



**REALTORS® ASSOCIATION OF NEW MEXICO
PROPERTY INFORMATION AND
DISCLOSURE STATEMENT – RESIDENTIAL 2016**

INSTRUCTIONS AND ACKNOWLEDGEMENT REGARDING THIS FORM

This Statement discloses Seller's current, actual knowledge of the condition of the Property as of the date signed by Seller, and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is designed to assist Seller to provide information about the Property and to assist Buyer in evaluating the Property being considered. Conditions may exist which are unknown to Seller. Buyer is encouraged to address concerns about the Property whether or not included in this Statement. This Statement does not relieve Seller of the obligation to disclose a condition of the Property that may not be addressed on this form or a change in any condition after the date of this Statement, and is not a substitute for inspection by Buyer. Neither the Broker, nor the Board or Association of REALTORS® nor the REALTORS® Association of New Mexico warrant or guarantee the information in this disclosure.

Do not leave any questions blank. Attach additional pages if needed.

Initials: Buyer _____ Seller JK _____

2615 Rainbow Dr. Sapello, NM 87745
Address City Zip Code

Legal Description

Or see metes and bounds description attached as Exhibit _____, _____ County, New Mexico.

ANSWER TO THE BEST OF YOUR KNOWLEDGE:

1. **OCCUPANCY:** Does Seller currently occupy the Property? Yes. If yes, _____ years _____ months Seller occupied. No. If no, _____ years _____ months since Seller occupied. Never Occupied Property.
 Vacation Rental Other, please explain _____

2. **TITLE, ZONING, LEGAL INFORMATION:**

A. Was the Property part of a larger tract of land that was subdivided within the last five (5) years?

Yes No Don't Know

If yes, (and the subdivided Property was not previously subdivided in accordance with the New Mexico Subdivision Act (Act), a subsequent sale, lease or other conveyance of the Property within five (5) years of the original subdivision and sale, lease or conveyance may trigger the requirements of the Act. SELLER/BUYER SHOULD CONSULT A TITLE COMPANY AND AN ATTORNEY TO DETERMINE THE APPLICABILITY OF THE ACT TO THIS PROPERTY.)

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- B. Are there any title problems (for example, unrecorded or disputed easements, lot line disputes, liens, encroachment, access issues, third party claims)? Yes No Don't Know If yes, please explain: _____
- C. Are there any Property taxes that are not current? Yes No If yes, please explain: _____
- D. Any existing or proposed bonds, assessments, liens, mortgages, judgments, Deed of Trust, Impact Fees, Real Estate Contracts, etc. against the Property? Yes No Don't Know If yes, please explain: _____
- E. Any violations of applicable subdivision laws at the time the Property was subdivided? Yes No Don't Know If yes, please explain: _____
- F. Any alleged violations of applicable laws, regulations, ordinances or zoning laws? Yes No Don't Know If yes, please explain: _____
- G. Any zoning variances/exceptions or non-conforming use of the Property? Yes No If yes, please explain: _____
- H. Any legal issues, proposed buildings, bridges, roadways or real estate developments, etc. in the immediate area? Yes No Don't Know If yes, please explain: _____
- I. Any restrictive covenants or other limitations on use? Yes No Don't Know If yes, please explain: _____
1) Any violation thereof? Yes No Don't Know If yes, please explain: _____
- J. Any building code or environmental regulation violations? Yes No Don't Know If yes, please explain: _____
- K. Any necessary permits, approvals or inspections for all construction, repairs and improvements that have not been obtained Yes No Don't Know If yes, please explain: _____
- L. Any existing or threatened legal actions concerning the Property or the Homeowners Association? Yes No Don't Know If yes, please explain: _____
- M. Any well-sharing, driveway-sharing, road-sharing or other contracts to which the Property is subject? Yes No If yes, please explain: Share well with neighbor to the right/left of cabin and with neighbor to the left/west
- N. Anyone with a Right of First Refusal, an option to buy or lease the Property, or any other similar agreement? Yes No If yes, please explain: _____

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O. Any other restrictions on resale? Yes No If yes, please explain: _____

P. Are there any exemptions you claim for Property Taxes (i.e., Veteran, Head of Household)? Yes No If yes, please explain: _____

For additional information or further explanation (indicate item#): _____

3. BUILDING / STRUCTURAL INFORMATION

A. What year was the house built? around 1965
If the residence on the Property was built prior to 1978, please see RANM Form 2315 – Information Sheet – Lead Based Paint (LBP) Renovation Repair & Painting Program AND Form 5112 – Lead Based Paint Addendum to Purchase Agreement.

1) **REPAIRS AND RENOVATIONS:** Have renovations or repairs been made to the residence on or after SEPT 22, 2010 that are governed by the Lead-Based Paint Renovation, Repair and Painting Program?
 Yes No Don't Know. If yes, complete and attach RANM Form 5112A, Lead-Based Paint Renovation, Repair and Painting Disclosure Addendum (UNLESS OTHERWISE DIRECTED BY THE FORM). For information on types of renovations covered by the Program, refer to RANM Form 2315, Lead-Based Paint (LBP) Renovation, Repair and Paint Information Sheet.

B. Was this home built entirely on this site? Yes No Don't Know If no, please explain: _____

C. Type of construction: Frame

D. House is built on: Slab Crawlspace Basement Don't know

E. Type of exterior finish: wood siding

F. Is there an exterior synthetic stucco system or exterior synthetic coating? Yes No Don't know

G. Type of floor under carpets or linoleum: wood

H. Any doors or windows that are inoperable or which may interfere with ingress or egress? Yes No Don't Know If yes, please explain: upstairs windows are cemented in place

I. Any problems with interior walls, ceilings, doors, windows, floors or attached floor coverings? Yes No Don't Know If yes, please explain: _____

J. Any significant cracks in foundations, exterior walls, interior walls, slab floors, ceilings, chimneys, fireplaces, decks or garage floors? Yes No Don't Know If yes, please explain: _____

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K. Any minor damage that has occurred to the Property or to any structure on the Property? Yes No
 Don't Know If yes, please explain: _____

L. Any smoke damage or a fire on the Property? Yes No Don't Know If yes, please explain: _____

M. Any problems with driveways, walkways, sidewalks or patios (such a large cracks, potholes or raised sections)?
 Yes No If yes, please explain: railing is broken - to be repaired

N. Any structural wood members below soil level? Yes No Don't Know If yes, please explain: _____

O. Any history of wood infestation, insects, pests or tree root problems? Yes No Don't Know If yes, please explain: _____
Specify date and type of last treatment: _____

P. Any water or moisture in: Crawlspace Basement Garage Yes No Don't Know If yes, please explain: _____

Q. Any flowing or drainage problems on the Property? Yes No Don't Know If yes, please explain: _____

1) Any flowing or drainage problems on adjacent Properties that may impact this Property? Yes No
 Don't Know If yes, please explain: _____

2) Any standing water after rainfalls or snowfall on Property or structure? Yes No Don't Know If yes, please explain: _____

R. Any active springs? Yes No If yes, please explain: _____

S. Any history of moldy conditions or treatment for mold? Yes No Don't Know If yes, please explain: _____

T. Any history of water leaks or repairs of conditions involving water leaks, water infiltration, ponding under or around structure/crawlspace or other conditions which could be conducive to mold? Yes No Don't Know If yes, please explain: _____

U. Any land on the Property that has been filled in? Yes No Don't Know If yes, please explain: _____

V. Any problems with retaining walls cracking or bulging? Yes No Don't Know If yes, please explain: _____

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W. Any earth movement, subsidence, or settlement problems? Yes No Don't Know If yes, please explain: _____

X. Any additional structures? Yes No Don't Know If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

4. MANUFACTURED HOUSING INFORMATION

A. Is this home a manufactured home? Yes No Don't Know **If answer is NO, please skip to Paragraph 5. If the answer is yes, please attach RANM Form 2700, Seller's Disclosure of a Manufactured House.**

5. PLUMBING

A. Type of water pipes: Lead Galvanized Kitec Copper Polybutylene Pex Other Don't know

B. Approximate age of water heater: 10 years/months _____ how many Don't know
Capacity: _____ Fuel Source: gas

C. Is there a sump pump? Yes No If yes, any problems? _____

D. Is there a water softener? Yes No If yes, Owned Leased If leased, who is it leased from: _____

1) Is the lease transferable? If yes, any problems? _____

2) Have there been any environmental consequences resulting from the Water Softener? Yes No Please explain: _____

E. Is there a water filtration system? Yes No If yes,
Type: UV Sterilization
Location: Bottom bedroom Owned Leased If Leased, who is it leased from _____

1) Is the lease transferable? If yes, any problems? _____

F. Is there a reverse osmosis system? Yes No If yes, Owned Leased If leased, who is it leased from: _____

1) Is the lease transferable? If yes, please explain? _____

G. Is there a refrigerator/ice making water line? Yes No If yes, please explain: _____

H. Any water pressure problems? Yes No If yes, please explain: _____

I. Any plumbing system problems (For example, line blockages, leaks, freezing, etc.) Yes No If yes, please explain: _____

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J. Any bathroom ventilation problems? Yes No If yes, please explain: _____

K. Any hot water problems? Yes No If yes, please explain: _____

For additional information or further explanation (indicate item #): _____

6. WATER SUPPLY

A. Is the water supply: City/Municipal Community/Subdivision Water Association Domestic Well
 Private Well Shared Well

B. If the water supply is City/Municipal/Community/Subdivision/Water Association, list name and address of supplier: _____

1) Any water supply problems? Yes No If yes, explain: _____

2) Fees per month: \$ 20 @ month

3) Is there a Transfer Fee? Yes No Don't Know If yes, how much? _____

4) Any restrictions or regulations? Yes No Don't Know If yes, explain: _____

NOTE: Additional expenses may be required

C. If water supply to the house is domestic/private/shared well, any problems with well equipment? Yes No
 Don't Know If yes, explain: _____

1) Any restrictions or regulations? Yes No Don't Know If yes, explain: _____

2) Is well registered with the State Engineer's Office? Yes No Don't Know If yes, Permit Number: _____

3) Does Seller have well records? Yes No Don't Know If yes, explain: _____

4) Is well metered? Yes No Don't Know

5) Is there sufficient water yield at all times? Yes No Don't Know If no, explain: _____

6) If there is a shared well, is a written agreement available? Yes No Don't Know If yes, explain: _____

7) If shared well, what is the Property address and location of well? on the property of

Thurman James - to the east of our cabin

Is there a separate electrical meter for the shared well? Yes No If yes, where is the location of the meter? Don't know and

other well components and equipment? _____

How is the electrical paid? yearly

8) Is there a requirement to connect to the City/Municipal/Community/Subdivision water? Yes No Don't Know If yes, what are the requirements? _____

NOTE: Additional expenses may be required

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D. Is there any other water source for the Property for any other use? Yes No Don't Know If yes, please explain: _____

For more information, see RANM Form 2307 – Information Sheet – Water Rights and Domestic Wells

For additional information or further explanation (indicate item #): _____

7. SEWER/WASTEWATER TREATMENT

A. Is the sewer/wastewater treatment system? Yes No
 City/Municipal? Community/Subdivision Onsite Liquid Waste System Any problems? _____

B. If the sewer/wastewater treatment system is City/Municipal/Community/Subdivision? Yes No
List name and address of provider: _____

1) Fees per month: \$ _____

2) Any restrictions or regulations? Yes No Don't Know If yes, explain: _____

3) Is there a written agreement? Yes No Don't Know If no, explain: _____

4) Is there a transfer fee? Yes No Don't Know If yes, how much? _____

5) Is there a requirement to connect to the City / Municipal / Community / Subdivision Wastewater? Yes No Don't Know If yes, what are the requirements? _____

C. If there is an Onsite Liquid waste system, type: Conventional Advanced Treatment System Cesspool
1) Any problems Yes No Don't Know If yes, please explain: _____

2) List name and address of service company: Rubens Septic Service, Royal's Septic

3) Date last serviced: 3/16/2016 505-425-5407

4) Is there an available installation permit? Yes No Don't Know

5) New Mexico Environmental Department (NMED) Environmental Improvement District (EID) Certification?
NMED (EID) Certification number and date: LV/50070 7/13/2015

6) Is there a requirement to connect to the City / Municipal / Community / Subdivision Wastewater? Yes No Don't Know If yes, what are the requirements? _____

NOTE: Additional expenses may be required

7) Location of the system: to the immediate left/west of cabin

D. Are there any Alternative Liquid Waste Systems?

1) Is there an Advanced On-Site Liquid Waste System (Multi-Flow Septic System): Gray Water and/or Black Water? Yes No

i. Does the Property have a harvesting system utilizing Gray and/or black water? If yes, please explain: _____

ii. How is the harvested liquid waste utilized? _____

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iii. Where is the location of the Multi-Flow Septic System? _____

iv. What year was the Multi-Flow Septic System installed? _____

NOTE: Additional expenses may be required

2) Does the Property have an Out House (Outdoor Latrine Facilities)? Yes No

i. If yes, how many are on the Property? _____

ii. Is the Out House a permanent structure? Yes No _____

iii. If existing, please describe any additional details _____

NOTE: Additional expenses may be required

3) Does the Property have a Composting Toilet? Yes No

i. If yes, what is the method of operation? electric solar other: explain: _____

ii. If existing, please describe any additional details _____

NOTE: Additional expenses may be required

4) Does the Property have a Liquid Waste Storage Tank? Yes No

i. If yes, please list: _____ Capacity amount _____

E. Have there been any problems with the sewer/septic system? Yes No If yes, explain: _____

IF THE PROPERTY HAS AN ONSITE LIQUID WASTE SYSTEM, IT IS SUBJECT TO THE REGULATIONS OF THE NEW MEXICO ENVIRONMENTAL DEPARTMENT (NMED), WHICH REQUIRE INSPECTIONS AND POSSIBLE REPAIR. CONTACT THE NMED FOR INFORMATION REGARDING APPROPRIATE INSPECTION FORMS AND REQUIREMENTS.

For more information, see RANM Form 2308 Information Sheet – Septic Systems.

For additional information or further explanation (indicate item #): _____

8. ROOFS, GUTTERS AND DOWNSPOUTS

A. Type of roof and approximate age: Pitched ^{don't know} _____ years Pueblo/Flat _____ years Pitched & Flat _____ years. _{metal}

1) If flat, does the roof have a positive slope? Yes No Don't Know

B. Type of roofing material (tar & gravel, foam, membrane, elastameric, metal, shingles, etc.): metal

Additional comments: _____

C. Has all or part of the roof been resurfaced or replaced? Yes No Don't Know

1) If yes, what year? _____

2) By whom? _____

3) What portions? _____

4) Additional comments: _____