

## RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2024 EDITION



ection 55-2501, et seq., Idaho Code, requires SELLERS of residential real property to complete a property condition disclosure form and eliver a signed and dated copy of the completed disclosure form to each prospective transferee or his agent within ten (10) calendar days transfered content and transferees of left. "Residential Real Property" means real property that is importly that in the country that is importly that in the country of the countr	Seller's Name(s): Molly Mendelsohn					Date: <u>07/24/2024</u>
eliver a signed and dated copy of the completed disclosure form to each prospective transferee or his agent within ten (10) calendar days transferer's acceptance of transferee's offer. "Residential Real Property" means real property that is improved by a building or other ructure that has one (1) to four (4) dwelling units or an individually owned unit in a structure of any size. This also applies to real property hich has a combined residential and commercial use.  otivithistanding that transfer of newly constructed residential real property that previously has not been inhabited is exempt from disclosure ursuant to section 55-2505, Idaho Code, SELLERS of such newly constructed and non-exempt existing residential real property shall scloses information regarding annexation and city services in the form as prescribed in questions 1, 2, and 3.  1. Is the property located in an area of city impact, adjacent or configuous to a city limit, and thus legally subject to annexation by the city?    Yes	Property Address: 106 Village Way #	10, Sun Valley,	ID 83353			
ursuant to section 55-2505, Idaho Code, SELLERS of such newly constructed and non-exempt existing residential real property shall issoclose information regarding annexation and city services in the form as prescribed in questions 1, 2, and 3.  1. Is the property located in an area of city impact, adjacent or contiguous to a city limit, and thus legally subject to annexation by the city?    Yes	deliver a signed and dated copy of the co of transferor's acceptance of transferee's structure that has one (1) to four (4) dwel	ompleted discloss offer. "Residential ling units or an	sure form to ential Real I	each prospec Property" mea	ctive transf ins real pr	eree or his agent within ten (10) calendar days operty that is improved by a building or other
Yes   No   Do Not Know   The property is already within city limits.	pursuant to section 55-2505, Idaho Cod	le, SELLERS	of such new	ly constructed	d and non-	exempt existing residential real property shall
Yes   No   Do Not Know   The property is already within city limits			_	-	_	lly subject to annexation by the city?
Yes   No   Do Not Know   The property is already within city limits   HE PURPOSE OF THE STATEMENT: This is a statement made by the SELLER of the conditions and information concerning the property known by the SELLER. This is NOT a statement of any agent representing the SELLER and no agent is authorized to make property known by the SELLER. This is NOT a statement of any agent representing the SELLER and no agent is authorized to make property known by the SELLER. This is NOT a statement of any agent representing the SELLER and no agent is authorized to make property that the property is not not property. Unless otherwise advised, the SELLER has not a substitute on construction or condition of the property of the property by the potential BUYER. Unless otherwise advised, the SELLER has not not provided any inspection of generally inaccessible areas such as the foundation or roof. This disclosure is not a warranty of any kind by the SELLER or by any agent representing the SELLER in this transaction. It is not a substitute for any inspections. The BUYER is not on the property of the property by the potential BUYER. It is not a substitute for any inspections. The BUYER is not on the property of the property. The SELLER possesses on greater knowledge than that the condition of the property of the property. The SELLER possesses on greater knowledge than that the property of the property. The security of the property o					-	annexation by the city?
roperty known by the SELLER. This is NOT a statement of any agent representing the SELLER and no agent is authorized to make presentations, or verify representations, concerning the condition of the property. Unless otherwise advised, the SELLER does not sossess any expertise in construction, architectural, engineering or any other specific areas related to the construction or condition of the provements on the property. Other than having lived at or owning the property, the SELLER possesses no greater knowledge than that hich could be obtained upon careful inspection of the property by the potential BUYER. Unless otherwise advised, the SELLER has not anducted any inspection of generally inaccessible areas such as the foundation or roof. This disclosure is not a warranty of any kind by the SELLER or by any agent representing the SELLER in this transaction. It is not a substitute for any inspections. The BUYER is necouraged to obtain his/her own professional inspections.  HE FOLLOWING ARE IN THE CONDITIONS INDICATED:  APPLIANCES SECTION  Included Working Working Not Working Not Working Not				-		aking it legally subject to annexation by the city?
Not   Not   Know   Remarks			at or owning	the property,	the SELL	ER possesses no greater knowledge than that
Built-in Vacuum System	which could be obtained upon careful insconducted any inspection of generally ina the SELLER or by any agent represent encouraged to obtain his/her own profess	spection of the accessible area ting the <b>SELL</b> sional inspectio	es such as the ER in this tens.	e foundation of	or roof. <u>Th</u> i	is disclosure is not a warranty of any kind by
Clothes Dryer Clothes Washer Clothes	which could be obtained upon careful insconducted any inspection of generally inathe SELLER or by any agent represent encouraged to obtain his/her own profess	spection of the accessible area ting the SELL sional inspectio	es such as the ER in this tens.  TED:	e foundation of ransaction. It	or roof. <u>Thi</u> is not a s	is disclosure is not a warranty of any kind by substitute for any inspections. The BUYER is
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Disposal Refrigerator Refrigerator Ritchen Vent Fan/Hood Refrigerator Reflice either:) Ritchen Vent Fan/Hood Refrigerator Refrigerator Reflice either:) Revenue one when I bought it. Remarks R	which could be obtained upon careful instance conducted any inspection of generally instance in the SELLER or by any agent represent encouraged to obtain his/her own professions. THE FOLLOWING ARE IN THE CONDITION Built-in Vacuum System Clothes Dryer	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	s such as the ER in this tens.  TED:  Working	Not Working	or roof. Thi is not a s	s disclosure is not a warranty of any kind by substitute for any inspections. The BUYER is  Remarks
Refrigerator  (itchen Vent Fan/Hood	which could be obtained upon careful insconducted any inspection of generally inacconducted any inspection of generally inspection of general generally inspection of general generally inspection of generally inspection of general generally inspection of ge	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	s such as the ER in this tens.  TED:  Working	Not Working	Do Not Know	s disclosure is not a warranty of any kind by substitute for any inspections. The BUYER is  Remarks  New in last 4 years, but not included in selling
Kitchen Vent Fan/Hood  Microwave Oven  Dven(s)/ Range(s)/Cook top(s)  Frash Compactor  ELECTRICAL SYSTEMS SECTION  Security System(s)  Garage Door Opener(s)/Control(s)  Light Fixtures  Smoke Detector(s)/Fire Alarm(s)  None/Not	which could be obtained upon careful instandant conducted any inspection of generally instance of the SELLER or by any agent represent concouraged to obtain his/her own professions. THE FOLLOWING ARE IN THE CONDITE APPLIANCES SECTION  Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	s such as the ER in this tens.  TED:  Working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price
Microwave Oven  Oven(s)/ Range(s)/Cook top(s)  Frash Compactor  ELECTRICAL SYSTEMS SECTION  None/Not Included I	which could be obtained upon careful instructed any inspection of generally iname SELLER or by any agent representanceuraged to obtain his/her own professional forms. THE FOLLOWING ARE IN THE CONDITARY APPLIANCES SECTION  Built-in Vacuum System  Clothes Dryer  Clothes Washer  Dishwasher  Disposal	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price  Linstalled one when I bought it. It is not included.
Dven(s)/ Range(s)/Cook top(s)  Frash Compactor	which could be obtained upon careful instandance any inspection of generally inate of the SELLER or by any agent representance and the SELLER or by agent agent and the SELLER or by agent	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price  Linstalled one when I bought it. It is not included selling price either:)
Carbon Monoxide Detector(s)   Carbon Mone/Not   Carbon Mone/Not   Carbon Mone/Not   Carbon Mone/Not   Carbon Monoxide Detector(s)   Carbon Monoxide Detect	which could be obtained upon careful instandance any inspection of generally inate of the SELLER or by any agent representance and the SELLER or by agent representance and the SELLER	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price  Linstalled one when I bought it. It is not included selling price either:)
Not   Not   Not   Know   Remarks	which could be obtained upon careful instanducted any inspection of generally inathe SELLER or by any agent representanceuraged to obtain his/her own professions.  THE FOLLOWING ARE IN THE CONDITAPPLIANCES SECTION  Built-in Vacuum System  Clothes Dryer  Clothes Washer  Dishwasher  Disposal  Refrigerator  Kitchen Vent Fan/Hood  Microwave Oven	spection of the accessible area ting the SELL sional inspectio  FIONS INDICA  None/Not Included	working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price  Linstalled one when I bought it. It is not included selling price either:)
Gecurity System(s)  Garage Door Opener(s)/Control(s)  Light Fixtures  Gamber Detector(s)/Fire Alarm(s)  Carbon Monoxide Detector(s)  None/Not	which could be obtained upon careful instance conducted any inspection of generally inate in the SELLER or by any agent representance and the SELLER or by agent representa	spection of the accessible area ting the SELL sional inspection of the section of	working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price  Linstalled one when I bought it. It is not included selling price either:)
Garage Door Opener(s)/Control(s)  Light Fixtures  Carbon Monoxide Detector(s)  None/Not	which could be obtained upon careful instanducted any inspection of generally inathe SELLER or by any agent representanceuraged to obtain his/her own professional process.  THE FOLLOWING ARE IN THE CONDITE APPLIANCES SECTION  Built-in Vacuum System  Clothes Dryer  Clothes Washer  Dishwasher  Dishwasher  Disposal  Refrigerator  Kitchen Vent Fan/Hood  Microwave Oven  Oven(s)/ Range(s)/Cook top(s)  Trash Compactor	spection of the accessible area ting the SELL sional inspection of the None/Not Included    None/Not Included	working  Working  I	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price Linstalled one when I bought it. It is not included selling price either:)  I installed a new one when I bought it.
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Smoke Detector(s)/Fire Alarm(s)  Carbon Monoxide Detector(s)  None/Not	which could be obtained upon careful instruction of generally instructed any inspection of generally instructed and inspection of generally instructed any inspection.  THE FOLLOWING ARE IN THE CONDITION  Built-in Vacuum System  Clothes Dryer  Clothes Washer  Dishwasher  Dishwasher  Disposal  Refrigerator  Kitchen Vent Fan/Hood  Microwave Oven  Oven(s)/ Range(s)/Cook top(s)  Trash Compactor  ELECTRICAL SYSTEMS SECTION  Security System(s)	spection of the accessible area ting the SELL sional inspection of the None/Not Included  None/Not Included  None/Not Included  None/Not Included	working  Working  Working	Not Working	Do Not Know  Do Not Know  Do Not Know	Remarks  New in last 4 years, but not included in selling price Linstalled one when I bought it. It is not included selling price either:) Linstalled a new one when I bought it.  Remarks  Remarks  Code to get into building. I installed a lock box were substituted and with the selling and the selling price either:)
Carbon Monoxide Detector(s)   None/Not	which could be obtained upon careful instruction of generally instructed any inspection of generally instructed any inspection.  THE FOLLOWING ARE IN THE CONDITAPPLIANCES SECTION  Built-in Vacuum System  Clothes Dryer  Clothes Washer  Dishwasher  Dishwasher  Disposal  Refrigerator  Kitchen Vent Fan/Hood  Microwave Oven  Oven(s)/ Range(s)/Cook top(s)  Trash Compactor  ELECTRICAL SYSTEMS SECTION  Security System(s)  Garage Door Opener(s)/Control(s)	spection of the accessible area ting the SELL sional inspection of the None/Not Included  None/Not Included  None/Not Included  None/Not Included	working  Working  Working	Not Working	Do Not Know  Do Not Know  Do Not Know  Do Not Know	Remarks  New in last 4 years, but not included in selling price Linstalled one when I bought it. It is not included selling price either:) Linstalled a new one when I bought it.  Remarks  Remarks  Code to get into building. I installed a lock box were substituted and with the selling and the selling price either:)
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	which could be obtained upon careful instance conducted any inspection of generally inate he SELLER or by any agent representance and the SELLER or by any agent representance and the second and the second agent representance and the second agent representation and the second representati	spection of the accessible area ting the SELL sional inspection of the section of	working  Working  Working  Working	Not Working	Do Not Know	Remarks  New in last 4 years, but not included in selling price  Linstalled one when I bought it. It is not included selling price either:)  Linstalled a new one when I bought it.  Remarks  Code to get into building. I installed a lock box was bidens where the right information.
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PROPERTY ADDRESS:

106 Village Way #10, Sun Valley, ID 83353

LIEATING & COOLING SYSTEMS		T						
HEATING & COOLING SYSTEMS SECTION	None/Not	Warking	Not		4 K = 2	Damarka		
Attic Fan(s)	Included	Working	Worki	ng Do No	t Know	Remarks		
Central Air Conditioning		(0)	ᆉ		=   -			
Room Air Conditioner(s)	H	8	ᆉᅟᅟᆕ		╡			
Evaporative Cooler(s)	(0)		T F		<del></del>			
Fireplace(s)					5			
Fireplace Insert(s)	(i)							
Furnace/Heating System(s)	(o)							
Humidifier(s)	(o)							
Wood/Pellet Stove(s)	(0)							
Air Cleaner(s)	<u> </u>							
FUEL TANK SECTION		N/A 🧿	Propane	□) Oil (□	<del>_</del>	□) Gasoline (□) Other (□)		
Location:					Size:			
In Use: (☐) Not In Use: (☐)	Above	Ground: ([	<u> </u>	Buried: ([		Owned: (  Leased: (  )		
MOISTURE & DRAINAGE CONDITIONS S	ECTION		Yes	No	Do Not Know	Remarks		
Is the property located in a floodplain?					<b>(</b>			
Are you aware of any site drainage problems?	· ·	· ·		0				
Has there been any water intrusion or moisture any portion of the property, including, but not li crawlspace, floors, walls, ceilings, siding, or ba flooding; moisture seepage, moisture condense backup, or leaking pipes, plumbing fixtures, ap	mited to, the sement, ba ation, sewe	e ised on r overflow/			(a)	See HOA information. I am exempt from assessments and have not had to pay for anything regarding the building issues of my affordable housing status		
related damage from other causes?  Have you had the property inspected for the expectation of the expectatio	•			<b>(a)</b>				
of mold?  If the property has been inspected for mold, is	a conv of th	ne .		_				
inspection report available?				0				
Are you aware of the existence of any mold-rel								
any interior portion of the property, including but floors, walls, ceilings, basement, crawlspaces,								
mold-related structural damage?	and allics,	or arry						
Have you ever had any water intrusion, moistu	re related d	lamana			<del> </del>			
mold or mold-related problems on the property						o, my unit is fine		
repaired, fixed or replaced?	Terriediated	J,	"	(0)				
WATER & SEWER SYSTEMS SECTION		one/Not	Working	Not Working	Do Not Know	Remarks		
Hot Tub/Spa and Equipment			(i)			We have access to the pool/hot tub		
Pool and Pool Equipment				<del>- = -</del>		whe have access to the pool/hot tub		
<u> </u>			<u></u>					
Plumbing System - Faucets and Fixtures			<b>(</b>					
Water Heater(s)								
Water Softener (owned)			Ĭ		0			
Water Softener (leased)					o o			
Landscape Sprinkler System			0					
Septic System			<u></u>					
Sump Pump/Lift Pump			<u></u>					
SEWER SYSTEM TYPE SECTION		lic System	Comr	munity	Private System	Other/Remarks		
Property Sewer Provided By:	(City)	/Municipal)	(o)	stem	i iivale System	I don't know		
If a private system, please provide the follow	ing Da	ato I act	0	,		If Yes, list amount & explain monthly		
information about the septic system:	~	Date Last Pumped		Date Last Is the	Is there	e a Mainten	ance Fee?	or annual fee?
information about the septic system.	'	umpeu	│ ☐ Ye	s a	No	n/a		
		.,						
If a private coptic system, is there a shared		Yes	N-	0	Do Not Know	Other/Remarks		
If a private septic system, is there a shared drain field?		<b>o</b>		]		n/a		
SELLER'S Initials (MM)() Dat	07/24/	2024	BU	YER'S Initial	s (	)() Date		

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Serial#: 087664-000172-1863813 Prepared by: Anna Mathieu | Windermere Real Estate/SV, LLC | annamathieu@windermere.com | 2087881700 106 Village Way #10, Sun Valley, ID 83353

PROPERTY ADDRESS:

WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:	<b>(</b>			o not know
_andscape Water Provided By:	0			o not know
rrigation Water Provided By:	0			o not know
		<del></del>		
21 114 11	Yes	No	Do Not Know	Other/Remarks
Shared Well			0	
Shared Well Agreement			<b>(</b>	
ROOF SECTION: Age: UNKNOWN □	Yes	No	Do Not Know	Remarks
s there present damage to the roof?			<b>(</b>	
Does the roof leak?			0	
SIDING SECTION: Age:		<u> </u>	•	
UNKNOWN	Yes	No	Do Not Know	Remarks
are there any problems with the siding?			(0)	
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other				Remarks
oxic or hazardous materials on the property?		<b>(</b>		
s there a radon mitigation system?			<b>(</b>	
Are you aware if the property has ever been		(0)		
sed as an illegal drug manufacturing site?		•		
are you aware of any current or previous ansect, rodent or other pest infestation(s) on the				
property?		<b>(</b>		
Have you ever had the property serviced by an				
exterminator or had the property otherwise		(0)		
emediated for insect, rodent or other pest nfestation(s)?		0	_	
s there any damage due to wind, fire, or flood?		0		
OTHER DISCLOSURES SECTION	Yes			Parrente
Are there any conditions that may affect your	res	No	Do Not Know	Remarks
bility to clear title such as encroachments,		(		
easements, zoning violations, lot line disputes,				
tc.?				
las the property been surveyed since you wheel it?		<b>(</b>		
lave you received any notices by any				
povernmental or quasi-governmental entity		(0)		
affecting this property; i.e. Local improvement				
listrict (LID) or zoning changes, etc.?				
Are there any structural problems with the mprovements?				ee HOA information regarding building, my un
Are there any structural problems with the				ine and you do not have to pay for anything (Peassessments)
oundation?			0	
lave any substantial additions or alterations		<b>(</b>		
een made without a building permit?		9		
las the fireplace/wood stove/chimney/flue een cleaned?		<b>(</b>		
Has the fireplace/wood stove/chimney/flue		_		
peen inspected?		<b>(</b>		
		i		
0)	7/24/2024			

**JANUARY 2024 EDITION** 

**RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM** 

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Serial#: 087664-000172-1863813

Prepared by: Anna Mathieu | Windermere Real Estate/SV, LLC | annamathieu@windermere.com | 2087881700



PROPERTY ADDRESS: 106 Village Way #10, Sun Valley, ID 83353

OTHER DISCLOSURES SECTION		Yes	No	Do Not Know	Remarks
Are you aware or is there reason to believe				_ Kilow	Nomarks
located in a historic district or is a historic la			0	Ш	
Are all mineral rights appurtenant to the pro			<b>(</b>		
unencumbered, and part of the sale of this property?  Has the home on this property ever been moved?			0		
			•	Ш	
Have you ever filed a homeowner's insurar property?	ice claim on the				
Is there a Home/Condo Owner's Association	nn?	<b>(</b>			
Is there a private road to this property?					
Is there a shared road agreement for this p	roperty?		<u> </u>	<b>(</b>	
ADDITIONAL REMARKS AND/OR EXPL					
SECTION:	an a	Yes	No	Do Not Know	If yes, explain in the lines below
Are you aware of any other existing proble			_		
property including legal, physical, product of	defects or other		<b>(</b>		
items that are not already listed?					
					wledge as of the date signed by the <b>SELLER</b> . The item of information is made and performed in good
	dge that the statements	contained	herein are	e the repres	sentations of the <b>SELLER</b> regarding the condition of
the property. No statement made herein is a sta	tement of a SELLER'S	agent or	agents, an	d no agent	is authorized to make any statement, or verify any dge that <b>SELLER</b> in no way warrants or guarantees
the above information regarding the property.  SELLER and BUYER understand that Listing Bro	_				
Molly Mendelsohn	_	•			
SELLER	0 <del>7</del> /24/2024 DATE		SELLER		DATE
agreement within three (3) business days follo seller or his agents by personal delivery, ordinar objection to a disclosure in the disclosure statem	wing receipt of this disc y or certified mail, or fa	losure sta csimile tra	itement by insmission sion must	a written, s . Per statut specifically	'S statutory right to rescind the purchase and sale signed and dated document that is delivered to the e BUYER's rescission must be based on a specific identify the disclosure objected to by the BUYER. If
no signed notice of rescission is received by the statutory rescission referenced in this section enumerated in any other written document related	e SELLER within the <b>tl</b> is separate and distin	nree (3) b ct from, a	ind does	not affect,	any rescission, cancellation, or contingency term
statutory rescission referenced in this section enumerated in any other written document related	e SELLER within the <b>ti</b> is separate and distind to this transaction, incl	nree (3) be ct from, a uding but	and does not limited	not affect,	any rescission, cancellation, or contingency term hase and sale agreement.
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statutory rescission referenced in this section enumerated in any other written document related BUYER  AMENDED DISCLOSURE FORM: Subsequent SELLER hereby makes the following amendment	e SELLER within the <b>tI</b> is separate and distinct to this transaction, incl  DATE  to the delivery of the ts. (Attach additional pa	nree (3) be the from, a uding but the uding	BUYER LLER'S Peessary.) C	not affect, to the purch roperty Co	any rescission, cancellation, or contingency term hase and sale agreement.
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