



COMMERCIAL REAL ESTATE DISCLOSURE

THIS DISCLOSURE IS COMPLETED BY THE SELLER.

Seller states that the information contained in this disclosure is correct to the best of seller's current actual knowledge as of this date. Broker may deliver a copy of this disclosure to prospective buyers.

Note: If an item is not present that the property, insert "N/A" in the "comments" column. The contract to buy and sell real estate, not this disclosure, determines whether an item is included or excluded.

Date _____ Property address _____
 City _____ St _____ ZIP _____

I. Exterior and lot | describe the following

Lot size _____ Zoning _____
 Site features _____ Fence _____
 Parking types _____ Topography _____

	YES	NO	UNKNOWN	COMMENTS
Property access problems		✓		
Roads, driveways, trails or paths through property used by others	✓			
Public highway or county road bordering the property	✓			
Encroachments, boundary disputes or unrecorded easements		✓		
Shared or common area with adjoining properties		✓		
Cross-parking agreement, covenants, easements		✓		
Requirements for curb, gravel/paving, landscaping		✓		
Past flooding or drainages problems		✓		
Present flooding or drainage problems		✓		
Government or private sign restrictions		✓		

II. Improvement details

Year built _____ Tax ID _____
 Yearly taxes _____
 Previous uses _____

Exterior

Architecture/style _____ Roof _____
 Exterior material _____

	YES	NO	UNKNOWN	COMMENTS
Structural problems		✓		
Moisture and/or water problems		✓		
Damage due to termites, other insects or rodents			✓	
Damage due to hail, wind, fire or flood		✓		
Cracks, heaving or settling problems		✓		
Exterior wall or window problems		✓		
Exterior Artificial Stucco present		✓		

Any additions or alterations made without a required building permit		✓		
Building code violations		✓		
Past/present roof leak			✓	
Past/present roof damage			✓	
Gutter or downspout problems			✓	

Interior

Approx. sq. ft. (unfinished) _____ Approx. sq. ft. (finished) _____

Sq. footage source _____

Flooring _____

Dimensions

Office _____ Lobby _____

Restrooms _____

Additional interior features _____

Equipment/appliances _____

Electrical and telecommunications

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Security system <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Smoke/fire detectors <input type="checkbox"/> battery <input type="checkbox"/> hardware		✓			
Light fixtures	✓				
Switches and outlets	✓				
Telecommunications (T1, fiber, cable, satellite)			✓		
Inside telephone wiring and blocks/jacks			✓		
Ceiling fans			✓		
Garage door opener		✓			
Garage door control(s) How many _____			✓		
Intercom			✓		
Landscape lighting			✓		

Mechanical

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Air conditioning					
Evaporative cooler			✓		
Window units			✓		
Central			✓		
Building fans			✓		
Humidifier			✓		
Air purifier			✓		

Heating system type _____ fuel _____			✓		
Water heater quantity _____ fuel _____ capacity _____			✓		
Fuel tanks <input type="checkbox"/> owned <input type="checkbox"/> leased			✓		

Water, sewer and other utilities

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Water filter system <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Water softener <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Sewage problems			✓		
Lift station (sewage ejector pump)			✓		
Drainage, storm sewers, retention pools			✓		
Grey water storage/use			✓		
Plumbing problems			✓		
Sump pump			✓		
Underground sprinkler system		✓			
Fire sprinkler system		✓			
Irrigation pump			✓		
Well pump			✓		
Well required to be metered			✓		

V. Local area

Water company _____ Power company _____
 Sewer company _____ Telephone company _____
 Internet provider _____
 Description of neighborhood _____

IV. Additional information | provide additional information that may be significant to potential buyers

V. Disclaimer and advisory

Seller and buyer understand that they real estate brokers do not warrant or guarantee the information stated about the property in this disclosure. Property inspection services may be purchased. This for is **not** intended as a substitute for an inspection of the property.

Advisory to the seller

Failure to disclose known material defect may result in legal liability. The information contained in this disclosure has been furnished by the seller, who verifies to the truth thereof based on the seller's current actual knowledge. Any changes will be disclosed by seller to potential buyers promptly after discovery.

Seller _____ Seller _____

Date 6-3-08 _____ Date _____

Advisory to the buyer

Even though seller has answered the above questions to the best of the seller's current actual knowledge, buyer should obtain expert assistance to accurately and fully evaluate the property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect buyer's use of the property. Valuable information may be obtained from various local/state/federal agencies and other experts may perform more specific evaluations of the property. Boundaries, location and ownership of fences, driveways, hedges and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between the seller and the buyer controls if any item is included or excluded in the purchase of the property.

Buyer acknowledges that seller does not warrant that the property is fit for buyer's intended purposes or use. Buyer acknowledges that seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for buyer's intended purposes.

CAN YOU PROVIDE MORE INFORMATION?

Any information that you, as the seller, can provide to Purple Wave, will help to better market your property. If you have access to any of the following information or additional documents, please mark them on this page and email, fax, mail or deliver the documents to our auction facility. Please include your property address or auction date with the documents.

- plats, property plans
- improvement layout and dimensions
- past property information documents
- maps
- pictures
- legal description
- owner's manuals for property equipment
- list of previous uses
- appraisal reports
- rental prices
- list of popular area newspapers, radio stations, TV channels
- past leases or contracts
- test or inspection results
- community information brochures
- local vendors (equipment retailers, etc.)
- contact information for potential buyers
- aerial photos
- tracts and lotting information
- other _____