

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



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- 1. This is an Addendum to the SPDS dated: 10/3/2019
- 2. Seller: Julie Anderson
- 3. Property address: 2331 E Pueblo Ave Phoenix, AZ 85040
- 4. Number of County Assessor Parcel Numbers for the Premises: n/a
- 5. Tax Parcel Numbers: 122-35-059

8. 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?

9. 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?

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Access Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Easements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reciprocal Easement Agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Restrictions on Legal or Physical Access |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Use Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Fences/Walls |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Driveways |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shared Signage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leased Parking |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grandfathered Uses |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Association Agreements <u>none</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other (describe) _____ |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
n/a

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:

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Zoning |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building Code |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupational Safety and Health Administration (OSHA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Service |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sanitary Health Regulations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Swimming Pools |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Covenants, Conditions and Restrictions (CC&R's) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Americans With Disabilities Act (ADA) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 pertaining to such matters. (Attach additional sheets if necessary).
n/a

41. _____

42. _____

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43. CONTRACTUAL OBLIGATIONS

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

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tenant Leases or Subleases |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Alarm/Security System Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Property Management Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leased Equipment |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Service Agreements such as landscaping, garbage/waste disposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Treatment Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Communications Systems or Cable System Agreements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Equipment or Service Contracts or Agreements (describe) <u>none</u> |
53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
 54. n/a
 55. _____

56. ENVIRONMENTAL FACTORS

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

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | High voltage distribution towers or lines? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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
 64. pertaining to such matters. (Attach additional sheets if necessary).
 65. n/a
 66. _____

67. REPORTS/STUDIES

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

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soils Test Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land Survey |
| <input type="checkbox"/> | <input type="checkbox"/> | Flood Plain Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic/Waste Disposal Reports/Certifications |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Registrations of Wells |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Environmental Site Assessments or Studies |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Title Reports <u>n/a</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other _____ |
77. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
 78. n/a
 79. _____

80. OTHER ISSUES

81. Are you aware of:

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Security lighting in parking and/or common areas? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any recorded and/or unrecorded liens against the Property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Property being located in a designated historical district? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any proposed land use changes relating to the adjacent or nearby Property, such as:
86. <u>new developments, zoning changes, or land trades?</u> |

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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.	<i>JULIE ANDERSON</i>	10/4/2019			
	^ SELLER'S SIGNATURE	MO/DA/YR		^ SELLER'S SIGNATURE	MO/DA/YR

90.	_____	_____	_____	_____	_____
	SELLER'S NAME PRINTED		SELLER'S NAME PRINTED		

91. **REVIEWED AND UPDATED (INITIALS):** _____ **DATE:** _____

SELLER SELLER MO/DA/YR

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

93.	_____	_____	_____	_____
	^ BUYER'S SIGNATURE	MO/DA/YR	^ BUYER'S SIGNATURE	MO/DA/YR

94.	_____	_____	_____	_____
	BUYER'S NAME PRINTED		BUYER'S NAME PRINTED	

<p>For Broker Use Only:</p> <p>Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____</p> <p><small>(Added February 2012)</small></p>
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