



Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Recording District, Judicial District, State of Alaska as listed below.

Recording District:	Anchorage				
Legal Description:	Campbell Village #H30				
Property Address/ City/Other:	9353	Blackberry Street	#H30	Anchorage	AK 99502

*Residential real property means any single-family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3) and AS 34.80.090.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.



9353 Blackberry Street #H30
Anchorage AK 99502
Buyer's Initials _____ Date _____

PART I Seller's Information Regarding Property

Property Type

Property Type: (Check One)	<input type="checkbox"/> Single	<input type="checkbox"/> Zero Lot Line/Town House	<input checked="" type="checkbox"/> Condominium	<input type="checkbox"/> Townhome/PUD
	<input type="checkbox"/> Duplex (Including single Family with an Apartment)		<input type="checkbox"/> Other (Please Specify): _____	
Do you currently occupy the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how long?	
If not the current occupant, have you ever occupied the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, when?	10 YEARS
*Year Property was Built:	1982			

*If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-Based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family from Lead in Your Home" pamphlet. The pamphlet can be found online at EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards

Construction Overview:	<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular	<input type="checkbox"/> Other: _____
Foundation:	<input type="checkbox"/> Masonry Block	<input type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> Treated Wood	<input type="checkbox"/> Piling <input checked="" type="checkbox"/> Other: helical piers
Name of Original Builder (If Known):				

Property Feature Defects

Check all items that have known defects or malfunctions. Describe the defect or malfunction on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

<input type="checkbox"/> Auto Garage Door Opener(s)	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Microwave(s)	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Window Screens
<input type="checkbox"/> Barbecue	<input type="checkbox"/> Generator	<input type="checkbox"/> Oven(s)	<input type="checkbox"/> Stove(s), Pellet	<input type="checkbox"/> Wood Stove(s)
<input type="checkbox"/> Central Vacuum installed	<input type="checkbox"/> Generator Hook-Up	<input type="checkbox"/> Paddle Fan(s)	<input type="checkbox"/> Trash Compactor(s)	<input checked="" type="checkbox"/> Other: Window Crank 1 (Living room) Broken handle 1 (Bedroom) does not work
<input type="checkbox"/> CO Detector(s)	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Refrigerator(s)	<input type="checkbox"/> T.V. Antenna	
<input type="checkbox"/> Cooktop(s)	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Rods & Blinds	<input type="checkbox"/> Washer(s)	
<input type="checkbox"/> Dishwasher(s)	<input type="checkbox"/> Hot Tub Cover	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filtering System	
<input type="checkbox"/> Dryer(s)	<input type="checkbox"/> Instant Hot Water Dispenser	<input type="checkbox"/> Security System	<input type="checkbox"/> Water Softener	
<input type="checkbox"/> Fire Alarms	<input type="checkbox"/> Intercom	<input type="checkbox"/> Smoke Detector(s)	<input type="checkbox"/> Window Blinds	
<input type="checkbox"/> Freezer(s)	<input type="checkbox"/> Jetted Tub	<input type="checkbox"/> Steam Shower Room	<input type="checkbox"/> Window Rods	
Comments:				

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 Anchorage AK 99502 Buyer's Initials Date

PART I Seller's Information Regarding Property (continued)

Structural Components

Check only those items that have known defects, malfunctions or have had repairs performed within the last five years. Also, check items that need to be replaced/repared. If checked, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form.

Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair
<input type="checkbox"/>	<input type="checkbox"/> Air Conditioner	<input type="checkbox"/>	<input type="checkbox"/> Fireplaces(s) # of: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Patio/Decking <i>replaced</i>	<input type="checkbox"/>	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/>	<input type="checkbox"/> Carpet	<input type="checkbox"/>	<input checked="" type="checkbox"/> Floors <i>on level</i>	<input type="checkbox"/>	<input type="checkbox"/> Plumbing Systems	<input type="checkbox"/>	<input type="checkbox"/> Ventilator System
<input type="checkbox"/>	<input type="checkbox"/> Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/> Foundation <i>repaired</i>	<input type="checkbox"/>	<input type="checkbox"/> Pool Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/> Venting <i>for furnace</i>
<input type="checkbox"/>	<input type="checkbox"/> Chimneys	<input type="checkbox"/>	<input type="checkbox"/> Garage	<input type="checkbox"/>	<input type="checkbox"/> Private Walkways	<input type="checkbox"/>	<input type="checkbox"/> Washer/Dryer Hookups
<input type="checkbox"/>	<input type="checkbox"/> Crawl Space	<input type="checkbox"/>	<input type="checkbox"/> Garage Floor Drain	<input type="checkbox"/>	<input type="checkbox"/> Rain Gutters	<input type="checkbox"/>	<input type="checkbox"/> Water Heater
<input type="checkbox"/>	<input type="checkbox"/> Doors	<input type="checkbox"/>	<input type="checkbox"/> Gas Starter	<input type="checkbox"/>	<input type="checkbox"/> Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/> Water Supply
<input type="checkbox"/>	<input type="checkbox"/> Driveways	<input type="checkbox"/>	<input type="checkbox"/> Heat Recovery	<input type="checkbox"/>	<input type="checkbox"/> Roof	<input type="checkbox"/>	<input type="checkbox"/> Wind Generators
<input type="checkbox"/>	<input type="checkbox"/> Electrical Systems	<input type="checkbox"/>	<input type="checkbox"/> Heating Systems	<input type="checkbox"/>	<input type="checkbox"/> Sewage Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/> Windows <i>2</i>
<input type="checkbox"/>	<input type="checkbox"/> Electronic Air Cleaner	<input type="checkbox"/>	<input type="checkbox"/> Humidifier	<input type="checkbox"/>	<input type="checkbox"/> Skylights	<input type="checkbox"/>	<input type="checkbox"/> Woodstove(s) # of: _____
<input type="checkbox"/>	<input type="checkbox"/> Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/> Insulation	<input type="checkbox"/>	<input type="checkbox"/> Slabs	<input type="checkbox"/>	<input type="checkbox"/> Other: _____
<input type="checkbox"/>	<input type="checkbox"/> Fences/Gates	<input type="checkbox"/>	<input type="checkbox"/> Interior Walls	<input type="checkbox"/>	<input type="checkbox"/> Solar Panels	<input type="checkbox"/>	<input type="checkbox"/> Other: _____
<input type="checkbox"/>	<input type="checkbox"/> Filtration	<input type="checkbox"/>	<input type="checkbox"/> Mechanical	<input type="checkbox"/>	<input type="checkbox"/> Stove, Pellet		

Describe the defect, malfunction, or repair on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

Describe any other items not covered above:

Comments:

PART II Documentation

Check the documents for the subject property that the seller has available for review:

<input type="checkbox"/> As-Built Survey	<input type="checkbox"/> Party Wall Agreement	<input type="checkbox"/> Title Information
<input type="checkbox"/> Certificate of Occupancy	<input type="checkbox"/> PUR-101	<input type="checkbox"/> Water Rights Certificates
<input type="checkbox"/> Deed Restrictions	<input type="checkbox"/> PUR-102	<input type="checkbox"/> Well Log & Water Tests
<input type="checkbox"/> Energy Rating Certificate	<input checked="" type="checkbox"/> Resale Certificate	<input type="checkbox"/> Written Agreement with Adjacent Property Owner
<input type="checkbox"/> Engineer/Property/Home Inspection Report(s)	<input type="checkbox"/> Shared Septic Agreement	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Flood Evaluation Certificate	<input type="checkbox"/> Shared Well Agreement	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Hazardous Materials Test(s)	<input type="checkbox"/> Soil Tests	
<input type="checkbox"/> Lease/Rental Agreement	<input type="checkbox"/> Subdivision Covenants/Restrictions	

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PART II Documentation (continued)

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$		<input type="checkbox"/>
Electric	\$ 99.00	Chugach Electric	<input checked="" type="checkbox"/>
Gas	\$ 20.00/part of dues	Euster (separate acct for gas stove)	<input type="checkbox"/>
Oil	\$ <small># of Gallons</small>		<input type="checkbox"/>
Propane	\$		<input type="checkbox"/>
Refuse	\$ part of dues		<input type="checkbox"/>
Security Alarm Systems	\$		<input type="checkbox"/>
Sewer	\$ part of dues		<input type="checkbox"/>
Water	\$ part of dues		<input type="checkbox"/>
Wood	\$		<input type="checkbox"/>
Other	\$		<input type="checkbox"/>

PART III Additional Information

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? For any "Yes" answer, indicate the relevant item number and explain the condition on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

	Yes	No	UNK
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do you know of any street or utility improvements planned that will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Road maintenance provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provided by:			


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PART III Additional Information *(continued)*

		Yes	No	UNK
4. Is the property currently rented or leased?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, expiration date:				
5. Is there a homeowner's association (HOA) for the property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, HOA Name:		Campbell Village Condom		HOA Phone Number:
<input checked="" type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive		Monthly Dues: \$ _____ per _____		
Are there any levied or pending assessments?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of person responsible for issuing resale certificate:		Ray Boring		Phone Number:

Setbacks/Restrictions

		Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences and driveways, whose use or responsibility for maintenance may affect the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there subdivision conditions, covenants, or restrictions?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are you aware of any nonconforming uses of this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of any deed, or other private restrictions on the use of the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are you aware of any variances being applied for, or granted, on this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are you aware of any easements on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>


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PART III Additional Information (continued)

Heating System(s)

Check all types that apply:

<input type="checkbox"/> Boiler System	<input type="checkbox"/> Geo Thermal	<input type="checkbox"/> Monitor/Toyo	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Electrical Heat	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Pellet Stove	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Forced Air	<input checked="" type="checkbox"/> Hot Water Baseboard	<input type="checkbox"/> Radiant Heat	

Age (Years): _____ Last Cleaned: _____ Last Inspected: _____

Source:

<input type="checkbox"/> Coal	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Wood
<input type="checkbox"/> Propane Tank which is:	<input type="checkbox"/> Leased	<input type="checkbox"/> Owned	
<input type="checkbox"/> Oil with _____ Gallon Storage which is:	<input type="checkbox"/> Buried	<input type="checkbox"/> Above Ground	<input type="checkbox"/> Other: _____

Age of Tank: _____

Sewer System

		Yes	No	UNK
Type:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Other: _____			
1. Does your sewer system have a lift station/lift pump?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Private:	<input type="checkbox"/> Holding Tank <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other: _____			
Drain Field System:	<input type="checkbox"/> Bed <input type="checkbox"/> Crib <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Trench <input type="checkbox"/> Other: _____			
Innovative Sewer System:	<input type="checkbox"/> Biocycle <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Recirculating Upflow Filter <input type="checkbox"/> Secondary Sewer Treatment Plant <input type="checkbox"/> Other: _____			
2. Has the sewer system failed while you owned the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).</i>				
Age of Sewer System:	_____	Location:	_____	
3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).</i>				
Approval/Certification Source:	_____	Date: (If Known)	_____	
4. Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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PART III Additional Information (continued)

Roof or Other Leakage

Type:	<input checked="" type="checkbox"/> Asphalt/Composition Shingle <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input type="checkbox"/> Other: _____		
Age (Years):		Location of Attic Access:	
			Yes No UNK
1. Are you aware of any ice damming on the roof?			<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
If yes, provide location:			
2. Are you aware of any water leaking into the home? (i.e., windows, lights, fireplace, etc.)			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location:			

Fireplace and/or Woodstove

Type:	<input type="checkbox"/> Electric <input type="checkbox"/> Gas/Propane <input type="checkbox"/> Pellet <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other: _____		
Date Chimney(s) Last Cleaned or Serviced:		Cleaned or Serviced By:	

Freeze-Ups

			Yes No UNK
1. Have you had any frozen water lines, sewer lines, drains, or heating systems?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
2. Are there any heat tapes, heat lamps, or other freeze prevention devices?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location and explain use:			

Drainage

			Yes No UNK
1. Are you aware of ever having any water in the crawl space, basement, or lower level?			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
If yes, how was the problem resolved?	<input checked="" type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input type="checkbox"/> Other: _____		
Date Problem was Resolved:	2025	Location of Each Sump Pump:	Drains to the yard.
2. To where does the water drain after it leaves the sump pump?			
3. Are you aware of any issues with high water table?			<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			

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PART III Additional Information (continued)

Water Supply

Type:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> Water Tank: Size: _____	<input type="checkbox"/> Shared Well (provide agreement, if any)			
Well Depth (Feet): (If Private)		Flow Rate (Gallons per Minute): (If Private)		Date Tested:	
Location of Operational Well:					
			Yes	No	UNK
1. Are there any abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Have you had any problems with your water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Has the well failed while you have owned the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Have you ever had a well pump problem or failure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6. Do you supply water to, or receive water from, others?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
If yes, is there a written agreement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7. Do you have a water rights certificate for this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

N/A

Water Heater

Type:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other: _____
Age (Years):	UNK	Capacity (Gallons):	unknown it's shared.	

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PART III Additional Information (continued)

Flood Zone Designation

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware if the property has flooded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Soil Stability

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any drainage, or grading problems that affect this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructions, Improvements/Remodel

	Yes	No	UNK
1. Have you remodeled, made any room additions, structural modifications, or improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please describe:</i>			
Was the work performed with necessary permits in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any open building permits for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Pest Control or Wood Destroying Organisms

	Yes	No	UNK
1. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>mice a few times a year when it gets cold.</i>			
<i>If yes, when?</i>	<i>when it gets cold.</i>	<i>Where?</i>	<i>What type?</i>
	<i>kitchen</i>	<i>a bathroom.</i>	
<i>If yes, describe what was done to resolve the problem:</i>	<i>traps we have not seen anything a long time</i>		

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PART III Additional Information (continued)

		Yes	No	UNK
3. If gutters, where do downspouts discharge?				
4. Is there a floor drain in the structure, including garage?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, where is it located and where does it drain to?				

Inspection

		Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
2. Has there been any energy rating on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, year conducted?				
3. Energy Rated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If known, Energy Rater?				

Encroachments

		Yes	No	UNK
1. Does anything on your property encroach (extend) onto your neighbor's property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does anything on your neighbor's property encroach onto your property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Concerns

		Yes	No	UNK
1. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water, or by-products from the production of methamphetamines on the subject property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any mildew or mold issues affecting this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, number of tanks:				
4. Are you aware if the property is in an avalanche zone/mudslide area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have you ever filed an insurance claim for any environmental damage to the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	12/31/25	9353 Blackberry Street Anchorage AK 99502	#H30 99502		
Seller's Initials	Date	Property Address		Buyer's Initials	Date

PART III Additional Information *(continued)*

				Yes	No	UNK	
2. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, when?		Where?		What type?			
If yes, describe what was done to resolve the problem:							

Other

				Yes	No	UNK	
1. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any human burial sites on the property?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any smoking of any kind inside the property during your ownership?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Noise

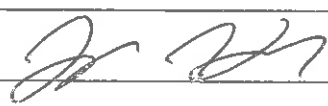
				Yes	No	UNK	
1. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).							

Pets

				Yes	No	UNK	
1. Have there been any pets/animals in the house?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how many and what type?							
<i>small dog</i>							
<i>mixed breed Chihuahua when released 11/24</i>							

PART IV Agreement

I/We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller Signature:		Date:	12/31/25
Seller Signature:		Date:	

<i>JH/EA</i>	12/31/25	9353 Blackberry Street #R30 Anchorage AK 99502		
Seller's Initials	Date	Property Address	Buyer's Initials	Date



THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: <https://dps.alaska.gov/Home>

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.



The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects.



The Licensee bears no responsibility for the condition of the property irrespective of whether an inspection was conducted or not.



I, the Buyer, certify that I have read and received a signed copy of the State of Alaska Residential Real Property Disclosure Statement from the Seller or any Licensee involved or participating in this transaction.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

JH/gH
Seller's Initials

12/31/25
Date

9353 Blackberry Street #H30
Anchorage AK 99502
Property Address

Buyer's Initials

Date



Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page Number	Item/Explanation

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:		Date:	12/31/25
Seller Signature:		Date:	

I/We (Buyer(s)) have received a copy of this Addendum/Amendment to the Disclosure Statement.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

12/31/25
Seller's Initials Date

9353 Blackberry Street #B30
Anchorage AK 99502

Property Address

Buyer's Initials

Date

Bill of Sale¹

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 _____, for and in consideration of: the sum of \$ _____

2 Dollars or No Value, shall convey to _____

3 the following personal property currently located at: 9353 Blackberry Street #B30 Anchorage 99502

4 State of Alaska.

- | | | |
|--|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> Refrigerator | _____ Wall/Ceiling Speakers | _____ Workbench/Shelving |
| _____ Freezer | _____ Satellite Dish | _____ Corral |
| <input checked="" type="checkbox"/> Oven/Range/Cooktop | _____ Satellite Dish Comp. | _____ Playground Equipment |
| <input checked="" type="checkbox"/> Dishwasher | _____ Home Theater | _____ Greenhouse |
| <input checked="" type="checkbox"/> Microwave | _____ Projector | _____ Dog Kennel/Run |
| _____ Trash Compactor | _____ Screen | _____ Storage Shed |
| _____ Beverage/Wine Cooler | _____ Flat Screen | _____ Hot Tub, Equip & Cover |
| _____ Water Softener | _____ All Speakers | _____ Garage Door Opener |
| _____ Central Vac Attachments | _____ AV Components | _____ Remotes |
| _____ Chandelier/Hanging Lts | | _____ # of Remotes: _____ |
| _____ Window Coverings | _____ Flat Screen TV(s) - Location: | _____ Generator |
| Except for: _____ | _____ Living Room | _____ Wood Stove |
| _____ Window Screens | _____ Family Room | _____ Propane Tank(s) |
| _____ Pool Table | _____ Master Bedroom | _____ Propane in Tank |
| <input checked="" type="checkbox"/> Washer | _____ Security System/Components | _____ Oil Tank |
| <input checked="" type="checkbox"/> Dryer | _____ leased or _____ owned | _____ Oil in Tank |

5
6
7

8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain
9 with the subject property.

10
11 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not
12 limited to, security and monitoring systems that are not assumed or prorated upon recording.

13
14 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale
15 Agreement dated _____ does not record; this Bill of Sale shall become null and void.

16
17 **THE ABOVE DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**
18 **MADE AS TO THE CONDITION OF THE PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON**
19 **THE SALES PRICE.**

20
21 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**
22 **WITH THE SALE:**

23 _____
24 _____
25 _____

26 Dated: _____

Dated: 12/31/2025

27 Buyer 1: _____

Seller 1: [Signature]

28 Buyer 2: _____

Seller 2: [Signature]

29 Buyer 3: _____

Seller 3: _____



**BRANDY
PENNINGTON**
REAL ESTATE

Property and Marketing Notice to Cooperative Parties: This notice is provided by Brandy Pennington Anchorage Real Estate (BPRE, LLC) and its affiliated partners. While we strive to gather helpful information about the property, BPRE, LLC makes no guarantees regarding the accuracy or completeness of the documentation provided by the seller.

Key Points:

1. **Purpose:** The marketing materials are for informational use only. We aim to clarify transaction-related topics, but additional details may arise.
2. **Liability:** By receiving this information, you agree that BPRE, LLC and its affiliates are not liable for your reliance on it. Conduct your own due diligence on the property.
3. **Licensee Relationships:** BPRE, LLC operates under the license of Brandy Pennington, a licensed broker. Your relationship and the duties owed to you have been outlined in the "Alaska Real Estate Consumer Disclosure."
4. **Waiver of Representation:** If you are signing this alongside another client of BPRE, LLC, both parties waive confidentiality rights and acknowledge potential conflicts of interest.
5. **Communication Commitment:**
 - **Accessibility:** We are available Monday, Wednesday, and Friday. Offers or messages after 3:30 PM on Fridays will be answered within 48 business hours. Saturdays are generally not business days.
 - **Weekly Meetings:** We hold weekly meetings to share updates and address concerns. Timely communication from all parties is crucial.
 - **Responsive Communication:** We will respond to all communications within 24 business hours.

At BPRE, LLC, we prioritize your experience. If it falls short, please let us know immediately.

Offer Submission: Your offer will be promptly presented for review. All offers are subject to the same evaluation process. Offers received outside of regular business hours will be reviewed on the following business day. In the event that multiple offers are received, a formal notification will not be sent unless explicitly requested by the owner/seller. To ensure a prompt and favorable response, buyers are encouraged to submit their best offer, including all necessary information and attachments listed under the documents tab in the MLS. Client representatives are encouraged to call the office and confirm the offer receipt. We adhere to all equal housing opportunities and anti-discrimination laws, treating each person and their offer fairly and with respect.

JH/eth

Seller's Initials

12/31/25

Date

Buyer's Initials

Date

Buyer Financing: Buyers have the right to choose their lender and loan type. The seller or their representative must approve both in writing within three working days of acceptance or receipt of the 90% letter, whichever is later. If the seller does not accept the financing, the sale may be voided, and the earnest money refunded. The buyer authorizes BPRE-LLC to contact the lender for any transaction-related financing questions. If the buyer selects a loan with both a first and second mortgage, the seller will pay only one set of fees, whichever is lower, as stated in the purchase agreement. If the seller agrees to cover a portion of the buyer's closing costs and the actual cost is less, the seller is not required to refund the difference. The seller may also seek damages for delays, including PITI, per diem, and utility costs.

Authorization for TILA-RESPA Integrated Disclosures: If represented by BPRE-LLC, the buyer authorizes the disclosure of loan estimates, closing disclosures, and settlement statements for the real estate transaction. The buyer requests that sensitive information, such as down payment, interest rate, and funds to close, not be shared without written consent.

The seller, represented by BPRE-LLC, requests that net proceeds and other financial details from the closing not be shared with any other parties without written consent. No personal or confidential information, including loan pay-offs, costs, or net proceeds, shall be disclosed. This authorization applies only to this transaction.

As per Section 24, Lines 38-41 of the Purchase and Sale Agreement, these clauses are excluded from the contract. The title company is bound by Alaska law to keep all financial information confidential and will not share it with external parties. Each party will receive their own separate settlement statement, in accordance with Alaska's non-disclosure laws. The seller's settlement will not be shared with any party outside of their representation.

Title Company Affiliation and Delays: Alaska Statutes (Sec. 21.66.200) require title insurance companies to maintain a title plant with maps and indexed records for at least 25 years before issuing a policy. This can limit competition, especially for startups, leading to potential service delays. Delays are not the responsibility of any licensee or broker involved in the transaction. Buyers are responsible for reading the full title report and adhering to the terms of the title insurance policy. The representative and associated parties are not liable for the buyer's decision not to review or contest any title issues.

Square Footage Disclosure: The measurements provided in the MLS listings are for marketing purposes only and may vary from previous MLS Listings, tax records and actual square footage. While this information is generally considered reliable, it is advisable for the buyer to conduct an independent measurement to verify the provided information. The total square footage should not be considered exact and should not be used in the loan valuation process or for any other purposes. Any measurements or related investigations should be completed on or before the expiration of the due diligence period.

Site Unseen Advisory and Waiver: The buyer can purchase the property without viewing it in person but is informed of the right to make the offer contingent upon a personal inspection. If the buyer waives this right, they acknowledge not relying on their real estate representative or broker for the decision. The buyer agrees to indemnify any licensee, broker, or affiliate if they

S.H./G.H.
Seller's Initials

12/31/25
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find the property unsatisfactory for any reason. This clause does not override Sections 9D-F and 10A-R of the Alaska MLS purchase agreement, and the buyer retains all rights under those sections.

Home Inspection and Due Diligence: The buyer is responsible for arranging a comprehensive home inspection by a licensed inspector, professional engineer, or related service provider, subject to the seller's approval. A home inspection provides a detailed assessment of the property's condition, beyond the scope of an appraisal.

The inspector may test for mold, radon, roofing, foundations, plumbing, electrical systems, lead-based paint, asbestos, and energy efficiency. The buyer should discuss additional tests with the inspector as needed. For more information, the buyer can contact 1-800-SOS-Radon, visit www.HUD.gov for health and safety details, or refer to the DOE EnergyStar Program at www.energystar.gov.

The buyer should research and seek referrals when selecting an inspector, and consider consulting the American Society of Home Inspectors (ASHI) at www.ashi.org or 1-800-743-2744. It's advised to interview several inspectors and inquire about the inspection scope before making a decision.

The buyer may also hire an engineer or licensed professional to inspect both internal and external property components. If a home inspection is conducted, the report belongs to the buyer, but the seller is entitled to a copy under Alaska Statutes. A list of licensed home inspectors can be found at: <https://www.commerce.alaska.gov/cbp/main/Search/Professional>.

Release of Inspection Report to Lender: If the buyer shares the inspection report with the lender, it may lead to additional repair requirements, for which the buyer could be responsible, including re-inspection fees. The initial re-inspection fee is the buyer's responsibility, while any subsequent fees fall to the seller. If the buyer chooses not to release the report to the lender, they agree to hold any licensee or broker involved in the transaction harmless from any liability or claims related to the property purchase.

Sharing the report with the lender may prompt requests for further modifications or repairs, which could lead to additional costs and serve as a negotiation point between buyer and seller. Ultimately, the seller decides what repairs will be made, regardless of who pays.

Under Alaska law (Sec. 34.70.090), failure to comply with disclosure requirements can result in liability for actual damages suffered by the transferee. Transferee as a result of the violation or failure. Opting to waive disclosure will not protect you for future liability or damages.

Remember your real estate professional is not an attorney. They only provide you with information related to laws that are applicable to you.

Mold Disclosure: Mold may exist in any property, but BPRE-LLC and its affiliates are not qualified to inspect or provide recommendations regarding mold. Buyers assume full responsibility for investigating mold concerns and indemnify any real estate professional or

 _____ Seller's Initials	 _____ Date	_____ Buyer's Initials	_____ Date
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affiliate from liability or financial damages related to mold. Buyers should consult qualified professionals for mold inspections.

Historical As-Built Acknowledgement: An as-built survey, prepared by a professional surveyor, documents the presence of a building or improvements at the time of the survey. If provided by the seller, it is for general information only and may predate the current transaction. The seller has no obligation to the buyer regarding the as-built, and the buyer should independently verify its accuracy before completing the transaction.

Neither BPRE-LLC nor its agents make any representations about the as-built's accuracy, and the buyer agrees to hold BPRE-LLC harmless from any liability related to inaccuracies or outdated information. An as-built is not the same as a plat.

HUTTO Clause: BPRE-LLC is not responsible for any work performed on the property by the seller, even if referred by BPRE-LLC. Referrals to contractors, service providers, engineers, and other vendors are common during the marketing and property transfer process. Any suggested repairs, estimated costs, and service work are the responsibility of the party requesting them.

While some vendors may accept payment at closing, most require a deposit or full payment upfront. BPRE-LLC will inform the client of payment terms before engaging any services. In some cases, BPRE-LLC may cover upfront costs to be reimbursed at closing. However, these vendors are not employees of BPRE-LLC, and no incentives are given for referrals. The client acknowledges that BPRE-LLC offers these referrals as a standard real estate practice.

Once a bid is accepted, clients should avoid arranging services elsewhere, as vendors may have committed resources. The client is responsible for any fees if they choose an alternative provider or complete the repair themselves.

BPRE-LLC will make efforts to ensure invoices are sent to the title company and reflected in the final settlement statement. The client will sign a final summary of all payments and services related to the sale. The client remains responsible for all costs and contracts agreed upon. By receiving this disclosure, the client acknowledges that BPRE-LLC may coordinate vendors as needed. (While BPRE-LLC may facilitate services for the represented party's convenience, it accepts no liability for any losses, damages, or bills that may arise. The client agrees to hold BPRE-LLC harmless from any such damages or losses.)

Augusti Clause: The client has the right to terminate agreements as specified in the contract. If the client terminates outside the agreed timeframe or defaults, they will be responsible for reasonable fees incurred by the other party and the real estate licensee, up to 1% of the contract value, unless otherwise agreed.

Ethical Representation: Brokers and licensees are committed to adhering to all ethical rules, duties, statutes, and similar obligations. Brokers have full authority to guide the transaction on behalf of the client, ensuring compliance with ethical responsibilities. They reserve the right to terminate representation if necessary to maintain such compliance.

JH/ST
Seller's Initials

12/21/25
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Date

No Financial or Tax Advice: Brokers may provide estimated settlement statements or "net sheets" for informational purposes only. The actual amounts depend on final preparations and closing disclosures by the lender and title company. Brokers are not licensed to offer tax or accounting advice but can refer clients to qualified professionals.

Earnest Money Disputes & Refunds: Earnest funds must be deposited into a non-interest-bearing trust account and cleared before release. Refunds may take up to fourteen working days and could be further delayed if mediation, arbitration, or legal proceedings are involved. The cooperating brokerage will not disburse earnest funds without mutual agreement or other necessary processes.

Notice of Land-Use and Building Regulations in Mat-Su Borough: Buyers in the Mat-Su Borough are informed of existing land-use and building regulations, including subdivision covenants, setback requirements, plat notes, and zoning laws. These regulations may be subject to change by various governmental entities, including city, state, and federal agencies. Before initiating any development, buyers must obtain necessary permits and comply with all applicable regulations. Sellers are ethically obligated to disclose relevant information for the buyer's due diligence. Buyers are responsible for understanding and investigating land-use regulations during their due diligence period. This includes contacting relevant governing entities and agencies.

In the Mat-Su Borough's core planning area, permits are required for new commercial and industrial uses, including conditional use permits based on factors like noise, traffic, and hazardous substances. For a detailed map and additional information, visit the borough website at <http://www.matsugov.us> or contact the borough planning department at 907-745-9853. Questions can also be emailed to ccb@matsu.gov.us.

Property Information and Regulations in Mat-Su Borough: For setback requirements in Palmer or Wasilla, consult the respective governing entities. For water or wastewater disposal, contact the Alaska Department of Environmental Conservation at 907-376-5038. The buyer is responsible for identifying all applicable federal, state, and local regulations concerning development within the borough.

Agricultural Operation Disclosure: The buyer is responsible for determining if the property is near an agricultural operation that may cause inconveniences, such as odors, noise, dust, and increased traffic. The buyer has until the end of the due diligence period to assess the property's suitability. If the property is deemed unacceptable, the buyer must notify the seller in writing, rendering the sale null and void, with the earnest money refunded. No further obligations arise, and the broker or licensee is not liable for any claims.

Certain pre-existing commercial or industrial uses may have grandfathered rights or exemptions from current zoning. The buyer is advised to investigate these and holds the broker harmless for any discrepancies. However, the seller remains obligated to disclose all material information.

Home Businesses: If operating a home business or other secondary occupation, the buyer is responsible for ensuring it complies with property zoning and use restrictions.

JH/SH
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Date

Buyer's Initials

Date

Municipality of Anchorage: The Municipality has a new land-use code, Title 21, subject to ongoing amendments. Interested parties should consult the Planning and Zoning Department at 907-343-7921 or visit www.muni.org for updates.

Earth Movement: All properties are subject to earth movement or erosion. An "as-is" clause in the sales agreement does not absolve the seller of disclosure obligations regarding known material defects. Failure to comply with AS 34.70.010/AS 34.70.200 may result in legal action.

HOA Disclosure: The buyer is responsible for reviewing the public offering statement or resale certificate and contacting the HOA to inquire about any outstanding violations before closing, as part of their due diligence under Section 10.

Appraisal Waiver Gap: The contract allows the buyer to reject the property if the appraisal falls short of the purchase price, without penalty, unless otherwise agreed. This clause ensures the purchase price aligns with the property's market value, though an appraisal waiver may be granted by mutual consent.

Dispute Resolution: This statement is binding and interpreted under Alaska law. Disputes will be resolved in accordance with Alaska statutes. Both parties are encouraged to consider mediation, typically lasting 30 days with fees ranging from \$300 to \$1,500. If mediation fails, arbitration, litigation, or court intervention may be pursued.

Insurance Notification: Buyers must provide an insurance binder to the lender to avoid closing delays. Insurance shopping should begin immediately after contract execution. The policy must be submitted within the due diligence period. Failure to secure timely insurance may result in extension penalties, limited to the property's carrying costs, including PITI, utilities, and any per-diem payments. Insurance obtained after the due diligence period cannot be used by brokers to terminate the contract without penalty.

Communication Preferences: By signing this form, clients consent to receiving periodic communications from BPRE LLC via mail, email, phone, or text. Client information will not be sold or shared with third parties. BPRE LLC has permission to advertise real estate sales, including final sales price and terms, through various mediums.

Disclosure of Affiliated Business Relationships: BPRE-LLC discloses relationships with Home Warranty of America (HWA), Home Smart, Home Shield of America (HSA), Dena'Ina Group, and Premier Management. Use of these services is not mandatory, and clients may choose any service providers. However, lenders may require specific providers as part of the loan settlement. Review your loan disclosure and consult your loan officer for clarification. For more information, visit the Consumer Finance Protection Bureau at www.consumerfinance.gov/owning-a-home.

Preferred Providers: BPRE-LLC may recommend vendors for your transaction or property-related services. You are under no obligation to use these providers and may seek alternatives to best meet your needs.

JH/eth
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12/31/25
Date

Buyer's Initials

Date

COVID & Variant Consumer Disclosure: All parties acknowledge the risks associated with COVID-19 exposure and assume responsibility for their presence in public settings. The buyer(s) and seller(s) agree to indemnify and hold harmless the licensee(s) and broker(s) from any claims related to COVID-19 exposure in connection with the property transaction. For more information, visit <https://www.cdc.gov/coronavirus/2019-ncov/prepare/prevention.html>.

When purchasing a rental property, the buyer should request key documents to ensure a smooth transfer of ownership and financial transparency. Essential documents include:

1. **Current Lease Agreements:** Copies of all lease agreements outlining terms such as duration, rent, security deposits, and other pertinent conditions.
2. **Rent Roll:** A summary detailing each unit, tenant, rent amount, lease dates, and any outstanding balances.
3. **Prorated Rent & Deposits:** Clarify how prorated rent and security deposits will be handled at closing. Typically, the buyer will receive a credit for these amounts.
4. **Tenant Contact Information:** Obtain names, phone numbers, and emails for all tenants for communication regarding the ownership transfer.
5. **Tenant History:** Request rent payment records and details of any past tenant disputes or issues.
6. **Property Management Agreements:** If applicable, acquire the property management agreement to understand the responsibilities and fees involved.
7. **Notice of Sale:** Ensure the seller provides proper notice to tenants regarding the change in ownership, in compliance with local laws.
8. **Tenant Estoppel Certificates:** Obtain signed estoppel certificates from tenants, confirming key lease terms such as rent and lease duration, to prevent disputes post-sale.
9. **Lease Applications:** Request tenant lease applications for references and rental history.
10. **Utility Information:** Clarify how utilities are billed and paid by tenants, which impacts the property's operating expenses.
11. **Tenant Maintenance Requests:** Inquire about any outstanding maintenance or repair requests.

By obtaining these documents, the buyer ensures a clear understanding of the property's status and a smooth transition of ownership. It is advisable to consult legal counsel to navigate this process effectively.

At BPRE LLC, we are committed to ethical conduct and legal compliance, fostering fair competition and upholding professionalism in real estate transactions.

Compliance with Antitrust Laws and Real Estate Compensation:

This Antitrust Policy outlines our obligations to clients, customers, competitors, and the community. Full cooperation is expected from all individuals associated with our brokerage to uphold these principles.

1. **No Price Fixing:** BPRE LLC strictly prohibits any discussions, agreements, or actions that could be perceived as fixing, setting, or controlling commission rates or

JH/KH
Seller's Initials

12/31/25
Date

Buyer's Initials

Date

compensation terms. Commission rates are determined independently for each transaction.

2. No Group Boycotts: BPRE LLC refrains from participating in group boycotts or refusals to deal with any person, organization, or entity. All parties are treated fairly and equitably.
3. Ongoing Training: BPRE LLC provides mandatory, regular training on antitrust laws and regulations for all employees and agents.
4. Awareness and Compliance: All employees and agents must comply with federal, state, and local antitrust laws.
5. Reporting Violations: Any employee or agent aware of potential antitrust violations must report them promptly to management or the designated compliance officer.
6. Whistleblower Protection: BPRE LLC provides a confidential reporting mechanism to protect individuals reporting antitrust concerns in good faith.
7. Non-Tolerance: Violations of this policy will result in disciplinary action, including possible termination.
8. Legal Consequences: Antitrust violations may result in serious legal and financial penalties, including fines and imprisonment. BPRE LLC will fully cooperate with any investigations.


Summary: We appreciate your trust in BPRE LLC. We are committed to maintaining open communication and addressing any concerns promptly to ensure a successful transaction. All parties acknowledge reading and understanding this policy, and recognize the importance of legal counsel to review documents and assist throughout the process. Each party will be responsible for their own costs, and in corporate matters, the undersigned personally guarantees performance as stated in the sales contract and related documents.

We look forward to a smooth and successful transaction.

_____ Signature (Buyer) _____ (Date)

_____ Signature (Buyer) _____ (Date)

 _____ Signature (Seller) 12/31/2025 (Date)

 _____ Signature (Seller) 12/31/2025 (Date)

ADDITIONAL CLIENT REMARKS:



Seller's Initials

12/31/25

Date

Buyer's Initials

Date