

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2023 EDITION



Property Address: 25 Red Fir Trail, H	lope Idaho (M	ain House)			
deliver a signed and dated copy of the co of transferor's acceptance of transferee's	mpleted disclos offer. "Resid ling units or ar	osure form to ential Real F	each prospec Property" mea	ctive transfer ins real prop	lete a property condition disclosure form an ee or his agent within ten (10) calendar da perty that is improved by a building or oth of any size. This also applies to real proper
	e, SELLERS	of such new	ly constructed	d and non-ex	not been inhabited is exempt from disclosu cempt existing residential real property shapes 1, 2, and 3.
Is the property located in an area of city in	-	_	to a city limit, ar		subject to annexation by the city?
2. Does the property, if not within city limits, Yes No Do Not Know			making it legali	-	nnexation by the city?
_	to annex record	led in the coun		fice, thus maki	ing it legally subject to annexation by the city?
THE PURPOSE OF THE STATEMENT:					conditions and information concerning the ELLER and no agent is authorized to male
he SELLER or by any agent represent	ccessible area	as such as th ER in this to	e foundation of	or roof. This	disclosure is not a warranty of any kind lostitute for any inspections. The BUYER
conducted any inspection of generally ina	ccessible area ing the SELL ional inspectio	as such as th ER in this to ons.	e foundation of	or roof. This	disclosure is not a warranty of any kind
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Form Simplicity

PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Main House)

1									
HEATING & COOLING SYSTEMS	None/No	, l	Not						
SECTION	Included				Do No	t Know		R	emarks
Attic Fan(s)			<u> </u>						
Central Air Conditioning		<u></u>				<u> </u>			
Room Air Conditioner(s) Evaporative Cooler(s)			ᆛ						
Fireplace(s)		500	 			- 			
Fireplace (s)		<u></u>	- 무			<u></u>			
Furnace/Heating System(s)			ᆉ			┽			
Humidifier(s)		<u> </u>	ᆉ			=			
Wood/Pellet Stove(s)	<u></u>		\dashv			-			
Air Cleaner(s)			$+$ \pm		Ī	7			
FUEL TANK SECTION		N/A (Propane		Oil (<u> </u>	iesel ([) Gasolin	e () Other ()
Location:		,, . (Ш)	· · opano	<u> </u>		Size:	.000. _{(L}		<u>о ()</u>
In Use: (Not In Use: ()	Ahov	ve Ground: ([7)	Bui	ried: (Owned: (□)	Leased: (
MOISTURE & DRAINAGE CONDITIONS								 	<u> </u>
Is the property located in a floodplain?	SECTION		Yes 🗆	1	No No		t Know_ _		Remarks
Are you aware of any site drainage problems	2				<u></u>				
Has there been any water intrusion or moistu		domago to			o	L			
any portion of the property, including, but not		•							
crawlspace, floors, walls, ceilings, siding, or b									
flooding; moisture seepage, moisture conden					([
backup, or leaking pipes, plumbing fixtures, a					_				
related damage from other causes?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,							
Have you had the property inspected for the	existence of	of any types	† <u> </u>	١.,	_	١.,			
of mold?		, ,,		(<u></u>	[
If the property has been inspected for mold, i	s a copy of	f the				,	_		
inspection report available?				(<u></u>				
Are you aware of the existence of any mold-r									
any interior portion of the property, including					([
floors, walls, ceilings, basement, crawlspaces	s, and attic	s, or any		'					
mold-related structural damage? Have you ever had any water intrusion, moist	turo rolato	d damage							
mold or mold-related problems on the proper						,			
repaired, fixed or replaced?	ty remedia	itou,	"	,	<u> </u>	'			
WATER & SEWER SYSTEMS SECTION		None/Not			Not		Not		
Hot Tub/Spa and Equipment		Included	Working	Ι	rking	_	now		Remarks
Pool and Pool Equipment			<u> </u>				<u></u>		
		<u> </u>		<u> </u>					
Plumbing System - Faucets and Fixtures			o			L			
Water Heater(s)			([
Water Softener (owned)		([
Water Softener (leased)		0				[
Landscape Sprinkler System			(0)			[
Septic System			o			[
Sump Pump/Lift Pump			<u></u>			[
SEWER SYSTEM TYPE SECTION		ublic System ity/Municipal)		nunity stem	,	Private	System		Other/Remarks
Property Sewer Provided By:		жулнаттограту	3,0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		((all onsite	O LITO / TO LITO I
If a private system, please provide the follo	wing	Date Last				-	-		nount & explain monthly
information about the septic system:	٦	Pumped	Is ther	e a M	ainten	ance F	e?	or annual fee	
, ,	3/3	30/23	│	s	(6)Vo		n/a	
			 						
		Yes	N	0		Do No	t Know	(Other/Remarks
If a private septic system, is there a shared drain field?	1		(9		[
TIR TIR	ate		BU	YER'S	3 Initial:	I s (<u> </u>)()	Date
						`		·	

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Serial#: 053687-000168-0628234



PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Main House)

WATER SOURCE & TYPE SECTION	Public System	Community	Private System (Well, Cistern,	Other/Demarks
Domestic Water Provided By:	(City/Municipal)	System	etc)	Other/Remarks
Landscape Water Provided By:				
			(
Irrigation Water Provided By:			0	
Observed Well	Yes	No	Do Not Know	Other/Remarks
Shared Well		(
Shared Well Agreement		(
ROOF SECTION: Age: UNKNOWN ☐ 10 yrs	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?				
Does the roof leak?		0		
SIDING SECTION: Age: 10 yrs	Yes	No	Do Not Know	Remarks
Are there any problems with the siding?		0		
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?		(
Is there a radon mitigation system?		(0)		
Are you aware if the property has ever been used as an illegal drug manufacturing site?		0		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?		(
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?		(
Is there any damage due to wind, fire, or flood?		(
OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Remarks
Are there any conditions that may affect your ability to clear title such as encroachments, easements, zoning violations, lot line disputes, etc.?		(a)		
Has the property been surveyed since you owned it?			(
Have you received any notices by any governmental or quasi-governmental entity affecting this property; i.e. Local improvement district (LID) or zoning changes, etc.?		(a)		
Are there any structural problems with the improvements?		(
Are there any structural problems with the foundation?		0		
Have any substantial additions or alterations been made without a building permit?		(0)		
Has the fireplace/wood stove/chimney/flue been cleaned?		0		
Has the fireplace/wood stove/chimney/flue been inspected?		(a)		

SELLER'S Initials (DB	_)(<u>TTB</u>) Date	BUYER'S Initials ())() Date
This form is printed and distri	buted by the Idaho ciation of REALTO	Association of	REALTORS®, Inc. This form has been designed and is provided the Person IS PROHIBITED. ©Copyright Idaho A	led for use by the ssociation of REA	real estate profes LTORS®, Inc. All r	ssionals who are members of th rights reserved.

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PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Main House)

			Do Not		
OTHER DISCLOSURES SECTION	Yes	No	Know	Remarks	
Are you aware or is there reason to believe that the home is located in a historic district or is a historic landmark?		(0)			
Are all mineral rights appurtenant to the property included,	+ -				
unencumbered, and part of the sale of this property?		()			
Has the home on this property ever been moved?		(
Have you ever filed a homeowner's insurance claim on the		50			
property?		0			
Is there a Home/Condo Owner's Association?		0			
Is there a private road to this property?					
Is there a shared road agreement for this property?		0			
ADDITIONAL REMARKS AND/OR EXPLANATIONS SECTION:	Yes	No	Do Not Know	If yes, explain in the lines belo	ow
Are you aware of any other existing problems concerning the property including legal, physical, product defects or other items that are not already listed?		(
The SELLER certifies that the information herein is true and correct to	the hest o	of the SFI	I FR'S kno	wledge as of the date signed by the S	SFILER The
SELLER is familiar with the residential property and each act performe faith. SELLER and BUYER understand and acknowledge that the statements	ed in makin	g a disclo	sure of an	tem of information is made and perfor	rmed in good
the property. No statement made herein is a statement of a SELLER'S statement, relating to the condition of the property. SELLER and BUYE	agent or	agents, an	<u>d no agent</u>	is authorized to make any statement,	or verify any
of the <u>SELLER</u> is an expert in environmental or other conditions which BUYER MAY, AT BUYER'S OPTION AND EXPENSE, CONSULT WIT PRESENCE OF SUCH KNOWN OR SUSPECTED HAZARDOUS CONISELLER and BUYER understand that Listing Broker and Selling Broker SELLER hereby acknowledges receipt of a copy of this form: Thomas Bryant 04/12/2023 01:17 PM	TH ANY INDITIONS. in no way	DEPENDE warrant or	NT QUALI	FIED INSPECTOR TO ASSESS OR Done to the property.	the property. DETECT THE
SELLER DATE		SELLER	<u> </u>	04/12/2023 02:26 PM	
BUYER hereby acknowledges receipt of a copy of this disclosure BU' agreement within three (3) business days following receipt of this disseller or his agents by personal delivery, ordinary or certified mail, or for objection to a disclosure in the disclosure statement. The notice of statution o signed notice of rescission is received by the SELLER within the total statutory rescission referenced in this section is separate and disting enumerated in any other written document related to this transaction, including the section is separated.	closure sta acsimile tra itory rescis- three (3) b act from, a	tement by nsmission sion must : usiness o nd does i	a written, and a written, and a statut specifically lay period, not affect,	signed and dated document that is dele BUYER's rescission must be based identify the disclosure objected to by the BUYER's statutory right to rescind is any rescission, cancellation, or conti	livered to the on a specific he BUYER. If waived. The
BUYER DATE	_ <u>-</u>	BUYER		DATE	
AMENDED DISCLOSURE FORM: Subsequent to the delivery of the SELLER hereby makes the following amendments. (Attach additional path that there have been no changes to the information contained in the init THERE IS NO NEED TO SIGN BELOW.	ages if nec	essary.) O	ther than th	ose amendments made below, the SE	LLER states
SELLER hereby acknowledges receipt of this <u>amended</u> form:					
SELLER DATE		SELLER		DATE	
BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disclos sale agreement within three (3) business days following receipt of th delivered to the seller or his agents by personal delivery, ordinary or cer on a specific objection to a disclosure in the disclosure statement. The the BUYER. If no signed notice of rescission is received by the SELLE waived. The statutory rescission referenced in this section is separate term enumerated in any other written document related to this transaction	ture BUYEI is <u>amende</u> tified mail, notice of s ER within the	R may only d disclosu or facsimile tatutory rethree (interpretation)	re statement transmiss scission must busines did does not	UYER'S statutory right to rescind the part by a written, signed and dated docion. Per statute BUYER's rescission must specifically identify the disclosure of a day period, BUYER's statutory right affect, any rescission, cancellation, or	ument that is ust be based bjected to by to rescind is
BUYER DATE		BUYER		DATE	

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Electronically Signed using eSignOnline $^{\text{TM}}$ [Session ID : 5b06bbb4-dd75-4502-8154-b42121919275]



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2023 EDITION



·	lope Idaho (G	arage and C	Sarage Apartr	ment)	
Section 55-2501, et seq., Idaho Code, red deliver a signed and dated copy of the co of transferor's acceptance of transferee's structure that has one (1) to four (4) dwell which has a combined residential and con	impleted discloss offer. "Reside ling units or an	sure form to ential Real	each prospec Property" mea	ctive transfered ans real prope	e or his agent within ten (10) calen rty that is improved by a building
Notwithstanding that transfer of newly cor pursuant to section 55-2505, Idaho Codo disclose information regarding annexation	e, SELLERS	of such new	ly constructed	d and non-exe	mpt existing residential real prope
Is the property located in an area of city in		_	to a city limit, ar		ubject to annexation by the city?
2. Does the property, if not within city limits,	receive any city				exation by the city?
☐ Yes No ☐ Do Not Know	w ∐ The pro	perty is aire	ady within city	IIIIItS	
3. Does the property have a written consent					g it legally subject to annexation by the
☐ Yes 🌘 No 🔲 Do Not Know	w 🔲 The pro	perty is alrea	ady within city	limits	
THE PURPOSE OF THE STATEMENT: property known by the SELLER . This is					
representations, or verify representations					
which could be obtained upon careful ins conducted any inspection of generally ina the SELLER or by any agent represent encouraged to obtain his/her own profess	ccessible area	s such as the ER in this t	e foundation o	or roof. This d i	sclosure is not a warranty of an
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Form Simplicity

PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Garage and Garage Apartment)

HEATING & COOLING SYSTEMS								
SECTION	None/Not Included	Working	Not Worki		Not Kn		Remarks	
Attic Fan(s)	included_	Working	Worki	ig Do		iow	Remarks	
Central Air Conditioning	6		一吉					
Room Air Conditioner(s)		(0)						
Evaporative Cooler(s)	(0)							
Fireplace(s)	(0)							
Fireplace Insert(s)	<u> </u>							
Furnace/Heating System(s)		<u>(0)</u>			<u> </u>			
Humidifier(s)			<u> </u>					
Wood/Pellet Stove(s) Air Cleaner(s)		 	ᆛ		井			
FUEL TANK SECTION	<u> </u>	N/A /□	Dranana /	- ·		Dissal /	□ Cocoline □	Other (
Location:		N/A (□)	Propane (y Oi	I (□) Siz	Diesel (☐) Gasoline (☐)	Other (
In Use: (Not In Use: ()	Ahov	e Ground: (<u></u>	Buried			Dwned: 🚺	Leased: (
		o Oroana. (L	_/ <u>/</u> 					,
MOISTURE & DRAINAGE CONDITIONS	SECTION		Yes	No		o Not Know	Rem	arks
Is the property located in a floodplain?	າ				-			
Are you aware of any site drainage problems Has there been any water intrusion or moistu		lamage to		0				
any portion of the property, including, but not								
crawlspace, floors, walls, ceilings, siding, or b								
flooding; moisture seepage, moisture conden				0				
backup, or leaking pipes, plumbing fixtures, a				_				
related damage from other causes?								
Have you had the property inspected for the	existence o	f any types						
of mold?			Ш	0		Ш		
If the property has been inspected for mold, is inspection report available?	s a copy of	the		0				
Are you aware of the existence of any mold-re	elated prob	lems on						
any interior portion of the property, including l			_	-				
floors, walls, ceilings, basement, crawlspaces	, and attics	s, or any		0				
mold-related structural damage?								
Have you ever had any water intrusion, moist		•						
mold or mold-related problems on the propert repaired, fixed or replaced?	y remediat	ea,		()				
		None/Not		Not		Do Not		
WATER & SEWER SYSTEMS SECTION		Included	Working	Workin	g	Know	Rem	arks
Hot Tub/Spa and Equipment			Ш	Ш				
Pool and Pool Equipment		<u></u>						
Plumbing System - Faucets and Fixtures			(
Water Heater(s)			<u></u>					
Water Softener (owned)		(
Water Softener (leased)		Ĭ						
Landscape Sprinkler System								
Septic System			<u></u>					
Sump Pump/Lift Pump			<u> </u>					
SEWER SYSTEM TYPE SECTION		blic System ty/Municipal)		nunity	Dri	vate System	Other/R	omarks
Property Sewer Provided By:	(0.1	улнаністрату	Oys	tem .	<u> </u>	(i)	on premise	Cinarks
If a private system, please provide the follo	wing I	Date Last	1				If Yes, list amount	& explain monthly
information about the septic system:		Pumped	is there	e a Maint	enanc	e ree?	or annual fee?	
	3/3	0/23	☐ Ye	s	⊚ √	0	none	
		Yes	Ne		D	o Not Know	Other/R	emarks
If a private septic system, is there a shared				_				
drain field?			,)			tied into main	System
SELLER'S Initials ()() D	ate		_ BU`	YER'S Ini	tials (_)() Date _	

O4/12/2020s @ 10:15 @

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Electronically Signed using eSignOnline $^{\text{TM}}$ [Session ID : 5b06bbb4-dd75-4502-8154-b42121919275]

PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Garage and Garage Apartment)

WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:			0	
Landscape Water Provided By:			0	
Irrigation Water Provided By:			0	
·	Yes	No	Do Not Know	Other/Remarks
Shared Well	res	NO (Other/Remarks
Shared Well Agreement				
DOOF OF OF ONLY A TITLE	Ш	(
UNKNOWN 10 yr	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?		(
Does the roof leak?		0		
SIDING SECTION: Age: 10 yr				
	Yes	No	Do Not Know	Remarks
Are there any problems with the siding?		(
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?		(
Is there a radon mitigation system?		(0)		
Are you aware if the property has ever been				
used as an illegal drug manufacturing site? Are you aware of any current or previous		(
insect, rodent or other pest infestation(s) on the				
property?)		
Have you ever had the property serviced by an exterminator or had the property otherwise				
remediated for insect, rodent or other pest		(
infestation(s)?				
Is there any damage due to wind, fire, or flood?		(
OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Remarks
Are there any conditions that may affect your ability to clear title such as encroachments,				
easements, zoning violations, lot line disputes,		()		
etc.?)		
Has the property been surveyed since you		(
owned it? Have you received any notices by any		9		
governmental or quasi-governmental entity		500		
affecting this property; i.e. Local improvement				
district (LID) or zoning changes, etc.?				
Are there any structural problems with the improvements?		(
Are there any structural problems with the				
foundation?				
Have any substantial additions or alterations been made without a building permit?		(0)		
Has the fireplace/wood stove/chimney/flue				
been cleaned?		(
Has the fireplace/wood stove/chimney/flue been inspected?		(
L	<u> </u>			

SELLER'S Initials ()() Date	BUYER'S Initials ()(() Date
4/12/This form is printed and dis	tributed by the Idaho Association of REALTORS	sociation of REA	LTORS The Trink form has been designed and is provided for use by Trink PERSON IS PROHIBITED. ©Copyright Idaho Association of	the	real estate professionals who are members of the LTORS®, Inc. All rights reserved.

JANUARY 2023 EDITION

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

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PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Garage and Garage Apartment)

OT/155 DIGG! COLUDED OF CT: C::			Do Not	
OTHER DISCLOSURES SECTION Are you aware or is there reason to believe that the home is	Yes	No	Know	Remarks
located in a historic district or is a historic landmark?				
Are all mineral rights appurtenant to the property included,	 			
unencumbered, and part of the sale of this property?		(
Has the home on this property ever been moved?				
Have you ever filed a homeowner's insurance claim on the		50		
property?		0		
Is there a Home/Condo Owner's Association?		(
Is there a private road to this property?				
Is there a shared road agreement for this property?		0		
ADDITIONAL REMARKS AND/OR EXPLANATIONS SECTION:	Yes	No	Do Not Know	If yes, explain in the lines below
Are you aware of any other existing problems concerning the property including legal, physical, product defects or other items that are not already listed?		0		
The SELLER certifies that the information herein is true and correct to	the hest	of the SEI	I EP'S kno	wledge as of the date signed by the SELLED. The
SELLER is familiar with the residential property and each act performs faith. SELLER and BUYER understand and acknowledge that the statements	ed in makiı	ng a disclo	sure of an	item of information is made and performed in good
the property. No statement made herein is a statement of a SELLER'S				
the above information regarding the property. SELLER and BUYER als of the SELLER is an expert in environmental or other conditions which BUYER MAY, AT BUYER'S OPTION AND EXPENSE, CONSULT WITE PRESENCE OF SUCH KNOWN OR SUSPECTED HAZARDOUS CON SELLER and BUYER understand that Listing Broker and Selling Broker SELLER hereby acknowledges receipt of a copy of this form: Thomas J Bryant SELLER O4/12/2023 01:15 PM BUYER hereby acknowledges receipt of a copy of this disclosure BU agreement within three (3) business days following receipt of this disseller or his agents by personal delivery, ordinary or certified mail, or fobjection to a disclosure in the disclosure statement. The notice of statution of signed notice of rescission is received by the SELLER within the statutory rescission referenced in this section is separate and distinguished in any other written document related to this transaction, incomparison.	h are or m TH ANY IN IDITIONS. r in no way T YER may sclosure sta acsimile tra utory rescis three (3) th not from, a cluding but	warrant or TAMAYA only exercatement by ansmission must business cand does not limited	guarantee T. Brya T. Brya ise BUYER a written, Per statut specifically day period, not affect,	the above information on the property. **The statutory right to rescind the purchase and sale signed and dated document that is delivered to the BUYER's rescission must be based on a specific identify the disclosure objected to by the BUYER. If BUYER's statutory right to rescind is waived. The any rescission, cancellation, or contingency term hase and sale agreement.
BUYER DATE		BUYER		DATE
AMENDED DISCLOSURE FORM: Subsequent to the delivery of the SELLER hereby makes the following amendments. (Attach additional p that there have been no changes to the information contained in the init THERE IS NO NEED TO SIGN BELOW. SELLER hereby acknowledges receipt of this amended form:	ages if ned	cessary.) C	ther than th	nose amendments made below, the SELLER states
SELLER DATE		SELLER		DATE
BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disclossale agreement within three (3) business days following receipt of the delivered to the seller or his agents by personal delivery, ordinary or ceion a specific objection to a disclosure in the disclosure statement. The the BUYER. If no signed notice of rescission is received by the SELLI waived. The statutory rescission referenced in this section is separate term enumerated in any other written document related to this transaction.	nis <u>amende</u> rtified mail, notice of s ER within t and distin	ed disclosu or facsimil statutory re the three (ct from, an	re stateme e transmiss scission mu 3) busines d does not	nt by a written, signed and dated document that is ion. Per statute BUYER's rescission must be based ust specifically identify the disclosure objected to by s day period, BUYER's statutory right to rescind is affect, any rescission, cancellation, or contingency
BUYER DATE		BUYER		DATE

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RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

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Serial#: 026636-900168-0631444



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2023 EDITION



Seller's Name(s): Thomas J Bryant & Ta					
Property Address: 25 Red Fir Trail, H	lope Idaho (G	uest Cottag	e)		
deliver a signed and dated copy of the co of transferor's acceptance of transferee's	mpleted discloss offer. "Resideling units or ar	sure form to ential Real I	each prosped Property" mea	ctive transfere	ete a property condition disclosure form and ee or his agent within ten (10) calendar days erty that is improved by a building or other of any size. This also applies to real property
	e, SELLERS	of such new	ly constructed	d and non-ex	not been inhabited is exempt from disclosure empt existing residential real property shall ns 1, 2, and 3.
1. Is the property located in an area of city in	mpact, adjacent	or contiguous	to a city limit, ar	nd thus legally	subject to annexation by the city?
☐ Yes No ☐ Do Not Know	w 🔲 The pro	perty is alrea	ady within city	limits	
2. Does the property, if not within city limits,	receive any city	services, thus	making it legal	ly subject to an	nexation by the city?
☐ Yes 🍙 No 🔲 Do Not Know	w ☐ The pro	perty is alrea	ady within city	limits	
	to annow record	lad in the cour	ati rocardor'a af	fice thus makin	ng it logally subject to approvation by the city?
3. Does the property have a written consent ☐ Yes No ☐ Do Not Know			-		ig it legally subject to armexation by the city:
_ res one intermet		perty is une	ady within only	iiiiii S	
					conditions and information concerning the
					ELLER and no agent is authorized to make otherwise advised, the SELLER does not
unich could be abtained unem constitution			41 44:-1	DUVED UNI	and attenuation and stand the CELLED has not
conducted any inspection of generally ina	iccessible area ting the SELL ional inspectio	es such as the ER in this tens.	e foundation of	or roof. This	ess otherwise advised, the SELLER has not disclosure is not a warranty of any kind by stitute for any inspections. The BUYER is
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Form Simplicity

PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Guest Cottage)

HEATING & COOLING SYSTEMS	None/Not		Not	:					
SECTION	Included	Working	<u>Worki</u>	ng	Do No	t Know		F	Remarks
Attic Fan(s)		+	ᆛ						
Central Air Conditioning	<u></u>								
Room Air Conditioner(s) Evaporative Cooler(s)		<u> </u>	<u> </u>		<u>L</u>	-			
Fireplace(s)		+	ᆛ		<u> </u>	+			
Fireplace (s)		 	- 무			<u></u>			
Furnace/Heating System(s)			ᆉ			┽			
Humidifier(s)	(a)	<u> </u>	ᆉ	+		+			
Wood/Pellet Stove(s)	<u> </u>		ᅡ片		<u>_</u>	-			
Air Cleaner(s)		$+$ \pm	ᅥᅟ片		<u>_</u>	=			
FUEL TANK SECTION		N/A 🕡	Propane	$\overline{\Box}$	Oil (iesel ([_) Gasolin	ne (Other (
Location:		1477 (Tropano	<u> </u>		Size:			io (_)
In Use: (Not In Use: ()	Ahov	e Ground: ([<u> </u>	Ruri	ed: ([Owned: (□)	Leased: (
		c Ground. (L	_/ <u>/</u>	T	ca. (L	_/ <u>/</u>		JWilea. (□)	
MOISTURE & DRAINAGE CONDITIONS	SECTION		Yes	N			t Know		Remarks
Is the property located in a floodplain?				(<u> </u>				
Are you aware of any site drainage problems	?			(o	[
Has there been any water intrusion or moistu	re related o	damage to		_	_				
any portion of the property, including, but not	limited to,	the							
crawlspace, floors, walls, ceilings, siding, or b				- 50		۱ ,			
flooding; moisture seepage, moisture conden				0	<u> </u>	'			
backup, or leaking pipes, plumbing fixtures, a	ppliances,	or moisture							
related damage from other causes?		_							
Have you had the property inspected for the	existence o	f any types		6	•	Ιг			
of mold?		d :		- (9	_			
If the property has been inspected for mold, i	s a copy of	tne		6	•	1 [
inspection report available? Are you aware of the existence of any mold-r	olated prob	lome on		-	_				
any interior portion of the property, including									
floors, walls, ceilings, basement, crawlspaces				0	o	[
mold-related structural damage?	, and attiot	o, or arry		`					
Have you ever had any water intrusion, moist	ture related	damage.							
mold or mold-related problems on the proper				6	9	l r			
repaired, fixed or replaced?			_	"			_		
WATER & SEWER SYSTEMS SECTION		None/Not Included	Working	Nor	ot king		Not ow		Remarks
Hot Tub/Spa and Equipment		(_				
Pool and Pool Equipment		<u></u>			1	Г			
Plumbing System - Faucets and Fixtures									
			<u> </u>	+					
Water Heater(s)			0				<u> </u>		
Water Softener (owned)		<u> </u>				L			
Water Softener (leased)		<u></u>							
Landscape Sprinkler System		<u></u>				[
Septic System			(0)			[
Sump Pump/Lift Pump		(o)							
SEWER SYSTEM TYPE SECTION		ıblic System ty/Municipal)		munity stem		Private	System		Other/Remarks
Property Sewer Provided By:	(0,	ty/wamorpar)	J. Jy.	otern .		(on premi	
If a private system, please provide the follo	wing	Date Last	1			-	/		mount & explain monthly
information about the septic system:		Pumped	Is ther	e a Ma	inten	ance Fe	e?	or annual fe	
Information about the copie cyclem.		0/23		S	6	OV		n/a	•.
	-	-		-	-				
		Yes	N	<u> </u>		Do No	t Know		Other/Remarks
If a private septic system, is there a shared	t l			9		г	_		
drain field?			()		_			
SELLER'S Initials (TB)(TB) D	ate		BU	YER'S	Initial	s (,)() Date

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JANUARY 2023 EDITION

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

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PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Guest Cottage)

WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:			(i)	Constitution
Landscape Water Provided By:			0	
Irrigation Water Provided By:			0	
	Yes	No	Do Not Know	Other/Remarks
Shared Well		0		
Shared Well Agreement		(0)		
ROOF SECTION: Age: UNKNOWN ☐ 15 yrs	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?				
Does the roof leak?		0		
SIDING SECTION: Age: 10 yrs	Yes	No	Do Not Know	Remarks
Are there any problems with the siding?		(
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?		(
Is there a radon mitigation system?		(
Are you aware if the property has ever been used as an illegal drug manufacturing site?		<u></u>		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?		(a)		
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?		(
Is there any damage due to wind, fire, or flood?		(
OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Remarks
Are there any conditions that may affect your ability to clear title such as encroachments, easements, zoning violations, lot line disputes, etc.?		(a)		
Has the property been surveyed since you owned it?		(0)		
Have you received any notices by any governmental or quasi-governmental entity affecting this property; i.e. Local improvement district (LID) or zoning changes, etc.?		(a)		
Are there any structural problems with the improvements?		(
Are there any structural problems with the foundation?		<u></u>		
Have any substantial additions or alterations been made without a building permit?		(a)		
Has the fireplace/wood stove/chimney/flue been cleaned?	(a)			
Has the fireplace/wood stove/chimney/flue been inspected?	(a)			
			!	

SELLER'S Initials (T)B	_)(<u></u>) Date	BUYER'S Initials (()() Date	
04/12/2023 01:16d and distr	ibuted by the Idaho A	sociation	of REALTORS, Inc. This form has been designed and is provided and the provider of the provided and the provi	ded for use by the r	eal estate professionals v TORS®, Inc. All rights res	who are members of the erved.
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PROPERTY ADDRESS: 25 Red Fir Trail, Hope Idaho (Guest Cottage)

OTHER BIOOLOGURES SECTION			Do Not						
OTHER DISCLOSURES SECTION Are you aware or is there reason to believe that the home is	Yes	No	Know	Remarks					
located in a historic district or is a historic landmark?									
Are all mineral rights appurtenant to the property included,									
unencumbered, and part of the sale of this property?	Ш	0	_						
Has the home on this property ever been moved?		(
Have you ever filed a homeowner's insurance claim on the property?	(Neighbors tree fell on garage					
Is there a Home/Condo Owner's Association?									
Is there a private road to this property?		0							
Is there a shared road agreement for this property?		0							
ADDITIONAL REMARKS AND/OR EXPLANATIONS			Do Not						
SECTION:	Yes	No	Do Not Know	If yes, explain in the lines below					
Are you aware of any other existing problems concerning the property including legal, physical, product defects or other items that are not already listed?		(
The SELLER certifies that the information herein is true and correct to the best of the SELLER'S knowledge as of the date signed by the SELLER. The SELLER is familiar with the residential property and each act performed in making a disclosure of an item of information is made and performed in good faith. SELLER and BUYER understand and acknowledge that the statements contained herein are the representations of the SELLER regarding the condition of the property. No statement made herein is a statement of a SELLER's agent or agents, and no agent is authorized to make any statement, or verify any statement, relating to the condition of the property. SELLER and BUYER also understand and acknowledge that SELLER in no way warrants or guarantees the above information regarding the property. SELLER and BUYER also understand and acknowledge that, unless otherwise specifically set forth, no agent of the SELLER is an expert in environmental or other conditions which are or may be hazardous to human health, and which may exist on the property. BUYER MAY, AT BUYER'S OPTION AND EXPENSE, CONSULT WITH ANY INDEPENDENT QUALIFIED INSPECTOR TO ASSESS OR DETECT THE PRESENCE OF SUCH KNOWN OR SUSPECTED HAZARDOUS CONDITIONS. SELLER and BUYER understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property. SELLER hereby acknowledges receipt of a copy of this form: Thomas Bryant 04/12/2023 01975 Tamarant BUYER may only exercise BUYER'S statutory right to rescind the purchase and sale agreement within three (3) business days following receipt of this disclosure statement by a written, signed and dated document that is delivered to the seller or his agents by personal delivery, ordinary or certified mail, or facsimile transmission. Per statute BUYER's rescission must be based on a specific objection to a disclosure in the disclosure statement. The notice of statutory rescission must specifically identify the disclosure objected to by the BUYER. The statutory rescission referenced i									
enumerated in any other written document related to this transaction, inclusive BUYER DATE									
AMENDED DISCLOSURE FORM: Subsequent to the delivery of the initial SELLER'S Property Condition Disclosure Form previously acknowledged, SELLER hereby makes the following amendments. (Attach additional pages if necessary.) Other than those amendments made below, the SELLER states that there have been no changes to the information contained in the initial SELLER'S Property Condition Disclosure Form. IF THERE ARE NO UPDATES, THERE IS NO NEED TO SIGN BELOW.									
SELLER hereby acknowledges receipt of this <u>amended</u> form:									
SELLER DATE	SELLER			DATE					
BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disclosus ale agreement within three (3) business days following receipt of this delivered to the seller or his agents by personal delivery, ordinary or certion a specific objection to a disclosure in the disclosure statement. The rethe BUYER. If no signed notice of rescission is received by the SELLE waived. The statutory rescission referenced in this section is separate a term enumerated in any other written document related to this transaction	s <u>amende</u> fied mail, notice of s R within tl and distind	d disclosu or facsimil tatutory re ne three (ct from, an	re stateme e transmiss scission me 3) busines d does not	nt by a written, signed and dated document that is sion. Per statute BUYER's rescission must be based ust specifically identify the disclosure objected to by as day period, BUYER's statutory right to rescind is affect, any rescission, cancellation, or contingency					
BUYER DATE	BUYER DATE								

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