



OWNER'S NOTICE CONCERNING CONDITION OF PROPERTY UNDER PROPERTY MANAGEMENT AGREEMENT

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CONCERNING THE PROPERTY AT _____

OWNER IS TO COMPLETE THIS FORM TO THE BEST OF THE OWNER'S KNOWLEDGE. THIS NOTICE IS NOT A WARRANTY OF ANY KIND.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

Item	Y	N	U	Additional Information
Central A/C				electric ___ gas ___ heat pump number of units:
Wall/Window AC Units				number of units:
Evaporative Coolers				number of units:
Central Heat				electric ___ gas ___ heat pump number of units:
Other Heat				if yes describe:
Fireplace & Chimney				woodburning (no.) mock (no.) other:
Gas Logs in Fireplace				
Ceiling Fans				number of units:
Carport				attached not attached
Garage				attached not attached
Garage Door Openers				number of units: number of remotes:
Fences				wood chain-link other
Patio/Decking				describe:
Outdoor Grill				location:
Hot Tub/Spa				
Pool				in-ground above ground / heater: ___ yes ___ no
Underground Lawn Sprinkler				automatic manual areas covered: _____
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TXR-1407)
Water Heater				electric ___ gas ___ other: number of units:
Water Softener				owned leased from _____
Washer/Dryer Hookups				dryer hookups are: gas electric
Washer				
Dryer				
Sauna				
Alarm System				owned leased from
Smoke Alarms				number of units:
Kitchen Equipment				___ range-oven combo. ___ cooktop ___ oven ___ microwave ___ dishwasher ___ disposer ___ hood fan ___ trash compactor ___ refrigerator ___ other:

Section 2. Are you aware of any item, equipment, or system in or on the Property that is in need of repair? ___ yes ___ no If yes, explain (attach additional sheets if necessary): _____

Note: Unless instructed otherwise, items in the Property will be repaired in accordance with the repair provisions in the lease that the Broker negotiates for the Owner.

Concerning the Property at _____

Section 3. Are you aware of any of the following?

Y N

___ Owners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Address: _____
Describe the common areas or facilities (pool, tennis courts, greenbelts, etc.): _____
Are there any user fees for the common facilities? ___ yes ___ no If yes, describe: _____
Name and contact information of any other association to which the Property is subject: _____

___ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

___ Any lawsuits or other legal proceedings directly or indirectly affecting the Property.

___ Any condition on the Property which materially affects the health or safety of an individual.

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Section 4. Other Information.

(1) Water to the Property is supplied by: ___ city ___ MUD ___ WCID ___ co-op ___ well (location: _____)

(2) The type of roof on the Property is: ___ composition shingle ___ wood shingle ___ flat (tar & gravel) ___ metal ___ other _____ Approx. Age: _____ years

(3) If the Property is a condominium or townhome, describe parking spaces (numbers, if assigned, location): _____

(4) Describe the location and number of the mailbox: _____

(5) Provide any alarm codes, garage door codes, access codes, gate codes, common facility codes: _____

(6) Describe the location of:
heating & cooling filters: _____ filter size(s): _____
electrical breakers: _____
water shut-off valve: _____ gas shut-off valve: _____

(7) There ___ are ___ are not written warranties in effect for the Property or any appliances. Attach copies.

(8) Provide the names and phone numbers of the current providers to the Property:

- Electricity: _____ Ph: _____
- Gas: _____ Ph: _____
- Water & Sewer: _____ Ph: _____
- Telephone: _____ Ph: _____
- Cable: _____ Ph: _____
- Garbage: _____ Ph: _____
- Pool Service: _____ Ph: _____
- Alarm: _____ Ph: _____
- Landscaping: _____ Ph: _____

Signature of Owner _____ Date _____ Signature of Owner _____ Date _____