

Enter all Seller names as they appear on the Purchase and Sales Agreement.

2-4 FAMILY DISCLOSURE

Greater Hartford Association of REALTORS®, Inc.

Enter property address as it is listed on the Purchase and Sales Agreement.

REALTOR® OPPORTUNITY

This 2-4 Family Disclosure is with respect to the Property located at _____

Enter number of residential units.

Enter number of commercial units, if applicable.

Seller discloses the following information concerning the Property: [CHECK APPLICABLE ITEM (S)]

1. 2-4 Family Property. The Property contains _____ residential units and _____ commercial units. Seller does does not occupy one of the apartments. If Seller _____, the _____ apartment is identified as follows: _____. As to each Tenant, where there is or was a written lease, Seller shall provide complete, true and accurate copies of such leases if specified in the Real Estate Purchase and Sale Agreement.

Check whether or not the Seller occupies any of the units.

If Seller occupied, list the unit number the Seller lives in.

2. Tenants. The tenants of the Property are as follows:

- A.**
- 1. Unit No. _____
- 2. Tenants: _____
- 3. Rent: _____
- 4. Rent is up to date OR rent is delinquent in the amount of: \$ _____
- 5. Security deposit: _____
- 6. Lease is oral month-to-month OR written, expiring on: _____

If tenant occupied, check here and complete each section as applicable.

Fill in information for all tenants including rent (current or delinquent), security deposits being held and type of leases and when they expire unless they are month to month.

- B.**
- 1. Unit No. _____
- 2. Tenants: _____
- 3. Rent: _____
- 4. Rent is up to date OR rent is delinquent in the amount of: \$ _____
- 5. Security deposit: _____
- 6. Lease is oral month-to-month OR written, expiring on: _____

Please check here if you have been notified of any claim or violation against you by any Tenant or municipal or health official.

- C.**
- 1. Unit No. _____
- 2. Tenants: _____
- 3. Rent: _____
- 4. Rent is up to date OR rent is delinquent in the amount of: \$ _____
- 5. Security deposit: _____
- 6. Lease is oral month-to-month OR written, expiring on: _____

- D.**
- 1. Unit No. _____
- 2. Tenants: _____
- 3. Rent: _____
- 4. Rent is up to date OR rent is delinquent in the amount of: \$ _____
- 5. Security deposit: _____
- 6. Lease is oral month-to-month OR written, expiring on: _____

Have you been notified of any claim or violation against you by any Tenant or municipal or health official? Yes No

3. Services. The following services are included in the monthly rent [check one or more]:

- | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Unit No. _____ | Unit No. _____ | Unit No. _____ |
| <input type="checkbox"/> Water | <input type="checkbox"/> Water | <input type="checkbox"/> Water |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Electric | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Oil | <input type="checkbox"/> Oil | <input type="checkbox"/> Oil |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Gas | <input type="checkbox"/> Gas |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Telephone | <input type="checkbox"/> Telephone |
| <input type="checkbox"/> Trash | <input type="checkbox"/> Trash | <input type="checkbox"/> Trash |
| <input type="checkbox"/> Snow removal | <input type="checkbox"/> Snow removal | <input type="checkbox"/> Snow removal |
| <input type="checkbox"/> Lawn/grounds | <input type="checkbox"/> Lawn/grounds | <input type="checkbox"/> Lawn/grounds |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Check all services that are included in the rent. Make sure to include the unit number for each.

List any fixtures that may belong to a tenant, if any. Include the unit number and specify the fixture.

4. Fixtures. All of the fixtures at the Property are owned by Seller **except:** _____

List any furniture owned by the Seller, if applicable. Include the unit number and specify what furniture it is.

5. Furniture. All of the furniture at the Property is owned by the tenant(s) **except:** _____

6. Appliances. All appliances at the Property are owned by the Seller **except:** _____

List any appliances owned by the tenant, if applicable. Specify unit number and the appliance(s).

NOTE: Seller represents and warrants that this disclosure is accurate as of the date it is signed by Seller, but makes no representations as to the accuracy of this disclosure after such date.

Date: _____ All Sellers must sign and date.

Buyer acknowledges that Buyer has read and received a copy of this 2-4 Family Disclosure.

BUYER(S)
Date: _____ All Buyers must sign and date.