



OWNER'S NOTICE CONCERNING CONDITION OF PROPERTY UNDER PROPERTY MANAGEMENT AGREEMENT

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CONCERNING THE PROPERTY AT _____

OWNER IS TO COMPLETE THIS FORM TO THE BEST OF THE OWNER'S KNOWLEDGE. THIS NOTICE IS NOT A WARRANTY OF ANY KIND.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

Item	Y	N	U	Additional Information
Central A/C				electric ___ gas ___ heat pump ___ number of units: _____
Wall/Window AC Units				number of units: _____
Evaporative Coolers				number of units: _____
Central Heat				electric ___ gas ___ heat pump ___ number of units: _____
Other Heat				if yes describe: _____
Fireplace & Chimney				woodburning ___ (no.) ___ mock ___ (no.) ___ other: _____
Gas Logs in Fireplace				
Ceiling Fans				number of units: _____
Carport				attached ___ not attached ___
Garage				attached ___ not attached ___
Garage Door Openers				number of units: _____ number of remotes: _____
Fences				wood ___ chain-link ___ other ___
Patio/Decking				describe: _____
Outdoor Grill				location: _____
Hot Tub/Spa				
Pool				in-ground ___ above ground / heater: ___ yes ___ no
Underground Lawn Sprinkler				automatic ___ manual areas covered: _____
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TXR-1407)
Water Heater				electric ___ gas ___ other: _____ number of units: _____
Water Softener				owned ___ leased from _____
Washer/Dryer Hookups				dryer hookups are: gas ___ electric ___
Washer				
Dryer				
Sauna				
Alarm System				owned ___ leased from _____
Smoke Alarms				number of units: _____
Kitchen Equipment				___ range-oven combo. ___ cooktop ___ oven ___ microwave ___ dishwasher ___ disposer ___ hood fan ___ trash compactor ___ refrigerator ___ other: _____

Section 2. Are you aware of any item, equipment, or system in or on the Property that is in need of repair? ___ yes ___ no If yes, explain (attach additional sheets if necessary): _____

Note: Unless instructed otherwise, items in the Property will be repaired in accordance with the repair provisions in the lease that the Broker negotiates for the Owner.

Concerning the Property at _____

Section 3. Are you aware of any of the following?

Y N

___ Owners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Address: _____
 Describe the common areas or facilities (pool, tennis courts, greenbelts, etc.): _____

 Are there any user fees for the common facilities? ___ yes ___ no If yes, describe: _____

 Name and contact information of any other association to which the Property is subject: _____

___ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

___ Any lawsuits or other legal proceedings directly or indirectly affecting the Property.

___ Any condition on the Property which materially affects the health or safety of an individual.

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Section 4. Other Information.

(1) Water to the Property is supplied by: ___ city ___ MUD ___ WCID ___ co-op ___ well (location: _____)

(2) The type of roof on the Property is: ___ composition shingle ___ wood shingle ___ flat (tar & gravel) ___ metal ___ other _____ Approx. Age: _____ years

(3) If the Property is a condominium or townhome, describe parking spaces (numbers, if assigned, location): _____

(4) Describe the location and number of the mailbox: _____

(5) Provide any alarm codes, garage door codes, access codes, gate codes, common facility codes: _____

(6) Describe the location of:
 heating & cooling filters: _____ filter size(s): _____
 electrical breakers: _____
 water shut-off valve: _____ gas shut-off valve: _____

(7) There ___ are ___ are not written warranties in effect for the Property or any appliances. Attach copies.

(8) Provide the names and phone numbers of the current providers to the Property:

Electricity: _____	Ph: _____
Gas: _____	Ph: _____
Water & Sewer: _____	Ph: _____
Telephone: _____	Ph: _____
Cable: _____	Ph: _____
Garbage: _____	Ph: _____
Pool Service: _____	Ph: _____
Alarm: _____	Ph: _____
Landscaping: _____	Ph: _____

Signature of Owner _____ Date _____ Signature of Owner _____ Date _____