

Sale Agreement # \_\_\_\_\_



3.1 SELLER PROPERTY DISCLOSURE STATEMENT

1 If required under ORS 105.465, Seller shall deliver in substantially the following form the Seller's Property Disclosure Statement to
2 each Buyer who makes a written offer to purchase real property in this state.

3 INSTRUCTIONS TO THE SELLER

4 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you
5 provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should
6 date and sign each page of this disclosure statement and each attachment.

7 Each Seller of residential property described in ORS 105.465 must deliver this form to each Buyer who makes a written offer to
8 purchase. Under ORS 105.475 (4), refusal to provide this form gives the Buyer the right to revoke their offer at any time prior to closing
9 the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an
10 exclusion under ORS 105.470, fill out only Section 1.

11 An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the
12 condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding
13 the legal consequences of Seller's choice should be directed to a qualified attorney.

SECTION 1. EXCLUSION FROM ORS 105.462 TO 105.490

(DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470)

16 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill
17 out Section 2 of this form completely.

18 Initial only the exclusion you wish to claim.

19 This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or
20 installation permit(s) # \_\_\_\_\_, issued by \_\_\_\_\_.

21 This sale is by a financial institution that acquired the Property as custodian, Agent or trustee, or by foreclosure
22 or deed in lieu of foreclosure.

23 The Seller is a court-appointed receiver, personal representative, trustee, conservator or guardian.

24 This sale or transfer is by a governmental agency.

25 Signature(s) of Seller claiming exclusion

26 Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_
Scott Lee Megan D. Lee
27 Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

28 Signature(s) of Buyer to acknowledge Seller's claim

29 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_
30 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

SECTION 2. SELLER PROPERTY DISCLOSURE STATEMENT

(IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.)

NOT A WARRANTY

35 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
36 PROPERTY LOCATED AT 676 Breezy Way NE, Albany, OR 97322 ("THE PROPERTY").

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

Initials: SL MDL

Form 3.1 · Seller Property Disclosure Statement · Version 2025-1

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Sale Agreement # \_\_\_\_\_

**SELLER PROPERTY DISCLOSURE STATEMENT**



37 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE  
38 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE  
39 STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF  
40 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR  
41 PRIOR TO ENTERING INTO A SALE AGREEMENT.

42 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND  
43 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE  
44 OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS,  
45 BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

46 Seller  is occupying the Property; or  is not occupying the Property.

**I. SELLER REPRESENTATIONS**

47 The following are representations made by Seller and are not the representations of any financial institution that may have made or  
48 may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee  
49 engaged by Seller or Buyer.  
50

**DO NOT LEAVE ANY SPACES BLANK**

51 **If you mark "yes" on items with \*, attach a copy of item's document or explain yes answer on an attached sheet.**

**1. TITLE**

- 54 A. Do you have legal authority to sell the Property?  Yes  No  Unknown
- 55 B. Is title to the Property subject to any of the following:
  - 56 (1) First right of refusal  Yes\*  No  Unknown
  - 57 (2) Option  Yes\*  No  Unknown
  - 58 (3) Lease or rental agreement  Yes\*  No  Unknown
  - 59 (4) Other listing  Yes\*  No  Unknown
  - 60 (5) Life estate  Yes\*  No  Unknown
- 61 C. Is the Property being transferred an unlawfully established unit of land?  Yes\*  No  Unknown
- 62 D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?
  - 63  Yes\*  No  Unknown
- 64 E. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?
  - 65  Yes\*  No  Unknown
- 66 F. Are there any agreements for joint maintenance of an easement or right of way?
  - 67  Yes\*  No  Unknown
- 68 G. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?
  - 69  Yes\*  No  Unknown
- 70 H. Are there any pending or existing governmental assessments against the Property?
  - 71  Yes\*  No  Unknown
- 72 I. Are there any zoning violations or nonconforming uses?  Yes\*  No  Unknown
- 73 J. Is there a boundary survey for the Property?  Yes\*  No  Unknown
- 74 K. Are there any covenants, conditions, restrictions, or private assessments that affect the Property?
  - 75  Yes\*  No  Unknown
- 76 L. Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property
  - 77 is sold?  Yes\*  No  Unknown

**2. WATER**

- 79 A. Household water

**Buyer Initials** \_\_\_\_\_

**Seller Initials**

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**SELLER PROPERTY DISCLOSURE STATEMENT**



(1) The source of the water is (check ALL that apply):  
 Public     Community     Private     Other \_\_\_\_\_

(2) Water source information:  
a. Does the water source require a water permit?     Yes\*     No     Unknown  
    *If yes, do you have a permit?*     Yes     No     N/A  
b. Is the water source located on the Property?     Yes     No     Unknown  
    *If not, are there any written agreements for a shared water source?*

Yes\*     No     Unknown     N/A  
c. If the source of water is from a well or spring, have you had any of the following in the past 12 months?  
    i. Flow test?     Yes     No     Unknown     N/A  
    ii. Bacteria test?     Yes     No     Unknown     N/A  
    iii. Chemical contents test?     Yes     No     Unknown     N/A  
d. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?  
     Yes\*     No     Unknown  
e. Are there any water source plumbing problems or needed repairs?  
     Yes\*     No     Unknown

(3) Are there any water treatment systems for the Property?  
     Yes     No     Unknown  
    *If yes, are the systems:*     Leased     Owned     N/A

**B. Irrigation**

(1) Are there any of the following running with the Property?  
    a.  water rights?     Yes     No     Unknown  
    b.  other irrigation rights for the Property?     Yes     No     Unknown

(2) If any exist, has the irrigation water been used during the last five-year period?  
     Yes\*     No     Unknown     N/A

(3) Is there a water rights certificate or other written evidence available?  
     Yes     No     Unknown     N/A

**C. Outdoor sprinkler system**

(1) Is there an outdoor sprinkler system for the Property?     Yes     No     Unknown  
(2) Has a back flow valve been installed?     Yes     No     Unknown     N/A  
(3) Is the outdoor sprinkler system operable?     Yes     No     Unknown     N/A

**3. SEWAGE SYSTEM**

A. Is the Property connected to a public or community sewage system?     Yes     No     Unknown  
B. Are there any new public or community sewage systems proposed for the Property?     Yes     No     Unknown  
C. Is the Property connected to an on-site septic system?     Yes     No     Unknown

(1) If yes, when was the system installed? \_\_\_\_\_ [Date]     Unknown     N/A  
(2) If yes, was the system installed by permit?     Yes\*     No     Unknown     N/A  
(3) If yes, has the system been repaired or altered?     Yes\*     No     Unknown     N/A  
(4) If yes, has the condition of the system been evaluated and a report issued?     Yes\*     No     Unknown     N/A  
(5) If yes, has the septic tank ever been pumped?     Yes     No     Unknown     N/A  
    *If yes to the above question (3)(C)(5), when?* \_\_\_\_\_ [Date]     Unknown     N/A  
(6) Does the system have a pump?     Yes     No     Unknown     N/A  
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?  
     Yes     No     Unknown     N/A

(8) Is a service contract for routine maintenance required for the system?     Yes\*     No     Unknown     N/A  
(9) Are all components of the system located on the Property?     Yes     No     Unknown     N/A

D. Are there any sewage system problems or needed repairs?     Yes\*     No     Unknown  
E. Does your sewage system require on-site pumping to another level?     Yes     No     Unknown

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**Seller Initials** SL MDL \_\_\_\_\_

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**SELLER PROPERTY DISCLOSURE STATEMENT**



**4. DWELLING INSULATION**

- A. Is there insulation in the:
  - (1) Ceiling?  Yes  No  Unknown
  - (2) Exterior walls?  Yes  No  Unknown
  - (3) Floors?  Yes  No  Unknown
- B. Are there any defective insulated doors or windows?  Yes  No  Unknown

**5. DWELLING STRUCTURE**

- A. Has the roof leaked?  Yes\*  No  Unknown  
     *If yes, has it been repaired?*  Yes  No  Unknown  N/A
- B. Are there any additions, conversions or remodeling?  Yes  No  Unknown  
     *If yes, was a building permit required?*  Yes  No  Unknown  N/A  
     *If yes, was a building permit obtained?*  Yes  No  Unknown  N/A  
     *If yes, was final inspection obtained?*  Yes  No  Unknown  N/A
- C. Are there smoke alarms or detectors?  Yes  No  Unknown
- D. Are there carbon monoxide alarms?  Yes  No  Unknown
- E. Is there a woodstove or fireplace insert included in the sale?  Yes  No  Unknown  
     *If yes, what is the make?\** \_\_\_\_\_  N/A  
     *If yes, was it installed with a permit?*  Yes\*  No  Unknown  N/A  
     *If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?*  Yes\*  No  Unknown  N/A
- F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years?  Yes\*  No  Unknown
- G. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?  Yes\*  No  Unknown  
     *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.\**
- H. Is there a sump pump on the Property?  Yes  No  Unknown
- I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?  Yes  No  Unknown  
     *If yes, what are the materials?\** \_\_\_\_\_  N/A  
     (1) Are there problems with the materials?  Yes  No  Unknown  N/A  
     (2) Are the materials covered by a warranty?  Yes  No  Unknown  N/A  
     (3) Have the materials been inspected?  Yes  No  Unknown  N/A  
     (4) Have there ever been claims filed for these materials by you or by previous owners?  Yes  No  Unknown  N/A  
         *If yes, when?\** \_\_\_\_\_ [Date]  N/A  
     (5) Was money received?  Yes  No  Unknown  N/A  
     (6) Were any of the materials repaired or replaced?  Yes  No  Unknown  N/A

**6. DWELLING SYSTEMS AND FIXTURES**

- A. If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?
  - (1) Electrical system, including wiring, switches, outlets and service  Yes  No  Unknown
  - (2) Plumbing system, including pipes, faucets, fixtures and toilets  Yes  No  Unknown
  - (3) Water heater tank  Yes  No  Unknown
  - (4) Garbage disposal  Yes  No  Unknown  N/A
  - (5) Built-in range and oven  Yes  No  Unknown  N/A
  - (6) Built-in dishwasher  Yes  No  Unknown  N/A

Buyer Initials \_\_\_\_\_

Seller Initials SL MDL

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**SELLER PROPERTY DISCLOSURE STATEMENT**



- 174 (7) Sump pump  Yes  No  Unknown  N/A
- 175 (8) Heating and cooling systems  Yes  No  Unknown  N/A
- 176 (9) Security system  Yes  No  Unknown  N/A
- 177 *If yes, are the systems:*  Owned  Leased  N/A
- 178 B. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action
- 179 suit settlement or litigation?  Yes  No  Unknown
- 180 *If yes, what product?* \_\_\_\_\_  N/A
- 181 (1) Are there problems with the product?  Yes  No  Unknown
- 182 (2) Is the product covered by a warranty?  Yes  No  Unknown
- 183 (3) Has the product been inspected?  Yes  No  Unknown
- 184 (4) Have claims been filed for this product by you or by previous owners?  Yes  No  Unknown
- 185 *If yes, when?* \_\_\_\_\_ [Date]  N/A
- 186 (5) Was money received?  Yes  No  Unknown
- 187 (6) Were any of the materials or products repaired or replaced?  Yes  No  Unknown

**7. COMMON INTEREST**

- 188
- 189 A. Is there a Home Owners' Association or other governing entity?  Yes  No  Unknown
- 190 Name of Association or Other Governing Entity: \_\_\_\_\_
- 191 \_\_\_\_\_  N/A
- 192 Contact Person \_\_\_\_\_  N/A
- 193 Address \_\_\_\_\_  N/A
- 194 Phone Number \_\_\_\_\_  N/A
- 195 B. Regular periodic assessments: \$ \_\_\_\_\_ per:  Month  Year  Other \_\_\_\_\_  N/A
- 196 C. Are there any pending or proposed special assessments?  Yes\*  No  Unknown
- 197 D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts,
- 198 walkways or other areas co-owned in undivided interest with others?  Yes  No  Unknown
- 199
- 200 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
- 201  Yes  No  Unknown  N/A
- 202 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing
- 203 rules, whether recorded or not?  Yes  No  Unknown  N/A

**8. SEISMIC**

- 204
- 205 A. Was the house constructed before 1974?  Yes  No  Unknown
- 206 *If yes, has the house been bolted to its foundation?*  Yes  No  Unknown  N/A

**9. GENERAL**

- 207
- 208 A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area?
- 209  Yes  No  Unknown
- 210 B. Does the Property contain fill?  Yes  No  Unknown
- 211 C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake,
- 212 expansive soils or landslides?  Yes  No  Unknown
- 213 D. Is the Property in a designated floodplain?  Yes  No  Unknown
- 214 *Note: Flood insurance may be required for homes in a floodplain.*
- 215 E. Is the Property in a designated slide or other geologic hazard zone?  Yes  No  Unknown
- 216 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel
- 217 or chemical storage tanks or contaminated soil or water?  Yes\*  No  Unknown
- 218 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property?
- 219  Yes  No  Unknown
- 220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
- 221  Yes  No  Unknown

Buyer Initials \_\_\_\_\_

Seller Initials SL MDL \_\_\_\_\_

Sale Agreement # \_\_\_\_\_

**SELLER PROPERTY DISCLOSURE STATEMENT**



222 *If yes, was a Certificate of Fitness issued?*  Yes\*  No  Unknown  N/A  
223 I. Has the Property been classified as forestland-urban interface?  Yes\*  No  Unknown

**10. FULL DISCLOSURE BY SELLER**

225 A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about?  
226  Yes\*  No  
227 *If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims,*  
228 *repairs or remediation.\**

**II. VERIFICATION**

230 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have  
231 received a copy of this disclosure statement. I/we authorize my/our Agents to deliver a copy of this disclosure statement to all  
232 prospective Buyers of the Property or their Agents.

233 Seller(s) signature:

234 Seller: DocuSigned by: Scott Lee Dated: 3/19/2025 | 7:00:30 PM PDT  
235 Seller: Signed by: Megan D. Lee Dated: 3/19/2025 | 6:59:11 PM PDT  
236 Seller: 5FCBAC8A43E74D7... Dated: \_\_\_\_\_  
237 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

**III. BUYER'S ACKNOWLEDGMENT**

240 A. As Buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known  
241 by me/us by utilizing diligent attention and observation.

242 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement  
243 are made only by the Seller and are not the representations of any financial institution that may have made or may make a loan  
244 pertaining to the Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by the  
245 Seller or Buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation,  
246 misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any  
247 amendment to the disclosure statement.

248 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby  
249 acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

251 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF  
252 THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE  
253 BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR  
254 SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU  
255 WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

256 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

257 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_  
258 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_  
259 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_  
260 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

262 If Agent receiving disclosure statement for Buyer, Agent is to sign and date:  
263 \_\_\_\_\_ Real Estate Licensee  
264 \_\_\_\_\_ Real Estate Firm  
265 Date received by Agent \_\_\_\_\_

Sale Agreement # \_\_\_\_\_



3.1A SELLER PROPERTY DISCLOSURE STATEMENT ATTACHMENT

1 1. Property Address or Description: 676 Breezy Way NE, Albany, OR 97322

2 2. Names of Parties to this Agreement:

3 Buyer: \_\_\_\_\_ Seller: Scott Lee
4 Buyer: \_\_\_\_\_ Seller: Megan D. Lee
5 Buyer: \_\_\_\_\_ Seller:
6 Buyer: \_\_\_\_\_ Seller: \_\_\_\_\_

7 3. Use and Effect of this Attachment. The Form 3.1 Seller Property Disclosure Statement states, "If you mark yes on items with \*,
8 attach a copy of item's document or explain yes answer on an attached sheet." This Attachment form is used for those explanations.
9 If you are attaching a copy of a document, label the top right corner of all pages that are part of the copy with an A, B, C, or 1, 2, 3,
10 etc. and use the below space to describe the item. If you have used all of the fields below and need to provide explanations for
11 additional items, use Form 3.4 Attachment Sheet for Disclosure Forms.

12 E.g. Seller answered yes to Form 3.1 (1)(L) asking whether there are any special tax assessments or tax treatment that may result in
13 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT,
14 \$1,234", writes the letter A in the top right corner of the page and writes below in Section 5: "Item Related to Question 1 L - Attached
15 Document labeled as Exhibit A - Tax Assessment showing pending governmental assessment."

16 4. Disclosure. This Attachment is related to the above referenced Sale Agreement and Form 3.1 Seller's Property Disclosure
17 Statement.

18 5. Explanations and Attachments. The following are explanations of various "yes" answers to disclosure items marked with \*, or
19 descriptions of attached items related to such \* items.

20 Item Related to Question \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_
21 Statement of Explanation (if any): please see next page
22
23
24

25 Item Related to Question \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_
26 Statement of Explanation (if any): please see next page
27
28
29

30 Item Related to Question \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_
31 Statement of Explanation (if any):
32
33
34

35 Item Related to Question \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_
36 Statement of Explanation (if any):
37
38
39

40 Item Related to Question \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_
41 Statement of Explanation (if any):
42
43
44

Buyer Initials \_\_\_\_\_

Seller Initials [SL] [MDL] \_\_\_\_\_

Sale Agreement # \_\_\_\_\_



3.4 ATTACHMENT SHEET FOR DISCLOSURE FORMS

1 1. Property Address or Description: 676 Breezy Way NE, Albany, OR 97322

2 2. Names of Parties to this Agreement:

3 Buyer _____	Seller <u>Scott Lee</u>
4 Buyer _____	Seller <u>Megan D. Lee</u>
5 Buyer _____	Seller _____
6 Buyer _____	Seller _____

7 3. Use and Effect of this Attachment. The **Form 3.1 Seller Property Disclosure Statement**, **Form 3.2 Seller Agricultural Land Disclosure**,  
8 and **Form 3.3 Seller Vacant Land Disclosure** all state, "If you mark yes on items with \*, attach a copy of item's document or explain yes  
9 answer on an attached sheet." This Attachment form is used for those explanations. If you are attaching a copy of a document, label  
10 the top right corner of all pages that are part of the copy with an A, B, C, or 1, 2, 3, etc. and use the below space to describe the item.

11 **E.g.** Seller answered yes to Form 3.1 (1)(L) asking whether there are any special tax assessments or tax treatment that may result in  
12 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT,  
13 \$1,234", writes the letter A in the top right corner of the page and writes below in Section 5: "Item Related to Form 3.1, Section 1 L -  
14 Attached Document labeled as Exhibit A - Tax Assessment showing pending governmental assessment."

15 4. Disclosure. This Attachment is related to Sale Agreement # \_\_\_\_\_ and  **Form 3.1 Seller Property Disclosure**  
16 **Statement;**  **Form 3.2 Seller Agricultural Land Disclosure;** or  **Form 3.3 Seller Vacant Land Disclosure.**

17 5. Explanations and Attachments. The following are explanations of various "yes" answers to disclosure items marked with \*, or  
18 descriptions of attached items related to such \* items

19 Item Related to Form 1 Section E Attached Document labeled as Exhibit \_\_\_\_\_  
20 Statement of Explanation (if any): we recall there was a standard utility easement at the time of purchase  
21 \_\_\_\_\_  
22 \_\_\_\_\_  
23 \_\_\_\_\_

24 Item Related to Form 1 Section K Attached Document labeled as Exhibit \_\_\_\_\_  
25 Statement of Explanation (if any): we recall there being a CCNR even though there is no HOA enforcing them  
26 \_\_\_\_\_  
27 \_\_\_\_\_  
28 \_\_\_\_\_

29 Item Related to Form 5 Section B Attached Document labeled as Exhibit \_\_\_\_\_  
30 Statement of Explanation (if any): There was a leak under the hallway bathroom bathtub, when the mitigation  
31 team pulled up the floor, they discovered a leak on a pipe. All leaks and damage have been fixed.  
32 Floors, walls, baseboards, subfloor boards were replaced and repaired. Insulation was replaced,  
33 crawl space boards/beams were replaced, cleaned, and inspected.

34 Item Related to Form 9 Section F Attached Document labeled as Exhibit \_\_\_\_\_  
35 Statement of Explanation (if any): At the time of purchase, radon was tested and levels were low.  
36 \_\_\_\_\_  
37 \_\_\_\_\_  
38 \_\_\_\_\_

39 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
40 Statement of Explanation (if any): \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_  
43 \_\_\_\_\_



Sale Agreement # \_\_\_\_\_

3.4 ATTACHMENT SHEET FOR DISCLOSURE FORMS



44 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
45 Statement of Explanation (if any): \_\_\_\_\_  
46 \_\_\_\_\_  
47 \_\_\_\_\_  
48 \_\_\_\_\_

49 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
50 Statement of Explanation (if any): \_\_\_\_\_  
51 \_\_\_\_\_  
52 \_\_\_\_\_  
53 \_\_\_\_\_

54 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
55 Statement of Explanation (if any): \_\_\_\_\_  
56 \_\_\_\_\_  
57 \_\_\_\_\_  
58 \_\_\_\_\_

59 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
60 Statement of Explanation (if any): \_\_\_\_\_  
61 \_\_\_\_\_  
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63 \_\_\_\_\_

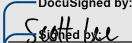
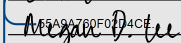
64 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
65 Statement of Explanation (if any): \_\_\_\_\_  
66 \_\_\_\_\_  
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69 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
70 Statement of Explanation (if any): \_\_\_\_\_  
71 \_\_\_\_\_  
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74 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
75 Statement of Explanation (if any): \_\_\_\_\_  
76 \_\_\_\_\_  
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79 Item Related to Form \_\_\_\_\_ Section \_\_\_\_\_ Attached Document labeled as Exhibit \_\_\_\_\_  
80 Statement of Explanation (if any): \_\_\_\_\_  
81 \_\_\_\_\_  
82 \_\_\_\_\_

6. By signing below, Seller agrees to the terms of this addendum and make it part of the above referenced Sale Agreement:

<small>DocuSigned by:</small>			
Seller:		<b>Scott Lee</b>	Dated: 3/19/2025   7:00:30 PM PDT
Seller:		<b>Megan D. Lee</b>	Dated: 3/19/2025   6:59:11 PM PDT
Seller:	<small>55A9A780F014CE</small>		Dated: _____
Seller:	<small>5FCBAC8A43E74D7...</small>		Dated: _____
Seller:			Dated: _____