



New Price!

2016 S. Willow \$154,900

Fabulous Ranch walk-out centrally located to everything. Just blocks to Laura Wilder Elementary & Edison Middle Schools. Granite overlay on counters, wood floors, & skylight in great kitchen. Living room offers vaulted ceiling with beams, 2 sliders to deck, and brick gas fireplace. Remodeled bath. 3 bedrooms on main. 3/4 master bath. Walkout lower level.

Directions: 28th & Western, East to Willow, South to home

Square Footage:

Main	1456 Sq. Ft. +/-
Lower	500 Sq. Ft. +/-
Total	1,956 Sq. Ft. +/-



Main Level

- 19.3 X 18.0 Living Room: Vaulted, 2 Sliders to deck, Beams
- 19.3 X 15.1 Kitchen: Eat-in, Granite overlay, Skylight
- 13.4 X 13.5 Master Bedroom: Double closet, 3/4 bath
- 12.4 X 10.0 Bedroom 2: Double Closet
- 12.4 X 10.0 Bedroom 3: Double Closet

Lower Level

- 19.3 X 18 Family Room: Walk-out to patio
- 12.6 X 10 Bedroom 4: Double closet
- 9.8 X 8.8 Laundry: Sink & counter

Baths

- Main: Full, 3/4
- Lower: 3/4

Garage:

- 2 Stalls : 20 X 24

Schools:

- Laura Wilder Elementary School
- Edison Middle School
- Lincoln High School

Lot Size:

- 8,386 Sq. Ft. +/-

Year Built:

- 1973

Taxes:

- \$2312.85

Personal Property:

- Microwave, Dishwasher, Garage Door Opener



Showing More Homes.
Selling More Homes.

Greg Kneip

Broker/Owner
728-9200

Greg@GregKneip.com



"This information is deemed reliable,
but is not guaranteed."

For All Listings, Virtual Tours, & Property Info Flyers: www.GregKneip.com

Seller's Property Condition Disclosure Statement

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller _____ Property Address _____

This disclosure statement concerns the real property identified above situated in the City of _____

County of _____ State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SDCL 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? _____

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

Yes No Unkn

- 2. Were there any title problems when you purchased the property?
- 3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
- 4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under Chapter 44-9?
- 5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage and sidewalks)?
- 6. Are there any problems related to establishing the lot lines/boundaries?
- 7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.
- 8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveways, sheds, outbuildings or other improvements)?
- 9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions.
- 10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes or changes that could affect your property?
- 11. Is the property currently occupied by the owner?
- 12. Does the property currently receive the owner occupied tax reduction as per SDCL 10-13-39?
- 13. Is the property currently part of a property tax freeze for any reason?
- 14. Is the property leased?
- 15. If leased, does the property use comply with local zoning laws?
- 16. Does this property or any portion of this property receive rent? If yes, how much \$ _____ and how often? _____
- 17. Do you pay any mandatory fees or special assessments to a home-owners' or condominium association?
If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly).
Payable to whom: _____
For what purpose? _____
- 18. Are you aware if the property has ever had standing water in either the front, rear or side yard more than forty-eight hours after heavy rain?
- 19. Is the property located in or near a flood plain?
- 20. Are wetlands located upon any part of the property?

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

Yes No

- 1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space?
2. What water damage related repairs, if any, have been made? _____
_____ If any, when? _____
- 3. Are you aware if drain tile is installed on the property?
- 4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios or other hard surface areas? What related repairs, if any, have been made? _____

(page 1 of 3) _____ Seller _____ Seller _____ Buyer _____ Buyer



Property Address _____

Yes No Unkn

5. Are you aware of any roof leakage, past or present? Type of roof covering: _____
 Age: _____ What roof repairs, if any, have been made, when and by whom? _____

Describe any existing unrepaired damage to the roof: _____

6. Are you aware of insulation in the:
 ceiling/attic? Yes No the walls? Yes No the floors? Yes No

7. Are you aware of any pest infestation or damage, either past or present?

8. Are you aware of the property having been treated for any pest infestation or damage?
 If yes, who treated it and when? _____

9. Are you aware of any work upon the property which required a building, plumbing, electrical or any other permit?
 If yes, describe the work _____

Was a permit obtained?

Was the work approved by an inspector?

10. Are you aware of any past or present damage to the property (i.e., fire, smoke, wind, floods, hail, or snow)?
 If yes, describe _____

Have any insurance claims been made?

Was an insurance payment received?

Has the damage been repaired?

If yes, describe in detail: _____

11. Are you aware of any problems with sewer blockage or backup, past or present?

12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway?

If yes, describe in detail: _____

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included		Working		Not Working			None/Not Included		Working		Not Working	
	Yes	No	Yes	No	Yes	No		Yes	No	Yes	No	Yes	No
1. 220 volt service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Air exchanger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Microwave/Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Plumbing and fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Burglar alarm and security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Propane tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. Radon System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Central air - electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Central air - water cooled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28. Septic/leaching field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Cistern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. Sewer systems/drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30. Smoke/fire alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. Solar House - heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32. Sump pump(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33. Switches and outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Fireplace insert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34. Underground sprinkler and heads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Garage door/opener control(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35. Vent fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Garage wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36. Water heater - electric or gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37. Water purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Hot tub, whirlpool and controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38. Water softener - leased or owned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39. Well and pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40. Wood burning stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed			Existing Conditions		Tests Performed	
	Yes	No	Yes	No		Yes	No	Yes	No
1. Methane Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Toxic Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Urea formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Radon Gas (house)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Asbestos Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Radon Gas (Well)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Buried Fuel Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Radioactive Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Chemical Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Landfill, Mineshaft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Fire Retardant Treated Plywood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Expansive Soil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Production of Methamphetamines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Mold	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

If the answer is yes to any of the question above, please explain in additional comments or on an attached separate sheet.



Property Address _____

V. MISCELLANEOUS INFORMATION

Yes No

- 1. Is the street or road located at the end of the driveway to the property, public private
- 2. Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.
- 3. When was the fireplace/woodstove/chimney flue last cleaned? _____
- 4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
 - a. a human death by homicide or suicide? If yes, explain _____
 - b. other felony committed against the property or a person on the property? If yes, explain _____
- 5. Is the water source public private
- 6. If private, what is the date and result of the last water test? _____
- 7. Is the sewer system public private
- 8. If private, what is the date of the last time septic tank was pumped? _____
- 9. Are there broken window panes or seals? If yes, specify _____
- 10. Are there any items attached to the property *that will not be left*, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. If yes, please list _____
- 11. Are you aware of any other material facts or problems that have not been disclosed on this form? If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES, IF NECESSARY)

Closing Section:

Seller has no knowledge about the condition of the property. Actual *with investigation or inquiry*
The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS

Maureen Johnson

Seller (s) Maureen Johnson, CRP Date *May 17/10*
Real Estate Consultant

Brookfield Global Relocation Services, LLC
Seller (s) Date

I / We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer(s) Date

Buyer(s) Date



**ADDENDUM
DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address: 2016 S. Willow Avenue
Sioux Falls, SD 57105

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the seller (check one below):
 Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial)

- ____ (c) Buyer has received copies of all information listed above.
- ____ (d) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.
- ____ (e) Buyer has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller: Maureen Johnson CRP Date: 5-11-10 Buyer: _____ Date: _____
 Seller: _____ Real Estate Consultant Date: _____ Buyer: _____ Date: _____
 Agent: [Signature] Date: 5-11-10 Agent: _____ Date: _____

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Buyer's expense until _____. This contingency will terminate at the above predetermined deadline unless the Buyer (or Selling Agent) delivers to the Seller (or Listing Agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within _____ days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Buyer shall have _____ days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. The Buyer may remove this contingency at any time without cause.

Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.

Seller: _____ Date: _____ Buyer: _____ Date: _____
 Seller: _____ Date: _____ Buyer: _____ Date: _____

Disclaimer: This form contains statute requirements. Use of this form by any person other than a licensed REALTOR® shall be without liability to the Sioux Falls Board of REALTORS® or any of its members.

HOMEOWNER'S PROPERTY DISCLOSURE

The home purchase application process includes the attached Homeowner's Property Disclosure Form, used to obtain a written record from you of any known defects in or about your residence.

As you are probably aware from news and TV stories, as well as reports from friends and co-workers, the concept of "buyer(s) beware" is no longer valid. As of this writing, in some 34 states there are either statutes or case law (decisions from previous successful lawsuits) that provide a variety of penalties for failure to disclose. These penalties can range from simple reimbursement for all repairs that were needed but not disclosed, plus attorney fees and court costs, to double or triple damages, and possible punitive damages or criminal convictions (possible jail time, fines). Criminal charges could be for fraud, deceit, or even manslaughter if a non-disclosed defect resulted in death. That's why the Disclosure Form must be filled out. That is also why your completed Disclosure Form will be routinely provided to your real estate broker and any potential purchasers of the property.

If you as a buyer discovered the seller knew about basement flooding problems or amateur electrical wiring and kept that from you, you probably would not say "Oh, that's okay; I'll just pay the repair bill - they were nice folks." Your probable reaction would be to threaten to sue the sellers, the broker, and if the seller were relocating, you'd probably include the seller's employer or home buying company.

Please answer all questions and sign this Disclosure Form to enable Brookfield to prepare and issue your Guaranteed Offer. If an item does not apply to your home (such as a reference to air conditioning and your home is not air conditioned), please tick the "Not Applicable" (N/A) column.

FOR HOMES IN CALIFORNIA, YOU MUST ALSO ATTACH A COPY OF THE COMPLETED CALIFORNIA ASSOCIATION OF REALTORS (CAR) FORM TDS-14-1

Homeowner(s) Name(s): Margaret Quinn Date: 2/27/10
 Property Address: 2016 S Willow Ave Sioux Falls SD 57105
 Approximate Age of Property: Building permit 1973 Date Purchased: 10/31/07

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT THE ROYAL LePAGE OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. HOUSE SYSTEMS

	Yes	No	N/A
Do you know of any problems affecting:			
(a) Electrical wiring.....	___	✓	___
(b) Air conditioning.....	___	✓	___
(c) Plumbing.....	___	✓	___
(d) Heating.....	___	✓	___
(e) Pool/Hot tubs/Spa.....	___	___	✓
(f) Appliances.....	___	✓	___
(g) Floors.....	___	✓	___
(h) Water system (well).....	___	___	✓
(i) Sprinkler system.....	___	___	✓
(j) Central vacuum.....	___	___	✓
(k) Intercom.....	___	___	✓

2. LAND/FOUNDATION

(a) Is the property located on filled or expansive soil?.....	___	✓	___
(b) Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on your property or in the immediate neighborhood?.....	___	✓	___
(c) Do you know of any defects or problems relating to the foundation/ basement?.....	___	✓	___
(d) Do you know if a water or dampness condition ever existed in your basement/crawlspace?.....	✓	___	___

Lower South Basement will leak occasionally
After I moved in Leaves were piled up by Basement door and there was a torrential rain and water came in door - only happened once (Carpet damaged)

3. ROOF

Yes No

- (a) Age 14-17 years - stayed Yrs. ___ Mos. ___
- (b) Has the roof ever leaked during your ownership?.....
- (c) Has the roof been replaced or repaired during your ownership?.....
- (d) Do you know of any problems with the roof?.....

4. SEWAGE

- (a) Is the property connected to a public sewer system?
(if yes, no explanation required.).....
- (b) Is there a septic tank/cesspool system serving this property?
(If yes, when was it last serviced?.....).....
- (c) Do you know of any problems relating to the septic tank/cesspool
/sewer system?.....

5. DRAINAGE/WATER

- (a) Is this property located in a flood plain zone?.....
- (b) Do you know if the property has ever had a drainage or flooding problem?
Lower South Basement will leak occasionally

6. BOUNDARIES

- AFTER I moved in leaves were piled up against Basement door and water came in under the door after heavy rain fall
- (a) Have you ever had a survey of your property done? only once
(No explanation required).
- (b) Are the boundaries of your property marked in any way? (If yes,
please describe using additional sheets if necessary.) ..

7. ADDITIONS/REMODELS

- (a) Do you know of any structural additions, changes, or repairs made to the
property by former owners without obtaining all necessary permits and
government approvals?
- (b) Have you made any structural additions, changes, or repairs to the property
without obtaining all necessary permits and government approvals?

8. HOMEOWNERS ASSOCIATION

- (a) Is the property subject to Conditions, Covenants & Restrictions rules and regulations
of any homeowners association? (No explanation required).....
- (b) Do you know of any problems relating to any common area? ...

- | | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| (c) Do you know of any condition that may result in an increase in taxes or assessments? | ___ | ✓ |
| (d) Do you know of any pending or threatened claims or lawsuits against the Homeowners Association? | ___ | ✓ |

9. NEIGHBORHOOD

- | | | |
|---|-----|---|
| (a) Is there any unusual amount of noise from any source (for example, airplanes, traffic, schools or business) that affects this property? | ___ | ✓ |
| (b) Do you know of any other neighborhood conditions or problems affecting this property? | ___ | ✓ |

10. MISCELLANEOUS

- | | | |
|--|-----|-----|
| (a) To your knowledge, does the property now contain or has it ever contained any asbestos or lead paint? | ___ | ✓ |
| (If Yes, where? _____) | | |
| (b) Do you know of any violations of local, state, or federal government laws or regulations relating to this property? | ___ | ✓ |
| (c) Do you know of any termite/pest control reports to this property prepared in the last five years? | ___ | ✓ |
| (d) Do you know of any encroachments or unrecorded easements relating to this property? | ___ | ✓ |
| (e) Do you know of any existing or threatened legal action affecting this property? | ___ | ✓ |
| (f) Do you know of any problems with driveways, walkways, patios, retaining walls, or party walls? | ___ | ✓ |
| (g) Is the property located on an earthquake fault? (No explanation required.) | ___ | ✓ |
| (h) Are there any bonds or assessments affecting this property? | ___ | ✓ |
| (i) Does the house have central air conditioning? (No explanation required.) | ✓ | ___ |
| (j) Is the residence equipped with an operable smoke detector? | ___ | ✓ |
| (k) Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If Yes, please describe, using additional sheets if necessary.) | ___ | ✓ |
| (l) Is the property located next to or in close proximity of a dump, junk yard, or toxic disposal site? | ___ | ✓ |
| (m) Has the property been tested for radon gas? | ✓ | ___ |
| (n) Does the house have synthetic stucco exterior finish? | ___ | ✓ |

*Deck shows Age - Walkway South Side Poor drainage
Siding on North side shows Deterioration 2-4 FT*

11. REPORTS

Please attach copies of all reports and documents relating to this property including:

- (a) Surveys
- (b) Structural Inspection Report
- (c) Building Permits
- (d) Septic
- (e) Termite/Pest Control
- (f) Soil Report
- (g) Engineering Reports
- (h) Radon Inspection Report
- (i) Homeowner's Association Documents:
 - 1. Conditions, Covenants & Restrictions (CC&R's)
 - 2. Articles
 - 3. Bylaws
 - 4. Financial Statements of Homeowners Association
 - 5. Statement Re: Assessments
- (j) Other: _____

12. EQUIPMENT (i.e. furnace, hot water tank, etc.)

Please indicate whether the following components are owned, rented or lease-to-own. If rented or lease-to-own, please provide all information using additional sheet.

	Owned	Rented	Lease-to-Own
Hot Water Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. GENERAL CONDITION

Do you know of any other facts, conditions, or circumstances that may affect the value, beneficial use or desirability of this property? (If yes, please describe, using additional sheets if necessary.).....

Yes No

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH BELOW. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Date: 2/27/10 Seller: *Margaret Quinn*

Date: _____ Seller: _____

LEAD BASED PAINT DISCLOSURE

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead based paint hazards. A risk assessment or inspection for possible lead based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial beside appropriate statements)

- (a) Presence of lead based paint or lead based paint hazards - check one below:
 - Known lead based paint and/or lead based paint hazards are present in the house (explain)
 - Seller has no knowledge of lead based paint hazards being present in the house
- (b) Records and reports available to the seller (check one below)
 - Seller has provided the buyer with all available records and reports pertaining to lead based paint and/or lead based paint hazards in the house (list below)
 - Seller has no reports or records pertaining to lead based paint and/or lead based paint hazards in the house.

Buyer's Acknowledgement (Initial beside appropriate statements)

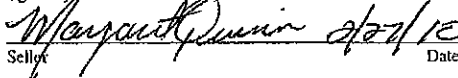
- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet "Protect Your Family from Lead in your Home"
- (e) Buyer has (check one below)
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards.

Agent's Acknowledgement (Initial beside appropriate statement)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 458(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

	_____	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

This document must be signed whether or not the subject property was built prior to or after 1978.