

RESIDENTIAL DISCLOSURE NOT REQUIRED

As per Statute, Residential property disclosures are not required if one of the following reason(s) apply.

_____ (1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers between spouses resulting from a judgment of dissolution of marriage or legal separation, transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent domain and transfers resulting from a decree for specific performance.

_____ (2) Transfers from a mortgagor to a mortgagee by deed in lieu of foreclosure or consent judgment, transfer by judicial deed issued pursuant to a foreclosure sale to the successful bidder or the assignee of a certificate of sale, transfer by a collateral assignment of a beneficial interest of a land trust, or a transfer by a mortgagee or a successor in interest to the mortgagee's secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgment or judicial deed issued pursuant to a foreclosure sale.

_____ (3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.

_____ (4) Transfers from one co-owner to one or more other co-owners.

_____ (5) Transfers pursuant to testate or intestate succession.

_____ (6) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers.

_____ (7) Transfers from an entity that has taken title to residential real property from a seller for the purpose of assisting in the relocation of the seller, so long as the entity makes available to all prospective buyers a copy of the disclosure form furnished to the entity by the seller.

_____ (8) Transfers to or from any governmental entity.

_____ (9) Transfers of newly constructed residential real property that has not been occupied.