In practice, a condition negatively affecting the value of a property, known or suspected to exist by you or your broker and agent, is to be disclosed to prospective buyers as soon as practicable (ASAP) after a prospective buyer or their agent seeks information about your property. Neighborhood and area conditions which adversely affect the property’s value and desirability to a buyer are material facts compelling disclosure to prospective buyers.

Do I need to disclose neighborhood crime?

**A:**

Since crime can both impact the buyer’s decision and lower a home’s value, crime is considered a material fact and needs to be voluntarily disclosed by you and your agent.

While you do not need to research crime near your home, you are required to let potential buyers know about any local nuisances known to you, including known criminal activity.

Further, by disclosing material facts ASAP, you avoid wasting time and effort with a buyer who is not initially fully informed and who later tries to renegotiate the price or simply withdraws their offer when they are surprised to find out about crime in your area not taken into consideration when making the offer.

Facts that may impact your home’s desirability, including crime, are disclosed on a printed form provided by your agent. On this form, you also disclose any security efforts you have undertaken to thwart criminal behavior on the property, such as a security system, fencing, lighting, and the like.

Whether or not the area is a trouble spot for crime, any information on neighborhood crime forthrightly given to a prospective buyer will ease their mind and make an offer to purchase more likely.

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