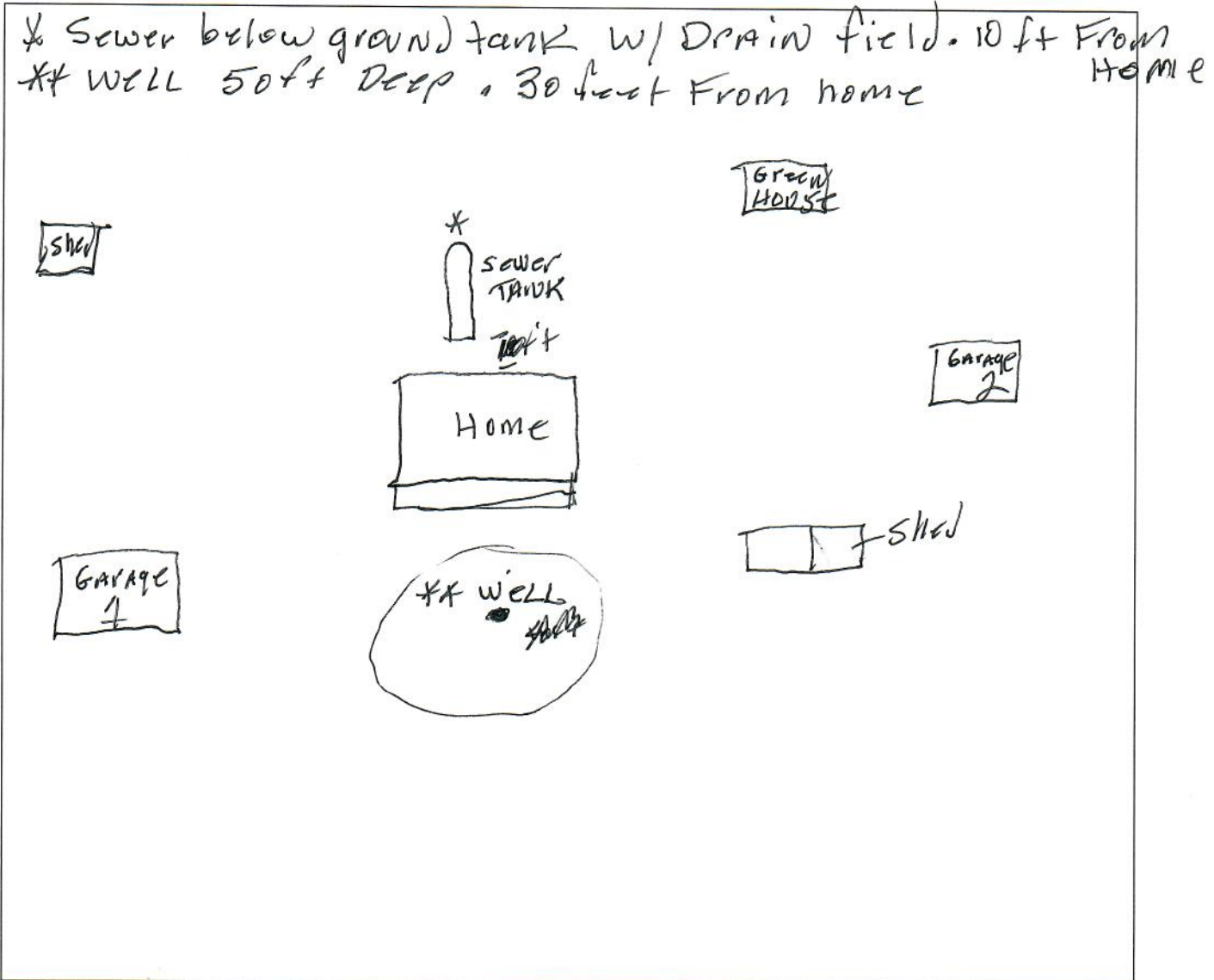




### LOCATION MAP

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- 1. Page \_\_\_\_\_ of \_\_\_\_\_ pages
- 2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.
- 3.  SUBSURFACE SEWAGE TREATMENT SYSTEM  WELL  METHAMPHETAMINE PRODUCTION AREA  
(Check all that apply.)
- 4. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
- 5. Property located at 10418 Luebeck Dr., Park Rapids, MN 56470
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial: Stacy Kluge 7/26/21  
 (Seller) (Date) (Buyer) (Date)

10. \_\_\_\_\_  
 (Seller) (Date) (Buyer) (Date)

11. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER





## DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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1. Date July 26th, 2021
2. Page 1 of \_\_\_\_\_ pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at 10418 Luebeck Dr
6. City of Park Rapids, County of Hubbard
7. State of Minnesota, Zip Code 56470, legally described as follows or on attached sheet:
8. S7/T142/R035 home on approximately 12 +/- acres see attached legal description ("Property").
9. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
- 10.
11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
12. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
13. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.**
14. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses
15. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
16. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
17. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
18. or entity in connection with any actual or anticipated sale of the Property.
19. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
20. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
21. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
22. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
23. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
24. Buyer closed the purchase of the real property where the system is located.
25. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.
26. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates
27. subsurface sewage treatment systems for further information about these issues.
28. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a
29. disclosure and is not intended to be part of any contract between Buyer and Seller.
30. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (Check the appropriate boxes.)
31. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.
32. TYPE: (Check appropriate box(es) and indicate location on attached Location Map.)
33.  Septic Tank:  with drain field  with mound system  seepage tank  with open end
34. Is this system a straight-pipe system?  Yes  No  Unknown
35.  Sealed System (holding tank)
36.  Other (Describe.): \_\_\_\_\_
37. Is the subsurface sewage treatment system(s) currently in use?  Yes  No
38. Is the above-described Property served by a subsurface sewage treatment system
39. located entirely within the Property boundary lines, including setback requirements?  Yes  No
40. If "No," please explain: \_\_\_\_\_
41. \_\_\_\_\_
42. Comments: \_\_\_\_\_
43. \_\_\_\_\_

DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

44. Page 2

45. Property located at 10418 Luebeck Dr Park Rapids 56470

46. Is the subsurface sewage treatment system(s) a shared system? [ ] Yes [X] No

47. If "Yes,"

48. (1) How many properties or residences does the subsurface sewage treatment system serve?

49. one

50. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? [ ] Yes [X] No

51. If "Yes," what is the annual maintenance fee? \$

52. NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may no longer comply with applicable sewage treatment system laws and rules.

54. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the compliance status of the subsurface sewage treatment system.

58. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.

59. When was the subsurface sewage treatment system installed? Home built EST 2003

60. Installer Name/Phone NA

61. Where is tank located? North of home - See map

62. What is tank size? NA

63. When was tank last pumped? 2020

64. How often is tank pumped? 5 years

65. Where is the drain field located? Back of home - North

66. What is the drain field size? NA

67. Describe work performed to the subsurface sewage treatment system since you have owned the Property.

68. None - Just pumped and checked.

70. Date work performed/by whom: Thielow - Park Rapids 2005?

72. Approximate number of: people using the subsurface sewage treatment system 2-3

74. showers/baths taken per week 10

75. wash loads per week 3

76. NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water used may affect the subsurface sewage treatment system performance.

78. Distance between well and subsurface sewage treatment system? 60 ft. EST

79. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?

80. (If "Yes," see attached notice.) [ ] Yes [X] No

81. Are there any known defects in the subsurface sewage treatment system? [ ] Yes [X] No

82. If "Yes," please explain:

83.

84.

**DISCLOSURE STATEMENT: SUBSURFACE  
SEWAGE TREATMENT SYSTEM**

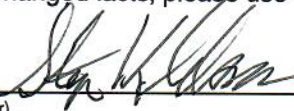
85. Page 3

86. Property located at 10418 Luebeck Dr Park Rapids 56470

87. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

88. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or  
89. assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in  
90. connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a real  
91. estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate  
92. licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer.  
93. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the  
94. real estate licensee must provide a copy to the prospective buyer.

95. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**  
96. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**  
97. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose  
98. new or changed facts, please use the *Amendment to Disclosure Statement* form.

99.  7/26/21 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

100. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

101. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment*  
102. *System and Location Map* and agree that no representations regarding facts have been made other than those made  
103. above.

104. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

105. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
106. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN-DS:SSTS-3 (8/19)



**DISCLOSURE STATEMENT: WELL**

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- 1. Date July 26th, 2021
- 2. Page 1 of \_\_\_\_\_ pages: THE REQUIRED MAP
- 3. IS ATTACHED HERE AND MADE A PART OF THIS
- 4. DISCLOSURE

5. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located.

15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further information about these issues. For additional information on wells, please visit the Minnesota Department of Health's website at [www.health.state.mn.us](http://www.health.state.mn.us).

19. **Instructions for completion of this form are on page three (3).**

20. **PROPERTY DESCRIPTION:** Street Address: 10418 Luebeck Dr,  
 21. City of Park Rapids, County of Hubbard,  
 22. State of Minnesota, Zip Code 56470.

23. **LEGAL DESCRIPTION:** S7/T142/R035 home on approximately 12 +/- acres see attached legal description  
 24. \_\_\_\_\_  
 25. \_\_\_\_\_ ("Property").

26. **WELL DISCLOSURE STATEMENT:** (Check appropriate boxes.)

27. Seller certifies that the following wells are located on the above-described real Property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
30. Well 1	<u>N/A</u>	<u>50</u>	<u>2003</u>	<u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Well 2	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Well 3	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. Is this property served by a well not located on the Property?  Yes  No

34. If "Yes," please explain: \_\_\_\_\_  
 35. \_\_\_\_\_

36. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 102-113. If a well is not in use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a well is operable and properly maintained, a maintenance permit is not required.**

40. If the well is, "Shared":  
 41. (1) How many properties or residences does the shared well serve? \_\_\_\_\_  
 42. (2) Who manages the shared well? \_\_\_\_\_  
 43. (3) Is there a maintenance agreement for the shared well?  Yes  No

44. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_

**DISCLOSURE STATEMENT: WELL**

46. Property located at 10418 Luebeck Dr Park Rapids 56470

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: OCT 2014 Test results attached?  Yes  No

49. Contaminated Well: Is there a well on the Property containing contaminated water?  Yes  No

50. Comments: \_\_\_\_\_

51. \_\_\_\_\_

52. \_\_\_\_\_

53. \_\_\_\_\_

54. \_\_\_\_\_

55. \_\_\_\_\_

56. \_\_\_\_\_

57. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

58. When was the well sealed? \_\_\_\_\_

59. Who sealed the well? \_\_\_\_\_

60. Was a Sealed Well Report filed with the Minnesota Department of Health?  Yes  No

61. **MAP: Complete the attached Location Map showing the location of each well on the real Property.**

62. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(/ies) in  
63. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

64. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

65. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing  
66. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity  
67. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to  
68. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real  
69. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective  
70. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective  
71. buyer, the real estate licensee must provide a copy to the prospective buyer.

72. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**  
73. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**  
74. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose  
75. new or changed facts, please use the *Amendment to Disclosure Statement* form.

76. Steve Kellner 6/26/2021 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

77. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

78. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well and Location Map* and  
79. agree that no representations regarding facts have been made other than those made above.

80. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

81. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
82. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

## DISCLOSURE STATEMENT: WELL

83. Page 3

### 84. INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

85. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise  
86. constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

87. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been  
88. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this  
89. date, you should have the unique well number in your property records. If you are unable to locate your unique well  
90. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number  
91. is available, please indicate the depth and year of construction for each well.

92. **WELL TYPE:** Use one of the following terms to describe the well type.

93. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use. Examples  
94. of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal wells.

95. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically  
96. large-diameter wells connected to a large pressure distribution system.

97. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is  
98. typically used to access groundwater for the extraction of samples.

99. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction  
100. or use of underground spaces.

101. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract  
102. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat  
103. loops).

104. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

105. **IN USE:** A well is "in use" if the well is operated on a daily, regular, or seasonal basis. A well in use includes  
106. a well that operates for the purpose of irrigation, fire protection, or emergency pumping.

107. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not been  
108. sealed by a licensed well contractor.

109. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material  
110. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has  
111. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry  
112. into the well. A "capped" well is not a "sealed" well.

113. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing  
114. contractor, check the well status as "not in use."

115. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,  
116. at (651) 201-4587 (metropolitan Minneapolis–St. Paul) or 1-800-383-9808 (greater Minnesota).

MN-DS:W-3 (8/19)



# DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date 07/26/2021
- 2. Page 1 of \_\_\_\_\_ pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

## 5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect  
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before  
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
 12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the  
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*  
 15. form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any**  
 16. **kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for**  
 17. **any inspections or warranties the party(ies) may wish to obtain.**

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:  
 19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a  
 20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,  
 21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
 23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any  
 24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it  
 26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of  
 27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does  
 28. not apply. "NO" may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or  
 30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your  
 31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.  
 32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 10418 Luebeck Dr

34. City of Park Rapids, County of Hubbard

35. State of Minnesota, Zip Code 56470 ("Property").

36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you  Acquire  Build the home? Oct 3 2014  
(Check one.)

38. (2) Type of title evidence:  Abstract  Registered (Torrens)  Unknown

39. Location of Abstract: Self

40. Is there an existing Owner's Title Insurance Policy?  Yes  No

41. (3) Have you occupied this home continuously during your ownership?  Yes  No

42. If "No," explain: \_\_\_\_\_

43. (4) Is the home suitable for year-round use?  Yes  No

44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)  Yes  No

45. (6) Does the Property include a manufactured home?  Yes  No

46. If "Yes," HUD #(s) is/are \_\_\_\_\_

47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation?  Yes  No



**DISCLOSURE STATEMENT: SELLER'S  
PROPERTY DISCLOSURE STATEMENT**

48. Page 2

**49. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

50. Property located at 10418 Luebeck Dr Park Rapids 56470

51. (7) Is the Property located on a public or a private road?  Public  Private  Public: no maintenance
52. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some
53. flood zones may require flood insurance.
54. (a) Do you know which zone the Property is located in?  Yes  No
55. If "Yes," which zone? \_\_\_\_\_
56. (b) Have you ever had a flood insurance policy?  Yes  No
57. If "Yes," is the policy in force?  Yes  No
58. If "Yes," what is the annual premium? \$ \_\_\_\_\_
59. If "Yes," who is the insurance carrier? \_\_\_\_\_
60. (c) Have you ever had a claim with a flood insurance carrier or FEMA?  Yes  No
61. If "Yes," please explain: \_\_\_\_\_
62. \_\_\_\_\_

**NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

68. Are there any
69. (9) encroachments?  Yes  No
70. (10) association, covenants, historical registry, reservations, or restrictions, that affect
71. or may affect the use or future resale of the Property?  Yes  No
72. (11) governmental requirements or restrictions that affect or may affect the use or future
73. enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)?  Yes  No
74. (12) easements, other than utility or drainage easements?  Yes  No
75. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:
76. HWY 71 easements, Luebeck Drive easement
77. \_\_\_\_\_

**B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they currently exist on the Property?

(ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

81. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)?  Yes  No
82. If "Yes," give details of what happened and when: \_\_\_\_\_
83. \_\_\_\_\_
84. (2) Have you ever had an insurance claim(s) against your Homeowner's
85. Insurance Policy?  Yes  No
86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? \_\_\_\_\_
87. \_\_\_\_\_
88. Did you receive compensation for the claim(s)?  Yes  No
89. If you received compensation, did you have the items repaired?  Yes  No
90. What dates did the claim(s) occur? \_\_\_\_\_

**DISCLOSURE STATEMENT: SELLER'S  
PROPERTY DISCLOSURE STATEMENT**

91. Page 3

**92. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

93. Property located at 10418 Luebeck Dr Park Rapids 56470

94. (3) (a) Has/Have the structure(s) been altered?  
 95. (e.g., additions, altered roof lines, changes to load-bearing walls)  Yes  No  
 96. If "Yes," please specify what was done, when, and by whom (owner or contractor):

97. \_\_\_\_\_  
 98. \_\_\_\_\_

99. (b) Has any work been performed on the Property? (e.g., additions to the  
 100. Property, wiring, plumbing, retaining wall, general finishing)  Yes  No  
 101. If "Yes," please explain: \_\_\_\_\_

102. Wiring - Fuse boxes - old PAK - New Boiler

103. (c) Are you aware of any work performed on the Property for which  
 104. appropriate permits were not obtained?  Yes  No  
 105. If "Yes," please explain: \_\_\_\_\_  
 106. \_\_\_\_\_

107. (4) Has there been any damage to flooring or floor covering?  Yes  No  
 108. If "Yes," give details of what happened and when: \_\_\_\_\_  
 109. \_\_\_\_\_

110. (5) Do you have or have you previously had any pets?  Yes  No  
 111. If "Yes," indicate type Dog - 10 pound - Non Allergy and number 1

112. (6) **THE FOUNDATION:** The type of foundation is (i.e., block, poured, wood, stone, other):  
 113. Cement walls 1st level

114. (7) **THE BASEMENT, CRAWLSPACE, SLAB:**

115. (a) cracked floor/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(e) leakage/seepage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
116. (b) drain tile problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(f) sewer backup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
117. (c) flooding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(g) wet floors/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
118. (d) foundation problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(h) other? _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

119. Give details to any questions answered "Yes": \_\_\_\_\_  
 120. \_\_\_\_\_  
 121. \_\_\_\_\_

122. (8) **THE ROOF:**

123. (a) What is the age of the roofing material?  
 124. Home: 12 years Est years Garage(s)/Outbuilding(s): 12 years Steel gables (2)

125. (b) Has there been any interior or exterior damage?  Yes  No  
 126. (c) Has there been interior damage from ice buildup?  Yes  No  
 127. (d) Has there been any leakage?  Yes  No  
 128. (e) Have there been any repairs or replacements made to the roof?  Yes  No

129. Give details to any questions answered "Yes": \_\_\_\_\_  
 130. \_\_\_\_\_



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**132. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

133. Property located at 10418 Luebeck Dr Park Rapids 56470

134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): VINYL

136. (b) cracks/damage?  Yes  No

137. (c) leakage/seepage?  Yes  No

138. (d) other?  Yes  No

139. Give details to any questions answered "Yes": \_\_\_\_\_

140. \_\_\_\_\_

**141. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:**

142. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition.

	Working Order				Working Order		
	NA	Yes	No		NA	Yes	No
147. Air-conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148. <input type="checkbox"/> Central <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Window <sup>(2)</sup>				<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
149. Air exchange system <u>H.A.T.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
150. Carbon monoxide detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151. Ceiling fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152. Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153. Clothes dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
154. Clothes washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery) <u>SAME</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155. Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156. Doorbell <u>SIL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159. Environmental remediation system				Trash compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160. (e.g., radon, vapor intrusion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161. Exhaust system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable system <u>FIBER OPTICS</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162. Fire sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV receiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163. Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164. Fireplace mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
165. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water purification system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
167. Garage door auto reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
168. Garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
169. Garage door opener remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
170. Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
171. Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
172. Heating system (supplemental)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173. Incinerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174. Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175. Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other <u>Boiler Felt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
176. Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other <u>Boiler wood</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
177. Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178. Pool and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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180. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

181. Property located at 10418 Luebeck Dr Park Rapids 56470

182. Are there any items or systems on the Property connected or controlled wirelessly,  
183. via internet protocol ("IP"), to a router or gateway or directly to the cloud?  Yes  No

184. Comments regarding issues in Section C: PAUL BUNYAN Fiber optic

185. \_\_\_\_\_

186. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**  
187. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

188. Seller  **DOES**  **DOES NOT** know of a subsurface sewage treatment system on or serving the above-described  
(Check one.)

189. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*  
190. *Subsurface Sewage Treatment System.*)

191.  There is an abandoned subsurface sewage treatment system on the above-described real Property.  
192. (See *Disclosure Statement: Subsurface Sewage Treatment System.*)

193. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)  
194. (Check appropriate box(es).)

195.  Seller does not know of any wells on the above-described real Property.

196.  There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well.*)

197.  This Property is in a Special Well Construction Area.

198.  There are wells serving the above-described Property that are not located on the Property.

199. (1) How many properties or residences does the shared well serve? \_\_\_\_\_

200. (2) Is there a maintenance agreement for the shared well?  Yes  No

201. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_

202. **F. PROPERTY TAX TREATMENT:**

203. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)

204. There  **IS**  **IS NOT** an exclusion from market value for home improvements on this Property. Any  
(Check one.)

205. valuation exclusion shall terminate upon sale of the Property, and the Property's estimated market value for  
206. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the  
207. resulting tax consequences.

208. Additional comments: \_\_\_\_\_

209. \_\_\_\_\_

210. **Preferential Property Tax Treatment**

211. Is the Property subject to any preferential property tax status or any other credits  
212. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,  
213. Non-Profit Status, RIM, Rural Preserve, etc.)  Yes  No

214. If "Yes," would these terminate upon the sale of the Property?  Yes  No

215. Explain: Disability

216. \_\_\_\_\_



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218. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

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220. G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code  
221. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must  
222. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

223. Seller represents that Seller  IS  IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,  
------(Check one.)-----  
224. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall  
225. survive the closing of any transaction involving the Property described here.

226. NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the  
227. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In  
228. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.  
229. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring  
230. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal  
231. Revenue Code.

232. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility  
233. for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding  
234. FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to  
235. assure either party whether the transaction is exempt from the FIRPTA withholding requirements.

236. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

237. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

238.  Seller is not aware of any methamphetamine production that has occurred on the Property.

239.  Seller is aware that methamphetamine production has occurred on the Property.

240. (See Disclosure Statement: Methamphetamine Production.)

241. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety  
242. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations  
243. are filed with the county recorder in each county where the zoned area is located. If you would like to determine  
244. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is  
245. located.

246. J. NOTICE REGARDING CARBON MONOXIDE DETECTORS: MN Statute 299F.51 requires Carbon Monoxide  
247. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not  
248. be personal property and may or may not be included in the sale of the home.

249. K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge.

250. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A  
251. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal  
252. remains or human burial grounds is guilty of a felony.

253. Are you aware of any human remains, burials, or cemeteries located on the Property?  Yes  No

254. If "Yes," please explain: \_\_\_\_\_

255. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in  
256. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN  
257. Statute 307.08, Subd. 7.

258. L. ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they  
259. currently exist on the Property?

- |      |                                     |                              |  |                                   |                              |  |
|------|-------------------------------------|------------------------------|--|-----------------------------------|------------------------------|--|
| 260. | (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (6) Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 261. | (2) Asbestos?                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (7) Mold?                         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 262. | (3) Diseased trees?                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (8) Soil problems?                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 263. | (4) Formaldehyde?                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (9) Underground storage tanks?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 264. | (5) Hazardous waste/substances?     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (10) Vapor intrusion?             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 265. | (11) Other? _____                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |                                   |                              |  |

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267. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

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269. (12) Have you ever been contacted or received any information from any governmental  
270. authority pertaining to possible or actual environmental contamination (e.g., vapor  
271. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property?  Yes  No

272. (13) Are you aware if there are currently, or have previously been, any orders issued  
273. on the Property by any governmental authority ordering the remediation of a  
274. public health nuisance on the Property?  Yes  No

275. If answer above is "Yes," all orders  HAVE  HAVE NOT been vacated.  
------(Check one.)-----

276. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.

277. \_\_\_\_\_

278. \_\_\_\_\_

279. M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

280. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL  
281. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends  
282. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can  
283. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

284. Every buyer of any interest in residential real property is notified that the property may present exposure to  
285. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.  
286. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading  
287. cause overall. The seller of any interest in residential real property is required to provide the buyer with any  
288. information on radon test results of the dwelling.

289. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota  
290. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and  
291. can be found at [www.health.state.mn.us/communities/environment/air/radon/radonre.html](http://www.health.state.mn.us/communities/environment/air/radon/radonre.html).

292. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts  
293. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN  
294. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by  
295. the court. Any such action must be commenced within two years after the date on which the buyer closed the  
296. purchase or transfer of the real Property.

297. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual  
298. knowledge.

299. (a) Radon test(s)  HAVE  HAVE NOT occurred on the Property.  
------(Check one.)-----

300. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most  
301. current records and reports pertaining to radon concentration within the dwelling:

302. \_\_\_\_\_

303. \_\_\_\_\_

304. (c) There  IS  IS NOT a radon mitigation system currently installed on the Property.  
------(Check one.)-----

305. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system  
306. description and documentation.

307. \_\_\_\_\_

308. \_\_\_\_\_

309. EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

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311. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

312. Property located at 10418 Luebeck Dr Park Rapids 56470

313. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of  
314. Seller's knowledge.

315. **Notices:** Seller  HAS  HAS NOT received a notice regarding any proposed improvement project from any  
316. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach  
317. and/or explain: \_\_\_\_\_  
318. \_\_\_\_\_

319. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an  
320. ordinary buyer's use or enjoyment of the Property or any intended use of the Property?  Yes  No

321. If "Yes," explain: \_\_\_\_\_  
322. \_\_\_\_\_

323. **O. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect  
324. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture  
325. leaving the home.

326. Examples of exterior moisture sources may be:

- 327. • improper flashing around windows and doors,
- 328. • improper grading,
- 329. • flooding,
- 330. • roof leaks.

331. Examples of interior moisture sources may be:

- 332. • plumbing leaks,
- 333. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 334. • overflow from tubs, sinks, or toilets,
- 335. • firewood stored indoors,
- 336. • humidifier use,
- 337. • inadequate venting of kitchen and bath humidity,
- 338. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 339. • line-drying laundry indoors,
- 340. • houseplants—watering them can generate large amounts of moisture.

341. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result  
342. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.  
343. Therefore, it is very important to detect and remediate water intrusion problems.

344. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to  
345. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious  
346. health problems, particularly in some immunocompromised individuals and people who have asthma or allergies  
347. to mold.

348. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you  
349. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the  
350. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your  
351. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the  
352. Property.

353. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory  
354. offender registry and persons registered with the predatory offender registry under MN Statute 243.166  
355. may be obtained by contacting the local law enforcement offices in the community where the property  
356. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of  
357. Corrections web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

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359. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

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361. **Q. ADDITIONAL COMMENTS:** \_\_\_\_\_

362. \_\_\_\_\_

363. **R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:**

364. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 365. (1) real property that is not residential real property;
- 366. (2) a gratuitous transfer;
- 367. (3) a transfer pursuant to a court order;
- 368. (4) a transfer to a government or governmental agency;
- 369. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 370. (6) a transfer to heirs or devisees of a decedent;
- 371. (7) a transfer from a co-tenant to one or more other co-tenants;
- 372. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 373. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 374. (10) a transfer of newly constructed residential property that has not been inhabited;
- 375. (11) an option to purchase a unit in a common interest community, until exercised;
- 376. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 377. (13) a transfer to a tenant who is in possession of the residential real property; or
- 378. (14) a transfer of special declarant rights under section 515B.3-104.

381. **MN STATUTES 144.496: RADON AWARENESS ACT**

382. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers  
383. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

384. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the  
385. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not  
386. waive, limit, or abridge any obligation for seller disclosure created by any other law.

387. **No Duty to Disclose:**

- 388. (A) There is no duty to disclose the fact that the Property
  - 389. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
  - 390. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  - 391. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
  - 392. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
  - 393. nursing home.
- 394. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to  
395. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely  
396. manner, provides a written notice that information about the predatory offender registry and persons  
397. registered with the registry may be obtained by contacting the local law enforcement agency where the  
398. property is located or the Department of Corrections.
- 399. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs  
400. (A) and (B) for property that is not residential property.
- 401. (D) **Inspections.**
  - 402. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
  - 403. Property if a written report that discloses the information has been prepared by a qualified third party
  - 404. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
  - 405. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
  - 406. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
  - 407. or investigation that has been conducted by the third party in order to prepare the written report.
  - 408. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
  - 409. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.



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411. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

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413. **S. SELLER'S STATEMENT:**

414. *(To be signed at time of listing.)*

415. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing  
416. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity  
417. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement  
418. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the  
419. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the  
420. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting  
421. the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

422. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**  
423. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**  
424. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

425. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

426. Stephen K. Libos 7/25/21 \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

427. **T. BUYER'S ACKNOWLEDGEMENT:**

428. *(To be signed at time of purchase agreement.)*

429. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree  
430. that no representations regarding facts have been made other than those made above. This Disclosure Statement  
431. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the  
432. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

433. The information disclosed is given to the best of Seller's knowledge.

434. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

435. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
436. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN:DS:SPDS-10 (8/20)



# Radon in Real Estate Transactions

**All Minnesota homes can have dangerous levels of radon gas.** Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, **any home can have high levels of radon.**

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

## Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

## Radon Facts

**How dangerous is radon?** Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

**Where is your greatest exposure to radon?** For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

**What is the recommended action based on my results?** If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.

## Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling".

## Radon Testing

Any test lasting less than three months requires **closed-house conditions**. This means keep all windows and doors closed, except for normal entry and exit.

**Before testing:** Begin closed-house conditions at least 12 hours before the start of the radon test.

**During testing:** Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

**Where should the test be conducted?** Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished.

### Place the test kit:

- twenty inches to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas or areas of high heat or humidity

### How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Here are the two most common.

#### Continuous Radon Monitor

This test is completed by a licensed radon measurement professional with a calibrated CRM for a minimum of 48 hours. The data is analyzed to ensure a valid test. A report is generated by the measurement professional.

#### Simultaneous Short-Term Testing

Two short-term test kits are used at the same time, placed 4 inches apart, for a minimum of 48 hours. Test kits are sent to the lab for analysis. The lab generates a report. The two test results are averaged to get the radon level.

**All radon tests should be conducted by a licensed professional.** This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these licensed radon measurement professionals can be found at MDH's Radon web site.

## Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a nationally certified and MDH-listed radon mitigation professional.

**Radon mitigation** is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,200 to \$2,500.

**After a radon mitigation system is installed** perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

**Radon Information on the Web:**  
[www.health.state.mn.us/radon](http://www.health.state.mn.us/radon)

Last Updated 1/2019

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