

**Seller's Property Condition Disclosure Law Exemptions**

MLS# \_\_\_\_\_

The law requiring a Seller's Disclosure applies to all residential (not commercial) properties (1-4 units) with the following exemptions: **INITIAL ONE** and **SIGN FORM**:

- \_\_\_\_\_ (1) pursuant to court order including transfers in administration of an estate, pursuant to a writ of execution, by foreclosure sale, by a trustee in bankruptcy, by a receiver, by eminent domain, and resulting from a decree for specific performance;
- \_\_\_\_\_ (2) to a mortgagee from the mortgagor or his successor in interest in a mortgage if the indebtedness is in default, by a trustee pursuant to a deed of trust or to a mortgagee pursuant to a mortgage if the indebtedness is in default, by a trustee under a mortgagee pursuant to a foreclosure sale, or by a mortgagee who has acquired the real property at a sale conducted pursuant to a judgment and order of foreclosure;
- \_\_\_\_\_ (3) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- \_\_\_\_\_ (4) from one or more co-owners solely to one or more other co-owners;
- \_\_\_\_\_ (5) made solely to a spouse or a person or persons in the lineal line of consanguinity of one or more transferors;
- \_\_\_\_\_ (6) between spouses resulting from a divorce decree or support order or marital property distribution order;
- \_\_\_\_\_ (7) made by virtue of the record owner's failure to pay federal, state, or local taxes;
- \_\_\_\_\_ (8) to or from the federal government;
- \_\_\_\_\_ (9) to the State, its agencies and departments, and its political subdivisions including school districts;
- \_\_\_\_\_ (10) new construction;
- \_\_\_\_\_ (11) real property sold at public auction;
- \_\_\_\_\_ (12) to a residential trust; and
- \_\_\_\_\_ (13) between parties when both parties agree in writing not to complete a disclosure statement.
- \_\_\_\_\_ (14) vacation time sharing plan;
- \_\_\_\_\_ (15) vacation multiple ownership interest;

\_\_\_\_\_ Seller has filled out Seller Property Condition Disclosure but does not want to be uploaded to MLS.  
*Please upload this exemption form in lieu of the Sellers Property Condition Disclosure into MLS*

<b>Seller(s) Signature</b>	<b>Witness</b>	<b>Date</b>
<b>Buyer(s) Signature</b>	<b>Witness</b>	<b>Date</b>

