

**NOTICE:** THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY BEFORE THE SIGNING OF A CONTRACT. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS-IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE THE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

**Property Address:** \_\_\_\_\_

**City, State & Zip Code:** \_\_\_\_\_

**Seller's Name:** \_\_\_\_\_

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of \_\_\_\_\_, 20\_\_\_\_. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation in the additional information area of this form.

YES	NO	N/A	
1. _____	_____	_____	Seller has occupied the property within the last 12 months. (If "no," please identify capacity or explain relationship to property). _____
2. _____	_____	_____	Currently have flood insurance on the property.
3. _____	_____	_____	I am aware of flooding or recurring leakage problems in the crawlspace or basement.
4. _____	_____	_____	I am aware that the property is located in a flood plain.
5. _____	_____	_____	I am aware of material defects in the basement or foundation (including cracks and bulges).
6. _____	_____	_____	I am aware of leaks or material defects in the roof, ceilings, or chimney.
7. _____	_____	_____	I am aware of material defects in the walls or floors.
8. _____	_____	_____	I am aware of material defects in the electrical system.
9. _____	_____	_____	I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).
10. _____	_____	_____	I am aware of material defects in the well or well equipment.
11. _____	_____	_____	I am aware of unsafe conditions in the drinking water.
12. _____	_____	_____	I am aware of material defects in the heating, air conditioning, or ventilating systems.
13. _____	_____	_____	I am aware of material defects in the fireplace or wood-burning stove.
14. _____	_____	_____	I am aware of material defects in the septic, sanitary sewer, or other disposal system.
15. _____	_____	_____	I am aware of harmful concentrations of radon on the premises.
16. _____	_____	_____	I am aware of harmful concentrations of or unsafe conditions relating to asbestos on the premises.
17. _____	_____	_____	I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.
18. _____	_____	_____	I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
19. _____	_____	_____	I am aware of current infestations of termites or other wood-boring insects.
20. _____	_____	_____	I am aware of a structural defect caused by previous infestations of termites or other wood-boring insects.
21. _____	_____	_____	I am aware of underground fuel storage tanks on the property.
22. _____	_____	_____	I am aware of boundary or lot line disputes.
23. _____	_____	_____	I have received notice of violation of local, state, or federal laws or regulations relating to this property, which violation has not been corrected.
24. _____	_____	_____	I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act.

**Note:** These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

**Note:** These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary: \_\_\_\_\_

\_\_\_\_\_  
Check here if additional pages used. Seller certifies that seller has prepared this report and certifies that the information provided is based on the actual notice or actual knowledge of the seller without

any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property. **THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.**

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_

THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS-IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

**Prospective Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**Prospective Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

# Residential Real Property Disclosure Report

**Tobias Bleicker**



## **Residential Real Property Disclosure Report:**

Real Estate Sales Michael E. Byczek, 2024-06-18 Learn how to buy or sell real estate in Illinois without a broker or attorney The following sample documents that are part of a residential sales contract in Illinois are included all written and prepared by the author 1 Sixteen page sales contract 2 One page Bill of Sale 3 One page counteroffer form There are several state and federal mandatory disclosure forms and or pamphlets that must be given to the buyer These forms are discussed along with information about where to find downloadable copies from official government sources These forms are written and prepared by the government 1 Federal Lead based paint disclosure form 2 Federal Lead based paint disclosure pamphlet 3 Illinois Radon gas disclosure form 4 Illinois Radon gas disclosure pamphlet 5 Illinois property condition disclosure form These documents are explained in tutorial format to understand the components of a real estate transaction using the sales contract to explain the process Also included is a brief summary of legal requirements before and after the contract is signed along with helpful tips about how to market the property determine a fair asking price and take prospective buyers on a property tour Tips include how to disclose the presence of home security systems while on a property tour steps to stay safe while preventing those pretending to be prospective buyers from gaining access to your property and avoiding scams to sign a sales contract Relevant laws are included such as anti discrimination and federal lead paint disclosures The sales contract includes provisions for an AS IS sale Terms that you will read about include as is condition short sale inspections repairs mortgage contingency title insurance surveys lead paint radon gas property defects bill of sale for personal property earnest money utility costs VA FHA loans and real estate taxes Also included is a brief tutorial for artificial intelligence to buy or sell real estate without a broker or attorney using AI chatbot platforms ChatGPT Claude and Gemini While only valid for Illinois anybody can use this information to learn the legal requirements of a a real estate sales transaction and use the documents as a template to write your own You may also modify these documents to suit your preferences You don t need to be an attorney to write your own legal documents just make sure the final version is accurate and valid You don t need to be a real estate broker to market your own property for sale or engage with prospective buyers Neither do you need a broker to purchase real estate as a buyer The author Michael E Byczek has been a licensed Illinois real estate broker since 2003 Chicago IL He manages his own real estate business <https://byczekbrokerage.com> and has also been a licensed attorney <https://byczeklaw.com> since 2007

**Case Report** Illinois. General Assembly. Legislative Reference Bureau, 2001      **HUD's Government-insured Mortgages** United States. Congress. Senate. Committee on Governmental Affairs. Permanent Subcommittee on Investigations, 2000      **Hearings, Reports and Prints of the Senate Committee on Banking, Housing and Urban Affairs** United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs, 1980

Laws of the State of Illinois Illinois, 2009      *Oregon Real Estate License Exam Prep* Stephen Mettling, David Cusic, Ryan Mettling, Christine Cox, 2023-02-02 Features of Oregon Real Estate License Exam Prep OR RELEP National Principles Law

Key Point Review 60 pages Real Estate Math Key Formula Review Practice 20 pages Oregon Specific Laws and Practices 35 pages National Practice Tests 500 questions Oregon Practice Tests 130 questions Oregon Sample Exam 100 questions We know the real estate licensing exam can be tough and very nerve wracking to prepare for That s why we created Oregon Real Estate License Exam Prep OR RELEP the way we did Since we have been managing real estate schools and developing curriculum for forty years we know how all this works or fails to work OR RELEP is comprehensive in that it contains both key content review and testing practice And the text review is Oregon specific not just simplistic national content but terse relevant and accurate Oregon laws and regulations presented as a well organized set of state key point reviews ideal for pre test memorization But let s not dismiss the importance of the national content either OR RELEP s national key point reviews are a succinct compression of tested national principles and practices that comprise the national portion of state license exams from coast to coast Our content is drawn from our own national textbook Principles of Real Estate Practice one of the most widely used principles textbooks in the country Finally our national content as well as our question selection is further tailored to the state testing outline promulgated by PSI for Oregon Thus the breadth and depth of the law reviews and test questions reflect the topic emphasis of your state s testing service and your Oregon license exam A word about the test questions OR RELEP s testing practice section consists of ten national practice tests seven state practice tests and one state exam sample test The practice tests are roughly 50 questions in length and the sample test is 100 questions The test questions are designed to cover the content covered by the law reviews which reinforces your learning of the total body of information tested by your state exam The questions are direct to the point and designed to test your understanding When you have completed a given test you can check your answers against the answer key in the appendix You may also note that each question s answer is accompanied by a brief explanation or rationale to further reinforce your understanding In the end as you know it s all up to you Unlike other publications we are not going to tell you that using this book will guarantee that you pass your state exam It still takes hard work and study to pass But we have done our best here to get you ready

Following that the most we can do is wish you the best of success in taking and passing your Oregon real estate exam So good luck

**Illinois Real Estate License Exam Prep** Stephen Mettling, David Cusic, Ryan Mettling, 2024-11-20 Features of Performance Programs Company s Illinois Real Estate License Exam Prep IL RELEP National Principles Law Key Point Review 60 pages Real Estate Math Key Formula Review Practice 20 pages Illinois Specific Laws and Regulations Key Point Review 32 pages National Practice Tests 500 questions Illinois Practice Tests 125 questions Illinois Sample Exam 100 questions We know the real estate licensing exam can be tough and very nerve wracking to prepare for That s why we created the Illinois Real Estate License Exam Prep IL RELEP the way we did Since we have been managing real estate schools and developing curriculum for forty years we know how all this works or fails to work IL RELEP is comprehensive in that it contains both key content review and testing practice And the text review is Illinois specific not just simplistic national

content but terse relevant and accurate Illinois laws and regulations presented as a well organized set of state key point reviews ideal for pre test memorization But let s not dismiss the importance of the national content either IL RELEP s national key point reviews are a succinct compression of tested national principles and practices that comprise the national portion of state license exams from coast to coast Our content is drawn from our own national textbook Principles of Real Estate Practice one of the most widely used principles textbooks in the country Finally our national content as well as our question selection is further tailored to the state testing outline promulgated by PSI for Illinois Thus the breadth and depth of the law reviews and test questions reflect the topic emphasis of your state s testing service and your Illinois license exam A word about the test questions IL RELEP s testing practice section consists of ten national practice tests three state practice tests and one state exam sample test The practice tests are roughly 50 questions in length and the sample test is 100 questions The test questions are designed to cover the content covered by the law reviews which reinforces your learning of the total body of information tested by your state exam The questions are direct to the point and designed to test your understanding When you have completed a given test you can check your answers against the answer key in the appendix You may also note that each question s answer is accompanied by a brief explanation or rationale to further reinforce your understanding In the end as you know it s all up to you Unlike other publications we are not going to tell you that using this book will guarantee that you pass your state exam It still takes hard work and study to pass But we have done our best here to get you ready Following that the most we can do is wish you the best of success in taking and passing your Illinois real estate exam So good luck For students looking for a more comprehensive Illinois principles textbook we publish Principles of Real Estate Practice in Illinois [Principles of Real Estate Practice in Illinois](#) Stephen Mettling,David Cusic,Ryan Mettling,Joy Stanfill,2024-12-03 Performance Programs Company s Principles of Real Estate Practice in Illinois contains the essentials of the national and Illinois real estate law principles and practices necessary for basic competence as a real estate professional and as mandated by Illinois license law It is based on our highly successful and popular national publication Principles of Real Estate Practice which is in use in real estate schools nationwide The text is tailored to the needs of the pre license student It is designed to make it easy for students to learn the material and pass their real estate exam prepare students for numerous career applications stress practical rather than theoretical skills and knowledge Principles of Real Estate Practice in Illinois is streamlined direct and to the point It includes multiple learning reinforcements It has a student oriented organization both within each chapter and from chapter to chapter Its examples and exercises are grounded in the authors many years in real estate education Table of Contents The Real Estate Business Rights in Real Estate Interests and Estates Ownership Encumbrances and Liens Transferring and Recording Title to Real Estate Leasing Essentials Land Use Planning and Control Legal Descriptions Fundamentals of Contract Law National Agency Listing Agreements An Overview General Brokerage Practices Overview of Conveyance Contracts Real Estate Market Economics Appraising and Estimating

Market Value Real Estate Finance Real Estate Investment Real Estate Taxation Professional Practices Closings Risk Management Property Management Real Estate Mathematics Illinois Licensing Regulation Acquiring Maintaining a License Regulation of Business Practice Agency Relationships Disciplinary Rules and Procedures Other Illinois Laws and Practices Glossary of General Real Estate Terms Index For students looking for an Illinois exam prep book we also publish Illinois Real Estate License Exam Prep All in One Review and Testing to Pass Illinois PSI Real Estate Exam Property Roger Bernhardt, Joyce D. Palomar, 2005 This new first year casebook is a unique blend of cases and real world problems The authors nationally known for bridging the gap between theory and practice and collectively possessing more than 150 semesters of teaching first year property have created a book using thoughtful decisions by judges wrestling with contemporary problems This casebook concentrates on issues that are meaningful to students today as learners and will be vital to them later as attorneys The authors have selected opinions that are intelligible as well as concise so as to be quickly understood Scarce class time is thereby made available to apply those rules to contemporary problems Excerpts from opinions in related cases statutes and relevant articles follow each primary case to provide comprehensive overviews of every topic Professors will find the extensive Teacher s Manual a fitting companion It contains over 5 000 questions to put to students questions that require them to apply the rules rather than to merely recite what the cases held Its availability on line offers professors the convenience of editing printing and taking these materials as notes directly into the classroom Click here to request access to the online teacher s manual Analysis of Home Mortgage Di[s]closure Act Data from Three Standard Metropolitan Statistical Areas, 1980 **Laws of the State of Illinois Enacted by the ... General Assembly at the Extra Session ...** Illinois, 2014 **Illinois Appellate Reports** Illinois. Appellate Court, Stephen Davis Porter, 2011 **Modern Real Estate Practice in Illinois** Filmore Galaty, Robert C Kyle, Wellington J Allaway, 2005-01-20 This popular text reflects the latest changes in Illinois law including detailed discussions on escrow record keeping and the Real Estate Appraiser Licensing Act *Home Mortgage Disclosure Amendments of 1980: Proceedings of February 19, and March 3, 1980* United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs, 1980 West's Smith-Hurd Illinois Compiled Statutes Annotated Illinois, 2001 *Manual of Laws Affecting Federal Credit Unions*, 1978 **Manual of Laws Affecting Federally Insured State Credit Unions** United States. National Credit Union Administration, 1978 **McKinney's Session Laws of New York** New York (State), 2001 Comprising authentic text of the laws together with other valuable legislative and executive material Modern Real Estate Practice in North Carolina Galaty, Wellington J. Allaway, Robert C. Kyle, 2003 The leader in North Carolina real estate education this fundamentals text helps students prepare for their licensing exams and for their careers as real estate professionals Highlights include a new appendix including the North Carolina license law commission rules trust account guidelines and the license law and rule comments new math solutions added to the answer key for all math problems and Instructor Resources including a testbank with more

than 500 questions and PowerPoint presentations      California Real Estate Practice William H. Pivar, Lowell Anderson, Daniel Otto, 2003-10 Building on industry fundamentals this new edition provides the skills a student needs to build a successful real estate practice The text explores issues facing professionals including advertising qualifying prospects loan applications investment analysis competitive market analysis and using the Internet in practice 493 pages 2004 copyright Chapters include Instructor Note Student Enrichment Exercises Power Point Presentations Chapter 1 Getting Started in Real Estate Chapter 2 Ethics Fair Housing and Trust Funds Chapter 3 Mandatory Disclosures Chapter 4 Prospecting Chapter 5 Listing Presentation Package Chapter 6 Listing Presentations Chapter 7 Servicing The Listing Chapter 8 Advertising Chapter 9 The Buyer and The Property Showing Chapter 10 Obtaining the Offer and Creating the Sales Agreement Chapter 11 From Offer To Closing Chapter 12 Real Estate Financing Chapter 13 Escrow and Title Insurance Chapter 14a Taxation Chapter 14b Taxation cont Chapter 15 Property Management and Leasing Chapter Quiz Answer Keys Mini Quizzes for All Chapters Mini Quiz Answer Keys

This book delves into Residential Real Property Disclosure Report. Residential Real Property Disclosure Report is a crucial topic that needs to be grasped by everyone, ranging from students and scholars to the general public. This book will furnish comprehensive and in-depth insights into Residential Real Property Disclosure Report, encompassing both the fundamentals and more intricate discussions.

1. The book is structured into several chapters, namely:
    - Chapter 1: Introduction to Residential Real Property Disclosure Report
    - Chapter 2: Essential Elements of Residential Real Property Disclosure Report
    - Chapter 3: Residential Real Property Disclosure Report in Everyday Life
    - Chapter 4: Residential Real Property Disclosure Report in Specific Contexts
    - Chapter 5: Conclusion
  2. In chapter 1, the author will provide an overview of Residential Real Property Disclosure Report. This chapter will explore what Residential Real Property Disclosure Report is, why Residential Real Property Disclosure Report is vital, and how to effectively learn about Residential Real Property Disclosure Report.
  3. In chapter 2, this book will delve into the foundational concepts of Residential Real Property Disclosure Report. This chapter will elucidate the essential principles that need to be understood to grasp Residential Real Property Disclosure Report in its entirety.
  4. In chapter 3, this book will examine the practical applications of Residential Real Property Disclosure Report in daily life. The third chapter will showcase real-world examples of how Residential Real Property Disclosure Report can be effectively utilized in everyday scenarios.
  5. In chapter 4, the author will scrutinize the relevance of Residential Real Property Disclosure Report in specific contexts. This chapter will explore how Residential Real Property Disclosure Report is applied in specialized fields, such as education, business, and technology.
  6. In chapter 5, this book will draw a conclusion about Residential Real Property Disclosure Report. The final chapter will summarize the key points that have been discussed throughout the book.
- The book is crafted in an easy-to-understand language and is complemented by engaging illustrations. This book is highly recommended for anyone seeking to gain a comprehensive understanding of Residential Real Property Disclosure Report.

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## **Residential Real Property Disclosure Report Introduction**

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