

RED REPORT™
Owner or Property Manager Disclosure Statement

File No. _____

ID	Subject Property Address _____	City _____	State _____	Zip _____
	Completed By _____	Date of Disclosure _____		

CLASS I	GENERAL CONDITIONS
	1. Are the property's general features and issues identified, i.e., size, history, title, trend, etc? <input type="checkbox"/> See property profile <input type="checkbox"/> See appraisal

CLASS II	TRANSACTIONAL CONDITIONS
	2. Are there transfer issues, i.e., non-arm'slength, foreclosure, option, assemblage, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 3. Are there special financing issues, i.e., seller financing, exchange, balloon, wrap, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS III	DISTRESS CONDITIONS
	4. Are there accident or tragic issues, i.e., fire, violation, death (non-AIDS), etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 5. Are there crime issues, i.e., crime scene, burglary, neighbor with criminal record, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS IV	LEGAL CONDITIONS
	6. Are there legal issues, i.e., lease, easement, CC&R, lien, bond, contract, moratorium, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 7. Are there suit or claim issues, i.e., legal claim, insurance claim, title claim, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 8. Are there special government issues, i.e., eminent domain, unusual zoning-assessment, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS V	EXTERNAL CONDITIONS
	9. Are there area land use issues, i.e., airport, jail, school, cemetery, powerline, pipeline, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 10. Are there nuisance issues, i.e., noise, odor, view, construction, traffic, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS VI	BUILDING CONDITIONS
	11. Are there building issues, i.e., defect, termite, pest, ADA, code, permit, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 12. Are there repair issues, i.e., roof, structural, window, door, utility, appliance, floor, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS VII	SITE CONDITIONS
	13. Are there soil issues, i.e., corrosive, expansive, porous, subsidence, slide, creep, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 14. Are there geotechnical issues, i.e., grading, cut and fill, compaction, drainage, crack, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS VIII	ENVIRONMENTAL CONDITIONS
	15. Are there hazardous substance issues, i.e., hydrocarbon, solvent, radioactive, bio, metal, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 16. Are there contamination issues, i.e., asbestos ('79), lead paint ('78), spill, leak, septic, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 17. Are there environmental agency issues, i.e., Superfund, LUST, landfill, RCRA, NPL, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS IX	CONSERVATION CONDITIONS
	18. Are there natural resource issues, i.e., habitat, open space, wetland, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached 19. Are there historic or cultural resource issues, i.e., district, NRHP, archeology, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

CLASS X	NATURAL CONDITIONS
	20. Are there natural hazard issues, i.e., flood, wildfire, earthquake, tornado, storm damage, etc? <input type="checkbox"/> None known <input type="checkbox"/> See comments <input type="checkbox"/> See attached

COMMENTS	

I certify that this information is correct to the best of my knowledge:

Signature: _____ Owner Property Manager Date: _____

Note: This form is used in conjunction with the Real Estate Disclosure Report - REDreport™.
Your state may have additional specific requirements. Consult with a competent real estate attorney or licensed professional.