



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

- 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: see restrictive covenants
- I) 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: \_\_\_\_\_
- 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? 2004  
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: \_\_\_\_\_

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

E. Type of exterior finish: Stucco

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: concrete

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: \_\_\_\_\_

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 as large cracks, potholes or raised sections)?  
 Yes  No If yes, please explain: \_\_\_\_\_

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: installing french drain system

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

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: 2 years/months \_\_\_\_\_ how many  
Capacity: 50gal 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: \_\_\_\_\_ Location: \_\_\_\_\_ 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: I do not use the ice maker -

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 Private Well    Community/Subdivision Shared Well    Water Association    Domestic Well

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

*MS Rainmaker P.O. Box 1128 - Alto NM 88312-1128*

- 1) Any water supply problems? Yes  No  If yes, explain: \_\_\_\_\_
- 2) Fees per month: \$ *15 to 20 per 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: \_\_\_\_\_

*little house*

- 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? \_\_\_\_\_  
 Is there a separate electrical meter for the shared well? Yes  No  If yes, where is the location of the meter? \_\_\_\_\_ and other well components and equipment? \_\_\_\_\_  
 How is the electrical paid? \_\_\_\_\_
- 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: Private well services for yard  
guest house  
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? No

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: Herrera  
3) Date last serviced: 2010  
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: \_\_\_\_\_  
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: SE of main house 2nd system  
NE of guest house

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: No  
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 \_\_\_\_\_ years Pueblo/Flat <sup>(sloped)</sup> 6 years Pitched & Flat \_\_\_\_\_ years.

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.): \_\_\_\_\_

Additional comments: \_\_\_\_\_

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

1) If yes, what year? 2010

2) By whom? \_\_\_\_\_

3) What portions? all

4) Additional comments: no leaks in 6 yrs

Seller: ds



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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: installing french drain

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 12 years, if so, how ducted/? ductless  Hot Water Baseboard \_\_\_\_\_ years  
 In Floor Radiant \_\_\_\_\_ years  (type of tubing) \_\_\_\_\_  Entran II  
 Entran III  Wall Furnace \_\_\_\_\_ 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 gas \_\_\_\_\_ 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: all rooms

F. Type of cooling and approximate age:  NONE  Evaporative \_\_\_\_\_ years  Central 12 years  
 Refrigerated 12 years - Number of Units 1 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? \_\_\_\_\_ If answer is no, skip to Paragraph 11

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

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? don't know

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: 2
- 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: 2
- 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? 5
- 110V  Battery  Both

**HOOKUPS AND SERVICE**

- E. Does the Property have Carbon Monoxide Detectors?  Yes  No  Don't Know How many? \_\_\_\_\_
- 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: Windstream DSL

- N. Have any pets resided in the home?  Yes  No  Don't Know Is yes, how many? 2
- 1) Any pet odors or damage?  Yes  No  Don't Know If yes, explain: \_\_\_\_\_

- 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: mice in garage - trapped

- 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? \$400 \$200

For additional information or further explanation (indicate item #): The great house is rented on a month to month basis - \$800 per month includes Home - currently Rented for \$600 + Utilities. Electric

**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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For additional information or further explanation (indicate item #): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: \_\_\_\_\_  
\_\_\_\_\_

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**

*Ann Smith*  
Seller Signature **Ann Smith**

*6-15-16*  
Date

*10:07*  
Time

Seller Signature

Date

Time

Seller: *AS*

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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