

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

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- 1. Date 4-3-14
- 2. Page 1 of 10 pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
- 4. MADE A PART HEREOF

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any
16. kind by Seller or licensee(s) representing or assisting any party in the transaction and are not a substitute for any
17. inspections or warranties the party(ies) may wish to obtain.

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
21. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
27. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
28. that it exists on the property.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 110 Windsor Ct W.
34. City of Le Sueur, County of Le Sueur, State of Minnesota.

A. GENERAL INFORMATION:

- 36. (1) What date 1985 did you **Acquire** **Build** the home?
------(Check one.)-----
- 37. (2) Type of title evidence: Abstract Registered (Torrens)
- 38. Location of Abstract: _____
- 39. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No
- 40. (3) Have you occupied this home continuously during your ownership? Yes No
- 41. If "No," explain: _____
- 42. (4) Is the home suitable for year-round use? Yes No
- 43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
- 44. (6) To your knowledge, does the property include a manufactured home? Yes No
- 45. If "Yes," HUD #(s) is/are _____
- 46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No



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48. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

49. Property located at 110 Windsor Ct W, Le Sueur, MN, 56058.

50. (7) Is the property located on a public or a private road? Public Private

51. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? Yes No Unknown

52. If "No," or "Unknown," Buyer should consult the local zoning authority.

54. (9) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

56. (a) Do you know which zone the property is located in? Yes No

57. If "Yes," which zone? _____

58. (b) Have you ever had a flood insurance policy? Yes No

59. If "Yes," is the policy in force? Yes No

60. If "Yes," what is the annual premium? \$ _____

61. If "Yes," who is the insurance carrier? _____

62. (c) Have you ever had a flood claim with your insurance carrier or FEMA? Yes No

63. If "Yes," please explain: _____

64. _____

65. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their purchase.

70. Are you aware of any

71. (10) encroachments? Yes No

72. (11) association, covenants, historical registry, reservations or restrictions that affect or may affect the use or future resale of the property? Yes No

74. (12) easements, other than utility or drainage easements? Yes No

75. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

76. _____

77. _____

78. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they currently exist?

80. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes No

81. If "Yes," give details of what happened and when:

82. _____

83. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? Yes No

85. If "Yes," what was the claim(s) for (e.g., hail damage to roof)?

86. _____

87. Did you receive compensation for the claim(s)? Yes No

88. If you received compensation, did you have the items repaired? Yes No

89. What dates did the claim(s) occur? _____

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93. (3) (a) Has/Have the structure(s) been altered?
94. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No
95. If "Yes," please specify what was done, when and by whom (owner or contractor):

96. _____
97. _____

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
99. retaining wall, general finishing.) Yes No

100. If "Yes," please explain:
101. _____

102. (c) Are you aware of any work performed on the property for which
103. appropriate permits were not obtained? Yes No

104. If "Yes," please explain:
105. _____

106. (4) Has there been any damage to flooring or floor covering? Yes No

107. If "Yes," give details of what happened and when:
108. Kitchen island has a water spot

109. (5) Do you have or have you previously had any pets? Yes No

110. If "Yes," indicate type _____ and number _____.

111. (6) Comments:
112. _____

113. C. **STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they
114. currently exist?

115. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

116. (1) **THE FOUNDATION:** To your knowledge, the type of foundation is (i.e., block, poured, wood, stone, other):

117. _____

118. (2) **THE BASEMENT, CRAWLSPACE, SLAB:**

119. (a) cracked floor/walls Yes No (e) leakage/seepage Yes No

120. (b) drain tile problem Yes No (f) sewer backup Yes No

121. (c) flooding Yes No (g) wet floors/walls Yes No

122. (d) foundation problem Yes No (h) other Yes No

123. Give details to any questions answered "Yes":
124. _____

125. _____

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127. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

128. Property located at 110 Windsor Ct W. Le Sueur Mn 56052

129. (3) **THE ROOF:** To your knowledge,
130. (a) what is the age of the roofing material? _____ years
131. (b) has there been any interior or exterior damage? Yes No
132. (c) has there been interior damage from ice buildup? Yes No
133. (d) has there been any leakage? Yes No
134. (e) have there been any repairs or replacements made to the roof? Yes No
135. Give details to any questions answered "Yes":
136. _____
137. _____

D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

139. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF** specifically referenced in the *Purchase Agreement*.

142. **Cross out only those items not physically located on the property.**

		In Working Order				In Working Order				In Working Order	
		Yes	No			Yes	No			Yes	No
145.	Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>		
146.	<input type="checkbox"/> Central <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental)	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>		
147.	Air exchange system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
148.	Carbon Monoxide Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input type="checkbox"/>		
149.	Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
150.	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>		
151.	Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
152.	Drain tile system	<input type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
153.	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
154.	Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Water softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
155.	Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned				
156.	Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>		
157.	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
158.	Fireplace mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
159.	Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
160.	Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>		
161.	Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
162.	Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
163.	GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
164.	Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		

165. Comments: _____

166. _____

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168. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

169. Property located at 110 Windsor Pt W Le Sueur MN 56058

170. **E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

171. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

172. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving
------(Check one.)-----

173. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
174. *Subsurface Sewage Treatment System Disclosure Statement*.)

175. There is a subsurface sewage treatment system on or serving the above-described real property.
176. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

177. There is an abandoned subsurface sewage treatment system on the above-described real property.
178. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

179. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
180. (Check appropriate box.)

181. Seller certifies that Seller does not know of any wells on the above-described real property.

182. Seller certifies there are one or more wells located on the above-described real property.
183. (See *Well Disclosure Statement*.)

184. Are there any wells serving the above-described property that are not located on the
185. property? Yes No

186. To your knowledge, is this property in a Special Well Construction Area? Yes No

187. **G. PROPERTY TAX TREATMENT:**

188. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)

189. (Check appropriate box.)

190. There IS IS NOT an exclusion from market value for home improvements on this property. Any
------(Check one.)-----

191. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
192. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
193. resulting tax consequences.

194. Additional comments: _____

195. _____

196. **Preferential Property Tax Treatment**

197. Is the property subject to any preferential property tax status or any other credits affecting the property?

198. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,
199. Non-Profit Status) Yes No

200. If "Yes," would these terminate upon the sale of the property? Yes No

201. Explain: _____

202. _____

203. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

204. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

205. Seller is not aware of any methamphetamine production that has occurred on the property.

206. Seller is aware that methamphetamine production has occurred on the property.
207. (See *Methamphetamine Production Disclosure Statement*.)

208. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety
209. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
210. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
211. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
212. located.

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214. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

215. Property located at 110 Windsor Ct W Le Sueur MN 56058

216. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
217. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
218. be personal property and may or may not be included in the sale of the home.

219. **K. CEMETERY ACT:**

220. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person
221. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains
222. or human burial grounds is guilty of a felony.

223. To your knowledge, are you aware of any human remains, burials or cemeteries located

224. on the property?

Yes No

225. If "Yes," please explain: _____

226. _____
227. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
228. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
229. Statute 307.08, Subd. 7.

230. **L. ENVIRONMENTAL CONCERNS:**

231. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist
232. on the property?

233. Animal/Insect/Pest Infestations? Yes No Lead? (e.g., paint, plumbing) Yes No

234. Asbestos? Yes No Mold? Yes No

235. Diseased trees? Yes No Soil problems? Yes No

236. Formaldehyde? Yes No Underground storage tanks? Yes No

237. Hazardous wastes/substances? Yes No

238. Other? _____ Yes No

239. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental
240. authority ordering the remediation of a public health nuisance on the property? Yes No

241. If answer above is "Yes," seller certifies that all orders HAVE HAVE NOT been vacated.
------(Check one.)-----

242. Give details to any question answered "Yes": _____

243. _____

244. _____

245. **M. RADON DISCLOSURE:**

246. (The following Seller disclosure satisfies MN Statute 144.496.)

247. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
248. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having
249. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily
250. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

251. Every buyer of any interest in residential real property is notified that the property may present exposure to
252. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
253. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
254. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
255. information on radon test results of the dwelling.

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257. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

258. Property located at 110 Windsor Ct W Le Sueur MN 56052

259. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
260. Department of Health's publication entitled **Radon in Real Estate Transactions**, which can be found at
261. www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

262. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
263. pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of MN
264. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
265. the court. Any such action must be commenced within two years after the date on which the buyer closed the
266. purchase or transfer of the real property.

267. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual
268. knowledge.

269. (a) Radon test(s) HAVE HAVE NOT occurred on the property.
------(Check one.)-----

270. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most
271. current records and reports pertaining to radon concentration within the dwelling:

272. _____

273. _____

274. _____

275. (c) There IS IS NOT a radon mitigation system currently installed on the property.
------(Check one.)-----

276. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
277. description and documentation.

278. _____

279. _____

280. _____

281. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

282. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:**

283. **Notices:** Seller HAS HAS NOT received a notice regarding **any** proposed improvement project from **any**
------(Check one.)-----

284. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
285. and/or explain: _____

286. _____

287. _____

288. **Other Defects/Material Facts:** Are you aware of any other material facts that could adversely and
289. significantly affect an ordinary buyer's use or enjoyment of the property or any intended
290. use of the property? Yes No

291. If "Yes," explain: _____

292. _____

293. _____

294. _____

295. _____

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297. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

298. Property located at 110 Windsor Dr W Le Sueur MN 56058

299. **O. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion
300. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
301. leaving the home.

302. Examples of exterior moisture sources may be

- 303. • improper flashing around windows and doors,
- 304. • improper grading,
- 305. • flooding,
- 306. • roof leaks.

307. Examples of interior moisture sources may be

- 308. • plumbing leaks,
- 309. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 310. • overflow from tubs, sinks or toilets,
- 311. • firewood stored indoors,
- 312. • humidifier use,
- 313. • inadequate venting of kitchen and bath humidity,
- 314. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 315. • line-drying laundry indoors,
- 316. • houseplants—watering them can generate large amounts of moisture.

317. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result
318. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.
319. Therefore, it is very important to detect and remediate water intrusion problems.

320. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
321. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health
322. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
323.

324. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
325. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
326. property inspected for moisture problems before entering into a purchase agreement or as a condition of your
327. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
328. property.

329. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the
330. Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.

331. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
332. offender registry and persons registered with the predatory offender registry under MN Statue 243.166
333. may be obtained by contacting the local law enforcement offices in the community where the property
334. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
335. Corrections web site at www.corr.state.mn.us.

336. **Q. ADDITIONAL COMMENTS:** _____

337. _____

338. _____

339. _____

340. _____

341. _____

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343. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

344. Property located at 119 Woodstock Ct W Le Sueur MN 56058.

345. **R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:**

346. **Exceptions**

347. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

348. (1) real property that is not residential real property;
349. (2) a gratuitous transfer;
350. (3) a transfer pursuant to a court order;
351. (4) a transfer to a government or governmental agency;
352. (5) a transfer by foreclosure or deed in lieu of foreclosure;
353. (6) a transfer to heirs or devisees of a decedent;
354. (7) a transfer from a co-tenant to one or more other co-tenants;
355. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
356. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
357. (10) a transfer of newly constructed residential property that has not been inhabited;
358. (11) an option to purchase a unit in a common interest community, until exercised;
359. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
360. (13) a transfer to a tenant who is in possession of the residential real property; or
361. (14) a transfer of special declarant rights under section 515B.3-104.

364. **MN STATUTES 144.496: RADON AWARENESS ACT**

365. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
366. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

367. **Waiver**

368. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective
369. Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or
370. abridge any obligation for seller disclosure created by any other law.

371. **No Duty to Disclose**

372. A. There is no duty to disclose the fact that the property
373. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
374. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
 375. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
 376. (3) is located in a neighborhood containing any adult family home, community-based residential facility or
377. nursing home.
378. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
379. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
380. manner, provides a written notice that information about the predatory offender registry and persons registered
381. with the registry may be obtained by contacting the local law enforcement agency where the property is
382. located or the Department of Corrections.
383. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A
384. and B for property that is not residential property.
385. D. **Inspections.**
386. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real
387. property if a written report that discloses the information has been prepared by a qualified third party
388. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
389. federal, state or local governmental agency, or any person whom Seller or prospective buyer reasonably
390. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
391. or investigation that has been conducted by the third party in order to prepare the written report.
 392. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
393. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

394. Page 10

395. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

396. Property located at 110 Windsor Ct W Le Sueur MN 56058

397. **S. SELLER'S STATEMENT:**

398. (To be signed at time of listing.)

399. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)
400. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to
401. any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this
402. Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure
403. Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have
404. been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee
405. representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective
406. buyer.

407. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
408. **herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
409. **use or enjoyment of the property or any intended use of the property that occur up to the time of closing.**

410. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

411.  4-3-14 (Date)  4/3/14 (Date)

412. **T. BUYER'S ACKNOWLEDGEMENT:**

413. (To be signed at time of purchase agreement.)

414. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
415. that no representations regarding material facts have been made other than those made above.

416. _____ (Date) _____ (Date)

417. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HEREIN AND ARE**
418. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN:DS:SPDS-10 (12/13)