

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

D. Is there a transferable written guarantee? Yes No Don't Know

1) If yes, until what date? _____

2) By whom? _____

3) Attach if available Yes No If yes, please explain: _____

E. Has the roof ever leaked while you have owned the Property? Yes No

1) If yes, what has been done to correct the problem? _____

F. Do spouts and gutters drain away from the foundation and/or structure? Yes No

G. Are you aware of any faulty drainage or water penetration on the structure? Yes No

1) If yes, describe: _____

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

9. ELECTRICAL

A. Is the electrical wiring copper? Yes No Don't Know

B. Is the electrical wiring aluminum? Yes No Don't Know

1) If yes, has the aluminum wiring been pig-tailed with copper wiring? _____

C. Are you aware of any damaged or malfunctioning receptacles or switches? Yes No Don't Know If yes, which ones? _____

D. Is the house wired for 220 Volts (i.e., electric stove, dryer, A/C etc.) Yes No Don't Know

E. Are you aware of any extension cords used to create new electrical outlets? Yes No Don't Know If yes, explain: _____

F. Are you aware of any defective, malfunctioning, or improperly installed electrical equipment inside or outside the house? Yes No Don't Know If yes, explain: _____

G. Has electrical service been modified since originally installed? Yes No Don't Know If yes, explain: _____

H. Do any circuits trip regularly? Yes No Don't Know If yes, explain: _____

I. Are you aware of any electric lines encroaching on the Property? Yes No Don't Know If yes, explain: _____

J. Are there encroachment agreements with any utility companies? Yes No Don't Know If yes, explain: _____

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

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10. HEATING AND COOLING

A. Type of heat and approximate age:

Central Forced Air _____ years, if so, how ducted/? _____ Hot Water Baseboard _____ years
 In Floor Radiant _____ years (type of tubing) _____ Entran II
 Entran III Wall Furnace DK years Floor Furnace _____ years Electric Baseboard _____ years
 Solar Geo-Thermal Other: _____ years?

B. What type of fuel source? Wood-burning _____ years Gas Logs _____ years Pellet _____ years
 Other _____ years.

C. Is the house all electric? Yes No

D. Does the house have Natural Gas Propane Solar Other: explain: _____

1) If propane, is the tank Owned? Leased? List Leasing Company's name and address: _____

E. Are there any rooms without a direct heat source? Yes No If yes, please provide location: _____

F. Type of cooling and approximate age: NONE Evaporative _____ years Central _____ years
 Refrigerated _____ years - Number of Units _____ How ducted? _____
 Window Units _____ years - Number of Units _____

G. Are there any furnaces/coolers and or A/Cs that have been abandoned? Yes No If yes, please explain: _____

H. Do all heaters, coolers and A/Cs work properly? Yes No If no, please explain: _____

1) Are there any transferable written warranties? Yes No If yes, please explain: _____

I. Is there a fireplace? Yes No If yes, how many? 1 If answer is no, skip to Paragraph 11

1) Type: Wood-burning Gas Logs Pellet Insert Electric Other: _____

Wood-burning Stove

2) If applicable, approved for your community's burning restrictions? Yes No Don't Know

3) Is there a gas log lighter? Yes No Don't Know

4) Does the damper work? Yes No Don't Know

5) Are flues welded open? Yes No Don't Know

6) Do you have an approved glass enclosure? Yes No Don't Know

7) Do all fireplaces work properly? Yes No Don't Know If no, please explain: _____

8) When was the fireplace chimney / flue last cleaned? DK

9) Any problems with condition or functioning of duct work (such as mildew, restricted air flow, physical deterioration, odor, abandoned, etc.) Yes No Don't Know If yes, please explain: _____

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

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11. POOL, SAUNA, HOT TUB, WATER FEATURE

A. Is there a swimming pool on the property? Yes No Including filled in? Yes No Don't Know
If answer is no, skip to Paragraph 11B.

1) When was the pool installed? _____

2) Is the Pool Above ground In Ground

3) Is the Pool Fiberglass Gunitite Vinyl Other, please explain: _____

4) Is the pool Chlorine Saltwater Bromine Other, please explain: _____

5) Is there a pool heater? Yes No If yes, is it Gas Electric Solar

6) Is there a pool sweep which conveys? Yes No

7) Is there a cover for the pool? Yes No If yes, specify type: _____ Age _____
Condition _____

8) Will the cover convey with the sale of the Property? Yes No

9) Is all the pool equipment in good working condition? Yes No Don't Know

10) Is the pool maintained by a regular pool service? Yes No If yes, name of service: _____

11) Has the pool been winterized? Yes No If yes, name of service: _____

B. Is there a hot tub Sauna Spa Yes No If yes, explain: _____

1) Is the equipment in good working order? Yes No Don't Know

2) Does it have a cover in good condition? Yes No Don't Know

C. Is there a water feature? Yes No Describe _____

1) If yes, have there been any problems? Yes No Don't Know If yes, list the problems: _____

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

**12. MISCELLANEOUS
IRRIGATION SYSTEMS**

A. Does the Property include a landscape watering system? Yes No Don't Know If yes, is it:

Auto-timed Manual Front yard Back yard Side yard

1) Type of watering system? Sprinklers Bubblers Drip System Other: _____

2) Is the watering system in good working order? Yes No Don't Know

3) Are there any areas where the watering system does not properly water? Yes No Don't Know If
yes, please explain: _____

4) Are there any areas of excessive standing water? Yes No Don't Know

5) Are any areas not served by the watering system? Yes No Don't Know

6) Are you aware of any of the above equipment that is in need of repair or replacement or is improperly
installed? Yes No Don't Know If yes, please explain: _____

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GARAGE

- B. Number of electric garage door units: NA
- 1) Is/are garage door unit(s) in good working condition? Yes No Don't Know
- 2) Are garage doors in good operating condition? Yes No Don't Know If no, please explain: _____
- 3) Has the garage been modified to alter its original size? Yes No Don't Know
- 3) How many remote garage door openers will you be giving to the new buyer: _____
- 4) Is/are garage door opener(s) in good operating condition? Yes No Don't Know

SECURITY

- C. Does the Property have a security system? Yes No Don't Know If yes, type: _____
- Owned Leased If leased, leased from: _____
- 1) If leased, is the security system transferable? Yes No Don't Know If yes, are there any problems: _____
- D. Does the Property have smoke detectors? Yes No Don't Know How many? _____
- 110V Battery Both

HOOKUPS AND SERVICE

- E. Does the Property have Carbon Monoxide Detectors? Yes No Don't Know How many? 2
- 110V Battery Both
- F. What type of kitchen range hookup is available? Electric Gas Propane Both Don't know
- G. What type of kitchen oven hookup is available? Electric Gas Propane Both Don't know
- H. Does the Property have clothes dryer hook-up? Yes No Don't Know If yes, Electric Gas Both
- 1) Is it vented outside? Yes No Don't Know
- I. Does the Property have built-in vacuum? Yes No Don't Know
- 1) If yes, do canisters, hoses and all attachments convey? Yes No Don't Know Any problems: _____
- J. Are there any problems in obtaining utility or phone service? Yes No Don't Know If yes, explain: _____
- L. Can you obtain cable TV service? Yes No Don't Know
- M. Can you obtain Internet service to your house? Yes No Don't Know If yes, what type: _____
- N. Have any pets resided in the home? Yes No Don't Know Is yes, how many? 2 only on
- 1) Any pet odors or damage? Yes No Don't Know If yes, explain: Vacation time
- O. Are you aware of any past or present existence of any pests (i.e., termites, ants, mice, etc)? Yes No Don't Know If yes, please explain: _____
- P. Have any insurance claims been made in the past five years? Yes No Don't Know If yes, please explain: _____
- 1) Were repairs completed? Yes No Don't Know

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Q. Has any insurance application or prior coverage regarding all or any part of the Property been rejected or will not be renewed? Yes No Don't Know If yes, please explain: _____

R. Has notice been received that any existing insurance coverage will be subjected to increased premium rates? Yes No Don't Know

S. Are there any problems? Yes No Don't Know If yes, please explain: _____

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

13. PUBLIC IMPROVEMENT DISTRICT

A. Is this Property part of a Public Improvement District? Yes No Don't Know If yes, **PER NEW MEXICO LAW, SELLER IS PROHIBITED FROM ACCEPTING AN OFFER TO PURCHASE UNTIL SELLER HAS PROVIDED SPECIFIC DISCLOSURES TO THE BUYER.**

See RANM Form 4500-Information Sheet, Public Improvement District and RANM Form 4550-Public Improvement District Disclosure. If no, skip to Paragraph 14.

14. HOMEOWNERS' AND CONDOMINIUM OWNERS' ASSOCIATIONS

The following questions can be used for various types of Homeowner Associations. If the Property is a residential resale condominium that is subject to the Condominium Act, the Seller should obtain from the Homeowners' Association, a Resale Certificate for the Buyer that includes all the disclosures that are required by law (including some items not listed here). See RANM Form 2302A.

A. Is this Property part of an HOA or Condominium Association? Yes No Don't Know If no, skip to Paragraph 15. If yes, please see RANM Form 4600, Information Sheet – Homeowner's Association Act; RANM Form 4650, Addendum to Purchase Agreement, Homeowner's Association Disclosure; RANM Form 4700, Homeowner's Association Disclosure Certificate; and, RANM Form 2302, Addendum to Purchase Agreement – Residential Resale Condominiums

1) Does each unit have its own designated parking space(s)? Yes No Don't Know If yes, how many? _____

2) Please check the existence of the following documents: Covenants, Conditions and Restrictions or Declaration of Condominium Regulations currently in force Current Financial Statement of Association Articles of Incorporation of Association Association Bylaws Minutes of Board Meetings

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

15. ENVIRONMENTAL

A. Any noticeable continuous or periodic odors (such as from waste, agriculture, industry, etc.)? Yes No

B. Any excessive noises (such as airplanes, trains, trucks, freeways, etc)? Yes No

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C. Any hazards or hazardous materials or hazardous activities on or in close proximity to the Property (such as asbestos, dumps, pesticides, chemical labs, underground fuel storage tanks or leaks)? Yes No Don't Know
If yes, please explain: _____

D. Any radon tests performed on the Property? Yes No Don't Know If yes, please explain the results? _____
1) Reports attached? Yes No

E. Any part of the Property located in a designated special flood hazard zone? Yes No Don't Know

F. Any portion of the Property having ever flooded? Yes No Don't Know If yes, please explain: _____

G. Mine shaft(s) or abandoned well(s) on the Property? Yes No Don't Know

H. Other Environmental Issues Yes No Don't Know If yes, please explain: _____

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

16. RENTAL INFORMATION

A. Is the Property rented or occupied by a tenant? Yes No If answer is No, skip to Paragraph 17. If yes, attach a copy of Lease or Rental Agreement.

B. Does the tenant have the right to extend the Rental Agreement? Yes No Don't Know

C. Are security deposits or prepaid rents being held? Yes No Don't Know If yes, by whom and how much? _____

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

17. IRRIGATION RIGHTS

A. Is the Property irrigated from a ditch acequia (See RANM Form 2307) Yes No Don't Know

Ditch Name: _____

Majordomo: _____

Association Name: _____

Fees: \$ _____

B. Are Association or ditch fees current? Yes No Don't Know If no, please explain: _____

C. Are water rights registered with the State Engineer's Office? Yes No Don't Know

File/Permit number: _____

Attach documentation of water rights Yes No

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18. OTHER

A. Does the Seller know of any other information pertaining to the condition of the Property not addressed in the questions listed above? Yes No Don't Know If yes, please explain: Broken pipe in 0/16, no damage to cabin. Repaired

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

PLEASE NOTE: There is currently no legal or statutory requirement in the State of New Mexico that obligates or requires Sellers or Brokers to disclose to any prospective Buyer that the subject Property is or has been: 1) The site of a natural death, homicide, suicide or any other crime classified as a felony; 2) Owned or occupied by a person or persons exposed to HIV or diagnosed with AIDS or any other disease not known to be transmitted through the common occupancy of real estate; 3) Located in the vicinity of a convicted sex offender.

If buyer has concerns about any of the conditions cited above, Buyer is urged to conduct his/her own due diligence and contact the appropriate Local, State and/or Federal health and law enforcement authorities to obtain accurate and reliable information.

THIS IS NOT A CONTRACT

The above disclosures are made to the best of the Seller's knowledge. The person who signed as or on behalf of Seller lacks actual knowledge of the Property for the following reason:

Personal Representative Administrator of Estate Trustee Receiver Does not occupy the Property Other: _____

The law does not protect a Seller who makes an intentional misrepresentation.

SELLER

Judith A. Rainger _____ March 26, 2016 _____
Seller Signature Date Time

Seller Signature Date Time

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It is Buyer's responsibility to undertake his/her own due diligence and verify the accuracy of the Property Disclosure Statement. Buyer is not relieved of this responsibility by virtue of delivery of this Statement to Buyer.

BUYER

Buyer acknowledges receipt of this Statement.

_____ Buyer Signature	_____ Date	_____ Time
_____ Buyer Signature	_____ Date	_____ Time