

## Unimproved Property Disclosure Statement

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- 1 **Property Description/Address** \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_
- 4 1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean  
 5 Water Act? Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 6 a. Is a determination pending? Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 7 b. If pending, what was the date the determination was requested? \_\_\_\_\_  
 8 c. By whom was the determination requested? (Seller or Agent & name) \_\_\_\_\_
- 9 The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this  
 10 federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or  
 11 building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by  
 12 the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges  
 13 a Section 404 permit.
- 14 2. Is a survey of the property available? Yes \_\_\_ No \_\_\_ If yes, indicate the date of the survey. \_\_\_\_\_
- 15 3. Is an environmental audit available? Yes \_\_\_ No \_\_\_ If yes, indicate the date of the audit. \_\_\_\_\_
- 16 4. Are you aware of the existence of any of the following?  
 17 Encroachments Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Standing water Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 18 Easements Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Bluff/Erosion Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 19 Soil Problems Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Subsoil problems Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 20 Flood Zone Yes \_\_\_ No \_\_\_ Unknown \_\_\_ Land Fill Yes \_\_\_ No \_\_\_ Unknown \_\_\_
- 21 5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc.  
 22 Yes \_\_\_ No \_\_\_ If yes, please explain: \_\_\_\_\_
- 23 6. Has the property ever flooded? Yes \_\_\_ No \_\_\_ Unknown \_\_\_ . Is Flood Elevation known? Yes \_\_\_ No \_\_\_  
 24 \*Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.
- 25 7. Are there any rights of way easements, etc. that affect your ownership interest in the property? Yes \_\_\_ No \_\_\_  
 26 If yes, explain: \_\_\_\_\_
- 27 8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 28 If yes, explain: \_\_\_\_\_
- 29 9. Is there any existing or threatening legal action affecting the property? Yes \_\_\_ No \_\_\_ Unknown \_\_\_  
 30 If yes, explain: \_\_\_\_\_

31 ***I/We attest that these statements are true and correct to the best of my/our knowledge and acknowledge receipt of copy hereof.***

32 \_\_\_\_\_  
 33 **Owner/Seller Signature** **Date** **Owner/Seller Signature** **Date**

34 Signature lines below are to be used in executing the Contract for Sale and Purchase of Real Property with an offer date of  
 35 \_\_\_\_\_ .  
 36 \_\_\_\_\_

37 **Buyer Signature** **Date** **Buyer Signature** **Date**

NOTE: This form is provided by MAR to its members for their use in real estate transactions and is to be used as is. By using this form, you agree and covenant not to alter, amend, or edit said form or its content, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. These forms are provided with the understanding that the publisher does not engage in rendering legal, accounting, or other professional service.

