

**SELLER'S PROPERTY  
DISCLOSURE STATEMENT**

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1. Date \_\_\_\_\_  
2. Page 1 of \_\_\_\_\_ pages

3. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect  
7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event  
9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed  
10. by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This  
11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the  
12. transaction.

13. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected  
14. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions  
15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware  
16. that it exists on the property.

17. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or  
18. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your  
19. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.  
20. (6) If any items do not apply, write "NA" (not applicable).

21. Property located at \_\_\_\_\_,  
22. City of \_\_\_\_\_, County of \_\_\_\_\_, State of Minnesota.

23. **A. GENERAL INFORMATION:**

24. (1) When did you  **Acquire**  **Build** the home? \_\_\_\_\_  
------(Check one.)-----  
25. (2) Type of title evidence:  Abstract  Registered (Torrens)  
26. Location of Abstract: \_\_\_\_\_  
27. To your knowledge, is there an existing Owner's Title Insurance Policy?  Yes  No  
28. (3) Have you occupied this home continuously for the past 12 months?  Yes  No  
29. If "No," explain: \_\_\_\_\_  
30. (4) Is the home suitable for year-round use?  Yes  No  
31. (5) To your knowledge, is the property located in a designated flood plain?  Yes  No  
32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)  Yes  No  
33. (7) Is the property located on a public or a private road?  Public  Private  
34. Are you aware of any  
35. (8) encroachments?  Yes  No  
36. (9) association, covenants, historical registry, reservations or restrictions that affect or  
37. may affect the use or future resale of the property?  Yes  No  
38. (10) easements, other than utility or drainage easements?  Yes  No  
39. (11) Comments: \_\_\_\_\_  
40. \_\_\_\_\_

41. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

43. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

44. Property located at \_\_\_\_\_.

45. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they  
46. currently exist?

47. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes No  
48. If "Yes," give details of what happened and when: \_\_\_\_\_

49. \_\_\_\_\_  
50. \_\_\_\_\_  
51. \_\_\_\_\_

52. (2) (a) Has/Have the structure(s) been altered?  
53. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No  
54. If "Yes," please specify what was done, when and by whom (owner or contractor):

55. \_\_\_\_\_  
56. \_\_\_\_\_  
57. \_\_\_\_\_

58. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,  
59. retaining wall, general finishing.) Yes No  
60. If "Yes," please explain: \_\_\_\_\_

61. \_\_\_\_\_  
62. \_\_\_\_\_  
63. \_\_\_\_\_

64. (c) Were appropriate permits pulled for any work performed on the property? Yes No

65. (3) Has there been any damage to flooring or floor covering? Yes No  
66. If "Yes," give details of what happened and when: \_\_\_\_\_

67. \_\_\_\_\_  
68. \_\_\_\_\_  
69. \_\_\_\_\_

70. (4) Are you aware of any insect/animal/pest infestation? Yes No

71. (5) Do you have or have you previously had any pets? Yes No  
72. If "Yes," indicate type \_\_\_\_\_ and number \_\_\_\_\_.

73. (6) Comments: \_\_\_\_\_  
74. \_\_\_\_\_  
75. \_\_\_\_\_  
76. \_\_\_\_\_

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79. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

80. Property located at \_\_\_\_\_.

81. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they  
 82. currently exist?

83. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

84. (1) **THE BASEMENT, CRAWLSPACE, SLAB:**

- |                             |  |                      |  |
|-----------------------------|--|----------------------|--|
| 85. (a) cracked floor/walls | <input type="checkbox"/> Yes <input type="checkbox"/> No | (e) leakage/seepage  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 86. (b) drain tile problem  | <input type="checkbox"/> Yes <input type="checkbox"/> No | (f) sewer backup     | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 87. (c) flooding            | <input type="checkbox"/> Yes <input type="checkbox"/> No | (g) wet floors/walls | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 88. (d) foundation problem  | <input type="checkbox"/> Yes <input type="checkbox"/> No | (h) other            | <input type="checkbox"/> Yes <input type="checkbox"/> No |

89. Give details to any questions answered "Yes": \_\_\_\_\_  
 90. \_\_\_\_\_  
 91. \_\_\_\_\_  
 92. \_\_\_\_\_  
 93. \_\_\_\_\_  
 94. \_\_\_\_\_  
 95. \_\_\_\_\_  
 96. \_\_\_\_\_  
 97. \_\_\_\_\_  
 98. \_\_\_\_\_

99. (2) **THE ROOF:** To your knowledge,

- |  |  |
|--|--|
| 100. (a) what is the age of the roofing material? _____ years          |  |
| 101. (b) has there been any interior or exterior damage?               | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 102. (c) has there been interior damage from ice buildup?              | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 103. (d) has there been any leakage?                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 104. (e) have there been any repairs or replacements made to the roof? | <input type="checkbox"/> Yes <input type="checkbox"/> No |

105. Give details to any questions answered "Yes": \_\_\_\_\_  
 106. \_\_\_\_\_  
 107. \_\_\_\_\_  
 108. \_\_\_\_\_  
 109. \_\_\_\_\_  
 110. \_\_\_\_\_  
 111. \_\_\_\_\_  
 112. \_\_\_\_\_  
 113. \_\_\_\_\_  
 114. \_\_\_\_\_

115. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

117. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

118. Property located at \_\_\_\_\_.

119. **D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**

120. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such  
 121. items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF**  
 122. specifically referenced in the *Purchase Agreement*.

123. **Cross out only those items not physically located on the property.**

	In Working Order			In Working Order			In Working Order	
	Yes	No		Yes	No		Yes	No
126. Air-conditioning	<input type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>
127. Central Wall Window	<input type="checkbox"/>	<input type="checkbox"/>	Heating system (supplemental)	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input type="checkbox"/>	<input type="checkbox"/>
128. Air exchange system	<input type="checkbox"/>	<input type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input type="checkbox"/>
129. Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
130. Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>
131. Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
132. Drain tile system	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>
133. Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input type="checkbox"/>	<input type="checkbox"/>
134. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>
135. Exhaust system	<input type="checkbox"/>	<input type="checkbox"/>	Range hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
136. Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>
137. Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input type="checkbox"/>	<input type="checkbox"/>
138. Fireplace mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>
139. Furnace humidifier	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
140. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
141. Garage door opener (GDO)	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
142. Garage auto reverse	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
143. GDO remote	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
144. Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>

145. Comments: \_\_\_\_\_

146. \_\_\_\_\_

147. \_\_\_\_\_

148. **E. PRIVATE SEWER SYSTEM DISCLOSURE:**

149. (A private sewer system disclosure is required by MN Statute 115.55.)

150. *(Check appropriate box.)*

151.  Seller does not know of a private sewer system on or serving the above-described real property.

152.  There is a private sewer system on or serving the above-described real property.

153. *(See Private Sewer System Disclosure Statement.)*

154.  There is an abandoned private sewer system on the above-described real property.

155. *(See Private Sewer System Disclosure Statement.)*

156. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

158. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

159. Property located at \_\_\_\_\_.

160. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)

161. *(Check appropriate box.)*

162.  Seller certifies that Seller does not know of any wells on the above-described real property.

163.  Seller certifies there are one or more wells located on the above-described real property.

164. *(See Well Disclosure Statement.)*

165. Are there any wells serving the above-described property that are not located on the property? Yes No

166. To your knowledge, is this property in a Special Well Construction Area? Yes No

167. **G. PROPERTY TAX TREATMENT:**

168. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)

169. *(Check appropriate box.)*

170. There  **IS**  **IS NOT** an exclusion from market value for home improvements on this property. Any

*----- (Check one.) -----*

171. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for  
172. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the  
173. resulting tax consequences.

174. Additional comments: \_\_\_\_\_

175. **Preferential Property Tax Treatment**

176. Is the property subject to any preferential property tax status or any other credits affecting the property which  
177. would terminate upon the sale of the property? Yes No

178. (e.g., Disability, Green Acres, CRP, RIM)

179. If "Yes," please explain: \_\_\_\_\_

180. \_\_\_\_\_

181. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

182. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

183.  Seller is not aware of any methamphetamine production that has occurred on the property.

184.  Seller is aware that methamphetamine production has occurred on the property.

185. *(See Methamphetamine Production Disclosure Statement.)*

186. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety  
187. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations  
188. are filed with the county recorder in each county where the zoned area is located. If you would like to determine  
189. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is  
190. located.

191. **J. CEMETERY ACT:**

192. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person  
193. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains  
194. or human burial grounds is guilty of a felony.

195. To your knowledge, are you aware of any human remains, burials or cemeteries located  
196. on the property? Yes No

197. If "Yes," please explain: \_\_\_\_\_

198. \_\_\_\_\_

199. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts  
200. which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08,  
201. Subd. 7.

202. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**



204. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

205. Property located at \_\_\_\_\_.

206. K. ENVIRONMENTAL CONCERNS:

207. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist
208. on the property?

- 209. Asbestos? [ ] Yes [ ] No Mold? [ ] Yes [ ] No
210. Diseased trees? [ ] Yes [ ] No Radon? [ ] Yes [ ] No
211. Formaldehyde? [ ] Yes [ ] No Soil problems? [ ] Yes [ ] No
212. Hazardous wastes/substances? [ ] Yes [ ] No Underground storage tanks? [ ] Yes [ ] No
213. Lead? (e.g., paint, plumbing) [ ] Yes [ ] No Other? [ ] Yes [ ] No

214. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental
215. authority ordering the remediation of a public health nuisance on the property? [ ] Yes [ ] No

216. If answer above is "Yes," seller certifies that all orders [ ] HAVE [ ] HAVE NOT been vacated.
------(Check one.)-----

217. Give details to any question answered "Yes": \_\_\_\_\_
218. \_\_\_\_\_
219. \_\_\_\_\_
220. \_\_\_\_\_
221. \_\_\_\_\_
222. \_\_\_\_\_

223. L. OTHER DEFECTS/MATERIAL FACTS:

224. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or
225. enjoyment of the property or any intended use of the property? [ ] Yes [ ] No

226. If "Yes," explain below: \_\_\_\_\_
227. \_\_\_\_\_
228. \_\_\_\_\_
229. \_\_\_\_\_
230. \_\_\_\_\_
231. \_\_\_\_\_

232. M. ADDITIONAL COMMENTS:

233. \_\_\_\_\_
234. \_\_\_\_\_
235. \_\_\_\_\_
236. \_\_\_\_\_
237. \_\_\_\_\_
238. \_\_\_\_\_

**241. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

242. **N. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion  
243. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture  
244. leaving the home.

245. Examples of exterior moisture sources may be

- 246. • improper flashing around windows and doors,
- 247. • improper grading,
- 248. • flooding,
- 249. • roof leaks.

250. Examples of interior moisture sources may be

- 251. • plumbing leaks,
- 252. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 253. • overflow from tubs, sinks or toilets,
- 254. • firewood stored indoors,
- 255. • humidifier use,
- 256. • inadequate venting of kitchen and bath humidity,
- 257. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 258. • line-drying laundry indoors,
- 259. • houseplants—watering them can generate large amounts of moisture.

260. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result  
261. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.  
262. Therefore, it is very important to detect and remediate water intrusion problems.

263. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to  
264. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health  
265. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to  
266. mold.

267. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you  
268. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the  
269. property inspected for moisture problems before entering into a purchase agreement or as a condition of your  
270. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the  
271. property.

272. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota  
273. Association of REALTORS® web site at [www.mnrealtor.com](http://www.mnrealtor.com).

274. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

MN: SPDS-7 (8/07)

276. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

277. Property located at \_\_\_\_\_.

278. **O. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory  
279. offender registry and persons registered with the predatory offender registry under MN Statute 243.166  
280. may be obtained by contacting the local law enforcement offices in the community where the property  
281. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of  
282. Corrections web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

283. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**  
284. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

285. **P. SELLER'S STATEMENT:**

286. *(To be signed at time of listing.)*

287. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)  
288. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or  
289. entity in connection with any actual or anticipated sale of the property.

290. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

291. **Q. BUYER'S ACKNOWLEDGEMENT:**

292. *(To be signed at time of purchase agreement.)*

293. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree  
294. that no representations regarding material facts have been made other than those made above.

295. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

296. **R. SELLER'S ACKNOWLEDGMENT:**

297. *(To be signed at time of purchase agreement.)*

298. **AS OF THE DATE BELOW**, I/we, the Seller(s) of the property, state that the material facts stated above are the  
299. same, **except for changes as indicated below, which have been signed and dated.**

300. \_\_\_\_\_  
301. \_\_\_\_\_  
302. \_\_\_\_\_  
303. \_\_\_\_\_  
304. \_\_\_\_\_

305. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

306. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

307. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a  
308. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause  
309. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

310. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
311. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any  
312. other option.

313. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

**315. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

**316. Exceptions**

317. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to
318. (1) real property that is not residential real property;
  319. (2) a gratuitous transfer;
  320. (3) a transfer pursuant to a court order;
  321. (4) a transfer to a government or governmental agency;
  322. (5) a transfer by foreclosure or deed in lieu of foreclosure;
  323. (6) a transfer to heirs or devisees of a decedent;
  324. (7) a transfer from a cotenant to one or more other cotenants;
  325. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
  326. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
  327. (10) a transfer of newly constructed residential property that has not been inhabited;
  328. (11) an option to purchase a unit in a common interest community, until exercised;
  329. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
  330. (13) a transfer to a tenant who is in possession of the residential real property; or
  331. (14) a transfer of special declarant rights under section 515B.3-104.

**334. Waiver**

335. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or abridge any obligation for seller disclosure created by any other law.

**338. No Duty to Disclose**

339. A. There is no duty to disclose the fact that the property
340. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  341. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
  342. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing home.
343. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner, provides a written notice that information about the predatory offender registry and persons registered with the registry may be obtained by contacting the local law enforcement agency where the property is located or the Department of Corrections.
344. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B for property that is not residential property.
345. D. **Inspections.**
346. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property if a written report that discloses the information has been prepared by a qualified third party and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report.
  347. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information included in a written report under paragraph (i) if a copy of the report is provided to Seller.

**361. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**