



# RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS) TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")

 <p><b>ARIZONA</b> ASSOCIATION OF <b>REALTORS®</b> REAL SOLUTIONS REALTOR® SUCCESS.</p>	<p>The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.</p>	
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- This is an Addendum to the SPDS dated: \_\_\_\_\_
- Seller: James J and Sheryl A , Hirschfield Family Limited Par
- Property address: 10402 N 9th Ave, Phoenix, AZ 85021-0705
- Number of County Assessor Parcel Numbers for the Premises: \_\_\_\_\_
- Tax Parcel Numbers: \_\_\_\_\_

6.  YES  NO Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales?

7.  YES  NO Are you aware of whether an application for a Public Report has ever been filed affecting the Premises? If so, when? \_\_\_\_\_

10. Are you aware of any of the following affecting access or use of the Property?

- |   |  |
|---|--|
| 11. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Access Easements                         |
| 12. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Utility Easements                        |
| 13. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Reciprocal Easement Agreement            |
| 14. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Restrictions on Legal or Physical Access |
| 15. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Shared Use Agreements                    |
| 16. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Shared Fences/Walls                      |
| 17. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Shared Driveways                         |
| 18. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Shared Signage                           |
| 19. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Leased Parking                           |
| 20. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Grandfathered Uses                       |
| 21. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Association Agreements                   |
| 22. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Other (describe) _____                   |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).  
 24. \_\_\_\_\_  
 25. \_\_\_\_\_

## 26. COMPLIANCE WITH LAW/LEGAL MATTERS

27. Are you aware of:

28.  YES  NO Any tenant bankruptcy proceedings?

29. Any violations of laws or regulations of the following:

- |   |   |
|---|---|
| 30. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Zoning  |
| 31. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Building Code   |
| 32. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Occupational Safety and Health Administration (OSHA)                                      |
| 33. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Utility Service   |
| 34. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Sanitary Health Regulations   |
| 35. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Swimming Pools  |
| 36. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Covenants, Conditions and Restrictions (CC&R's)   |
| 37. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Americans With Disabilities Act (ADA)   |
| 38. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Have you ever received any notice of non-compliance of any type relating to the Premises? |

39. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have  
 40. pertaining to such matters. (Attach additional sheets if necessary).  
 41. \_\_\_\_\_  
 42. \_\_\_\_\_



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43. CONTRACTUAL OBLIGATIONS

44. Are you aware of any of the following contractual obligations affecting the property?

- 45. YES NO Tenant Leases or Subleases
46. YES NO Alarm/Security System Agreements
47. YES NO Property Management Agreements
48. YES NO Leased Equipment
49. YES NO Service Agreements such as landscaping, garbage/waste disposal
50. YES NO Water Treatment Agreements
51. YES NO Communications Systems or Cable System Agreements
52. YES NO Other Equipment or Service Contracts or Agreements (describe)

53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
54.
55.

56. ENVIRONMENTAL FACTORS

57. Are you aware of any of the following environmental factors affecting the property?

- 58. YES NO Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past?
59.
60.
61. YES NO High voltage distribution towers or lines?
62. YES NO Drywell (drainage)? If yes, Registration #

63. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).
64.
65.
66.

67. REPORTS/STUDIES

68. Do you have any of the following items concerning the Property?

- 69. YES NO Soils Test Report
70. YES NO Land Survey
71. YES NO Flood Plain Report
72. YES NO Septic/Waste Disposal Reports/Certifications
73. YES NO Registrations of Wells
74. YES NO Environmental Site Assessments or Studies
75. YES NO Title Reports
76. YES NO Other

77. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
78.
79.

80. OTHER ISSUES

81. Are you aware of:

- 82. YES NO Security lighting in parking and/or common areas?
83. YES NO Any recorded and/or unrecorded liens against the Property?
84. YES NO The Property being located in a designated historical district?
85. YES NO Any proposed land use changes relating to the adjacent or nearby Property, such as:
86. YES NO new developments, zoning changes, or land trades?

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**87. SELLER CERTIFICATION:**

88. Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed.

89. [Signature] 9/16/18 MO/DA/YR [Signature] 9/16/18 MO/DA/YR  
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

90. James J and Sheryl A Hirschfield Family Limited Par  
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

91. REVIEWED AND UPDATED (INITIALS): [Initials] [Initials] DATE: 9-16-18  
SELLER SELLER MO/DA/YR

**92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:**

93. \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ MO/DA/YR  
^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

94. \_\_\_\_\_  
BUYER'S NAME PRINTED BUYER'S NAME PRINTED

**For Broker Use Only:**  
Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
(Added February 2012) MO/DA/YR

