

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**

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