann ann an hàige an	va van arbau irga vivaga marii i la		to the state of th			
Fireplace ar	nd/or Woodstov	e									
Туре:	☐ Electric	Gas	Pellet	C	₹] Wood		<b>O</b> ther	;			
Date Chimney Cleaned or Se		ÆARS	Cleaned or Serviced By	:	- had resident from the last of the second from the second frow the second from the second from the second from the second fro	0. V	an ang ang ang ang ang ang ang ang ang a	The Park of the Pa	Securitaine, vinante d'Estimation VIII de est étable		
Freeze-Ups											
	engar maggatiga militi kantaga milikili sidakan maja dipayalkanga ayangan ayana dipaya ayan ayah ayan ayah aya	Prillion ethillet i sydement soone ka kyrkstadevan sidhan aanaa alabaya.	ONTA MINISTER WAS INVESTIGATED BY THE STATE OF THE SECTION OF THE SECTION OF THE SECTION OF THE SECTION OF THE	ada Miniyarayah yayab ora,				upulan dipaga prolimpia pangunan pa	Yes	No	UNK
1. Have you	had any frozen wat	er lines, sewer l	ines, drains, o	r heati	ng systems	?				X	
<i>If yes,</i> please o	explain:		or Bulley or members are defected and electric decreases and a second baseline and a sec		erit. Terligi Pirindig villik 30 virilgi elemingi Pingali Afrika garani			Janka de versión entre de calendad de cantidad de cantidad de cantidad de cantidad de cantidad de cantidad de c	ka: wali distribusidi arbahilika ashira ashirika ashirika ashirika ashirika ashirika ashirika ashirika ashirik	no den e magnidoscomm 4 — da	ACTION CHARGES TOTAL SOCIETY
2. Are there	any heat tapes, he	at lamps, or othe	er freeze preve	ention	devices?	ngan semipuli (saji o <b>g Ag</b> gradys	<del>alat (((())) alat ya (()) alat ya (alat</del> ())	getrang ina specifier er ert filler de wett bij i er g		Ø	
If yes, provide	· · · · · · · · · · · · · · · · · · ·	n, percentini na processa e na mero persona de la comunidad de la comunidad de la comunidad de la comunidad de	halis arministration of manufacture property and the second second second second second second second second s				**************************************	**************************************		ana djago, a fajilaka dipentrangan m	esskieben yn prinse a komiseji
Drainage											
and the special and the contract of the special and the specia							go den japan de gran gerjindir dynny	gyd gweddyr 180 han dirwn riw au rhâld y dde	Yes	No	UNK
1. Are you a	ware of ever having	any water in th	e crawl space,	basen	nent, or lov	wer lev	el?				
If yes, how wa problem resol	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	np Pump(s)	<b>]</b> Curtain Drai	in [	<b>]</b> Rain Gui	tter/Ex	tension		ther: NA	\	
Date Problem Resolved:	was		Location of Ea Sump Pump:	ıch							
2. To where	does the water dra	in after it leaves	the sump pun	np?							
Seller's Initials	) 5/15/2 Date	( Maun	eluk River, <b>Prope</b>			374		Buyer's	to:22-1-		ate

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Residential Real Property Transfer Disclosure

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PART III Additional Information (continued)			
	Yes	No	UNK
3. If gutters, where do downspouts discharge?		and the second s	200 (1000 d) 470 (1000)
4. Is there a floor drain in the structure, including garage?			
If yes, where is it located and where does it drain to?			
Inspection			
	Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?		X	
2. Has there been any energy rating on the property?		[3]	
Encroachments			
	Yes	No	UNK
Does anything on your property encroach (extend) onto your neighbor's property?		CX	
2. Does anything on your neighbor's property encroach onto your property?		Ø	
Environmental Concerns			
	Yes	No	UNK
<ol> <li>Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water, or by-products from the production of methamphetamines on the subject property?</li> </ol>		[2]	
2. Are you aware of any mildew or mold issues affecting this property?		ď	
3. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?			□¥
If yes, number of tanks:			
4. Are you aware if the property is in an avalanche zone/mudslide area?		Π×	
		۲ă	
5. Have you ever filed an insurance claim for any environmental damage to the property?			

Seller striitials Date

Mauneluk River, US Survey 6874

Property Address

Buyer's Initials

Date

PART III Additional Information (continued)			
Flood Zone Designation			
	Yes	No	UNK
1. Is this property in a flood zone?		Ø	
2. Are you aware of any erosion/erosion zone or accretion affecting this property?		□×	
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?			
4. Are you aware if the property has flooded?		□x	
Soil Stability			
	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?		X	
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?		□	
3. Are you aware of any drainage, or grading problems that affect this property?		ĽY.	
Constructions, Improvements/Remodel			
	Yes	No	UNK
Have you remodeled, made any room additions, structural modifications, or improvements?		[X]	
If yes, please describe:		unio descripcio de la constanta de la constant	and the second second second second
Was the work performed with necessary permits in compliance with building codes?			
Was a final inspection performed, if applicable?			
2. Are there any open building permits for the property?			
3. Has a fire ever occurred in the structure?			
Pest Control or Wood Destroying Organisms			
	Yes	No	UNK
Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?		□ <sub>x</sub>	
If yes, when? What type? What type?	Name of the State		halley a Filipping a symbol alaphan a ringi an gir
If yes, describe what was			
Seller's Initials  Date  Mauneluk River, US Survey 6874  Property Address  Buyer's Initials	itials	D	ate

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************						Yes	No	UP
2. Has there bee the structure?		the past resulting	from term	ites, ants, insects, squirre	els, rodents, etc. in		(d)	
If yes, when?			Where?		What type?			
<i>f yes,</i> describe wh done to resolve th	i					erene ez elektronia antik bertako	er den de en d	milian iranii aqdu
Other								
	error indicate Militaria and consequence and an				The second of th	Yes	No	UN
L. Are you aware	of any murd	er or suicide havin	g occurred	on the property within th	e preceding 3 years?		Ď	С
2. Are you aware	e of any huma	an burial sites on	the propert	ty?			ПX	
3. Are you aware	e of any smok	ing of any kind in	side the pr	operty during your owne	rship?		Ø	С
Voise								
there, we are required to the second to					The same and the s	Yes	No	UN
traffic, racetra			affect the	property, including airpla	ines, trains, dogs,		Ø	С
f yes, please expla	in:							
Pets								
		and the same of th				Yes	No	UN
. Have there be	en any nets/a	inimals in the hou	ıse?			<b>D3</b>		
teri a a uniter a mani de tapa a mantupa de disponenta de magneta de para para para para para para para par		antidatis, että kinestattiin einen täliste alkisin konspiringalandajaksi josas, kylytyistä	M. N. C. C. Charles Markey . March 2015 Charles Arragage.		The last a structure of the structure of the service is a part of the service of	4	-	
•		DOG			Nicolador (de en de en	4		
nd what type?	greement							
PART IV A  I/We have comp statements are n authorize any lice	greement leted this dis nade in good ensees involve	closure statemen faith and are tru ed or participating	e and corre in this tran	to AS 34.70.010 - AS 34 ect to the best of my/ou saction to provide a copy property or interest in the	r knowledge as of the of this statement to	e date s	signed.	I/We
I/We have comp statements are n authorize any lice	greement leted this dis nade in good ensees involve	closure statemen faith and are tru ed or participating	e and corre in this tran	ect to the best of my/ou isaction to provide a copy	r knowledge as of the of this statement to	e date s	signed.	I/We
PART IV  I/We have comp statements are n authorize any lice in connection with	greement leted this dis nade in good ensees involve	closure statemen faith and are tru ed or participating	e and corre in this tran	ect to the best of my/ou isaction to provide a copy	r knowledge as of the of this statement to a property.	e date s	signed.	I/We
PART IV  I/We have comp statements are n authorize any lice in connection with eller Signature:	greement leted this dis nade in good ensees involve	closure statemen faith and are tru ed or participating or anticipated tran	e and corre in this tran isfer of the	ect to the best of my/ou isaction to provide a copy	r knowledge as of the of this statement to e property.  Date:	e date s	signed.	I/We



# ALASKA

Department of Commerce, Community, and Economic Development Division of Corporations, Business and Professional Licensing

### **Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501 Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

### **Buyer's Notice and Receipt of Copy**

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: https://dps.alaska.gov/Home

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that they have read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Licensees are not responsible for an act, error, or omission on the part of the seller/s.

Licensees are not responsible for an act, error, or omission on the part of a buyer/s when the buyer/s choose not to have the property professionally inspected prior to purchase.

Buyer Signature:	Date:	
Buyer Signature:	Date:	

Seller's Initials

5/15 X Date

Mauneluk River, US Survey 6874

**Property Address** 

**Buyer's Initials** 

Date

08-4229 (Rev. 12/2021)

Residential Real Property Transfer Disclosure

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Department of Commerce, Community, and Economic Development Division of Corporations, Business and Professional Licensing

#### **Real Estate Commission**

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501 Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense. Alaska. Gov/RealEstateCommission

# **Explanation Addendum or Amendment to the Disclosure Statement**

#### Use this page to:

- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

		ller amends the disclosure statement for the rea		escribed below:				
List items change	d or clarified. Use ad	ditional Addendum/Amendment pages, if nece	essary.					
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Seller Signature:		X Y	Date:	5/15	)2./			
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Buyer Signature:			Date:					
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Seller's initials	Date	Property Address	В	uyer's Initials	Date			
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