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State of Alaska

Residential Real Property Transfer Disclosure Statement

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

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, 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 Naknek, Alaska Recording District, 310 - Kvichak Judicial District, State of Alaska.

Legal Description: T17S, R47W Sec 2 S.M. Lot 15 US Buy 3639
Lot (2) Lydia Subd Plat 92-1 1992 # 000352 # 0

Property Address/City/Other: 101 Windows Lane Naknek, Alaska 99637

* 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).

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 is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not 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. Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

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.

Seller's Initials _____ Date _____ Property Address _____ Buyer's Initials _____ Date _____

Seller's Information Regarding Property

Lot 2

Property Type (check one):

- Single Family Zero Lot Line/Town House Condominium Townhome/PUD
- Duplex (Including Single Family with an Apartment)
- Other (please specify) commercial property (zoned) w/ dwelling

Do you currently occupy the property? Yes No If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No If so, when? 24 years

Year Property Built: unk. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured Modular Other: _____
 Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____
 Name of original builder (if known): unknown

Property Features:

Check all items that are built-in and will remain with the property. **Also ...**
Circle those checked items that have known defects or malfunctions. **Also ...**
Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens <u>(some)</u> |
| <input checked="" type="checkbox"/> Microwave(s) # of <u>1 (hood)</u> | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Smoke Detector(s) # of _____ |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> CO Detectors # of _____ |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input type="checkbox"/> Auto Garage Door Opener(s)
of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input checked="" type="checkbox"/> Other <u>Refrigerator on wheels</u> |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | |

Comments: upstairs remodel 1999 / basement false floor - furnace room wall

Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years.
Also ... Describe the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|--|--|--|---|---|
| <input checked="" type="checkbox"/> <u>Auto accident</u>
Fences/Gates | <input checked="" type="checkbox"/> <u>removed</u>
Rain Gutters | <input checked="" type="checkbox"/> Insulation | <input checked="" type="checkbox"/> Electrical Systems | <input type="checkbox"/> Electronic Air Cleaner |
| <input type="checkbox"/> Driveways | <input checked="" type="checkbox"/> <u>blacked out</u>
Exterior Walls | <input type="checkbox"/> Woodstove(s)
of _____ | <input checked="" type="checkbox"/> Sewage Systems <u>city</u> | <input type="checkbox"/> Heat Recovery |
| <input type="checkbox"/> Private Walkways | <input checked="" type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s)
of _____ | <input checked="" type="checkbox"/> Water Supply <u>2 walls</u> | <input type="checkbox"/> Ventilator System |
| <input type="checkbox"/> Retaining Walls | <input checked="" type="checkbox"/> Floors | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Garage | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Foundation | <input checked="" type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Chimneys <u>2009</u>
<u>remoted</u> | <input type="checkbox"/> Garage Floor Drain | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Crawl Space | <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Plumbing Systems | <input type="checkbox"/> Carport | <input type="checkbox"/> Filtration |
| <input checked="" type="checkbox"/> <u>new 2009</u>
Roof | <input checked="" type="checkbox"/> Windows | <input checked="" type="checkbox"/> Heating Systems | <input checked="" type="checkbox"/> Washer/Dryer Hook-ups | <input type="checkbox"/> Pool Cover |
| <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Skylights | <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Hot Water Heater |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Venting | <input type="checkbox"/> Wind Generators | <input type="checkbox"/> Air Conditioner | |

Other items not covered above? new kitchen / new carpet / shower stall / cable hookups

Comments: _____

Seller's Initials _____ Date _____ Property Address _____ Buyer's Initials _____ Date _____

Documentation: Check the documents for the subject property that the seller has available for review:

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Title Information | <input type="checkbox"/> Energy Rating Certificate or PUR-101 | <input type="checkbox"/> Lease/Rental Agreement |
| <input type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| <input type="checkbox"/> Certificate of Occupancy or PUR-102 | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| <input type="checkbox"/> Deed Restrictions <i>removed W.F.</i> | <input type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

	Yes	No
To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Drainage:		
◆ Are you aware of ever having any water in the crawl space, basement, or lower level?..... If Yes, how has the problem been resolved?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input type="checkbox"/> Other _____		
When was problem resolved? _____		
Location of each sump pump: _____		
◆ To where does the water drain after it leaves the sump pump? _____ If gutters, where do downspouts discharge? _____		
◆ Is there a floor drain in the structure, including garage?..... If Yes, where is it located and where does it drain to? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Roof or Other Leakage:		
Type: <input type="checkbox"/> Asphalt/Composition Shingle <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Built-up <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Other _____		
Age: <u>2</u> years. Location of attic access? <u>Back entrance</u>		
◆ Are you aware of any ice damming on the roof?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, provide location. _____		
◆ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, provide location. _____		
> Fireplace and/or Woodstove: Date chimney(s) last cleaned? <u>Never</u> Who cleaned? _____		
> Heating System(s):		
Mark all types that apply: <input type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Air <input checked="" type="checkbox"/> Radiant Heat <input type="checkbox"/> Electrical Heat		
<input type="checkbox"/> Wood Stove <input type="checkbox"/> Other _____		
Age: <u>1972</u> years. Last Cleaned: _____ Last Inspected: _____ <i>(Glycol)</i>		
Source: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane Tank leased or owned? _____ <input type="checkbox"/> Wood <input type="checkbox"/> Coal		
<input checked="" type="checkbox"/> Oil with <u>500</u> gallon storage which is <input type="checkbox"/> Buried <input checked="" type="checkbox"/> Above Ground <input type="checkbox"/> Other _____		
Age of Tank? <u>1972</u> years.		
> Hot Water Heater:		
Age: <u>1972</u> years. Capacity: <u>50</u> gallons. Type: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Other _____		
> Water Supply:		
Type: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Cistern/Water Tank If Cistern/Water Tank: _____ Size _____		
<input checked="" type="checkbox"/> Other <u>(well) 2 on property 1st about 90' and newest 120'</u>		
If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute. Date Tested: <u>unknown</u>		
◆ Have you had any problems with your water supply?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Has the water supply been tested in the past 12 months?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, attach all documentation from all tests.		
◆ Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Has the well failed while you have owned the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Have you ever had a well pump problem or failure?..... <u>electrical / now fixed 2009</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
◆ Do you supply water to, or receive water from others?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, is there a recorded agreement?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Do you have a water rights certificate for this property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Initials _____ Date _____ Property Address _____ Buyer's Initials _____ Date _____

Additional Information (Continued):

➤ **Sewer System:**

Type: Public Private Community Other _____ **Yes** **No**

• Does your sewer system have a lift station/lift pump? _____

If Private: Septic Tank Holding Tank Other: _____

Drainfield System: Bed Trench Mound Pit Crib Other _____

Innovative Sewer System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter Secondary sewer treatment plant Other _____

• Has the sewer system failed while you owned the property? _____

If Yes, explain: _____

Age of sewer system: _____ Location: _____

• Have you had any work maintenance or inspections done on the sewer system during your ownership? _____

If Yes, explain: _____

Approval/Certification source (and date if known): _____

• Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property? _____

East of ns & South of ns gray water

➤ **Freeze-ups:**

• Have you had any frozen water lines, sewer lines, drains, or heating systems? _____

If yes, please explain. _____

• Are there any heat tapes, heat lamps, or other freeze prevention devices? _____

Location, and explain use. _____

➤ **Average Annual Utility Costs:**

Gas	\$ _____	Company/Source: _____
Electric	\$ 1,200 (\$100/mo)	Company/Source: NEA
Oil	\$ 4,000 /Gallons: 500	Company/Source: World Wide Fuel
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ 360 (\$30/mo)	Company/Source: Bristol Bay Borough
Refuse	\$ _____	Company/Source: _____
Other	\$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

➤ **Title:**

1. Do you know of any existing, pending, or potential legal action(s) concerning the property? *loans* _____ **Yes** **No**

2. Do you know of any street or utility improvements planned that will affect the property? _____

3. Road maintenance provided by? _____

4. Is the property currently rented or leased? _____

If Yes, expiration date: _____/_____/_____

5. Is there a homeowner's association (HOA) for the property? _____

If Yes, HOA name: _____ HOA Telephone: _____

Mandatory Voluntary Inactive Monthly Dues Amount: \$ _____ per _____

Are there any levied or pending assessments? _____

Who is responsible for issuing the resale certificate? _____

Name: _____ Telephone: _____

➤ **Setbacks/Restrictions:**

6. Have you been notified of any proposed zoning changes for the property? _____

7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property? *wood* _____

8. Are there subdivision conditions, covenants, or restrictions? _____

9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? _____

10. Are you aware of any nonconforming uses of this property? _____

Seller's Initials _____ Date _____ Property Address _____ Buyer's Initials _____ Date _____

Additional Information (Continued):

- | | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property? <u>u.2. Foreign</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property? <u>unknown</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

➤ **Encroachments:**

- | | | |
|---|--------------------------|-------------------------------------|
| 14. Does anything on your property encroach (extend) onto your neighbor's property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

➤ **Environmental Concerns:**

- | | | |
|---|-------------------------------------|-------------------------------------|
| 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, <u>lead-based paint</u> , fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? Flood zone designation: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

➤ **Soil Stability:**

- | | | |
|--|--------------------------|-------------------------------------|
| 24. Are you aware of any debris burial or filling on any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

➤ **Construction, Improvements/Remodel:**

- | | | |
|--|--------------------------|-------------------------------------|
| 27. Have you remodeled, made any room additions, structural modifications, or improvements? If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? Was a final inspection performed, if applicable? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Has a fire ever occurred in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

➤ **Pest Control or Wood Destroying Organisms:**

- | | | |
|--|--------------------------|-------------------------------------|
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, what type? _____ | | |
| b. If Yes, where? _____ | | |
| 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, when? _____ | | |
| b. If Yes, what type? _____ | | |
| c. If Yes, where? _____ | | |
| d. If Yes, describe what was done to resolve the problem: _____ | | |

➤ **Other:**

- | | | |
|--|--------------------------|-------------------------------------|
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Seller's Initials _____ Date _____ Property Address _____ Buyer's Initials _____ Date _____
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Additional Information (Continued):

Yes No

33. Noise

a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc?

b. If Yes, explain: airplanes / close to city airport

34. Pets

a. Have there been any pets/animals in the house?

b. If Yes, what kind? dogs

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: _____

Date: _____

Seller: _____

Date: _____

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: www.dps.state.ak.us.

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 he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller's Initials _____ / Date _____

Property Address _____

Buyer's Initials _____ / Date _____



State of Alaska
Residential Real Property Transfer Disclosure Statement

Exemption For First Sale

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

Legal Description: _____

Property Address/City: _____

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.

Buyer may wish to obtain inspections of the property and seek other professional advice.

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.

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I certify that this is the first transfer of an interest in the property identified above and that the property has not been occupied before this transfer of interest.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

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



State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

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

Legal Description: _____

Property Address/City: _____

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.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

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.

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By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller's Initials / Date

Property Address

Buyer's Initials / Date