

Seller's Preliminary Property Disclosure Statement

Seller's Name: _____ Date: _____

Property Address: _____

City: _____ State: _____ Zip: _____

Seller Phone: _____ Email: _____

Notice to Seller: This Preliminary Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to the potential Buyer all known facts that materially and adversely affect the value of the subject property that is not readily observable. This Disclosure statement is designed to assist the Seller with informing Olive Branch Real Estate Investors of property evaluations for purchase. This is for informational purposes only and is NOT a contract.

I. OWNERSHIP

Property Type: _____ (ex. single family, condo, etc.)

Year Built: _____ Ownership Length: _____ (ex. 5 years)

Mortgage: Paid Open Loan, Amount Owed _____ - Other Liens, Amount Owed _____

Other Comments: _____

II. HOME BASICS

Number of Bedrooms: _____ Number of Bathrooms _____ Half Bath _____ Finished Square Feet _____

Other Rooms (check all that apply): - Kitchen - Eat in Kitchen - Dining - Living Room - Laundry
 - Office - Sunroom - Master Bath - Basement - Other: _____

III. WATER AND PLUMBING

Water Supply Type: - Public - Well - Other _____

Are there any Known Issues with the Plumbing System? No, Yes, explain: _____

Hot Water Type: - Oil - Natural Gas - Electric - Other: _____ Age: _____ years

IV. SEWAGE DISPOSAL.

Type: Public, Septic, Other _____ Septic Systems Functioning Properly? Yes, No, explain:

V. ELECTRIC SYSTEMS

Any Known Issues with the Electrical System? No, Yes, explain: _____

VI. HEATING AND AIR CONDITIONING:

Heat Type: Oil, Natural Gas, Electric, Propane, Other: _____

Are the Systems in Operating Condition? No, Yes, Unknown, N/A

Air Conditioning Type: Oil, Natural Gas, Electric, Propane, Window Units Other: _____

Is the AC System in Operating Condition? No, Yes, Unknown, N/A

VII. FOUNDATION

Type: Crawl Space, Slab, Basement, Other _____

Any Leaks or Excessive Moisture? No, Yes, Unknown, N/A

Any Settlement or other issues? No, Yes, explain _____

VIII. EXTERIOR

Roof Type: Shingle, Metal, Other _____ Age _____ years

Any Leaks or Evidence of Moisture? No, Yes, explain _____

Windows: Age: _____ years Any Leaks or Evidence of Moisture? No, Yes, explain _____

Siding Type: Brick, Vinyl, Wood/Composite, Other _____ Age: _____ years

Other Comments: _____

Thank you for taking the time to tell us a little about your property. We will carefully consider all the above information and respond to you within two business days.