



RESIDENTIAL LEASE OWNER'S PROPERTY DISCLOSURE STATEMENT (To be completed by Owner)

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February 2018



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MESSAGE TO THE OWNER:

The form is designed to assist you in making disclosures to the Tenant. If you know something important about the Property that is not addressed on the form, add that information to the form. Prospective Tenants may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE TENANT:

There are likely facts about the Property that the Owners do not know. Therefore, it is important that you take an active role in obtaining information about the Property. For more information on obtaining this information see the Buyer Advisory at <https://www.aaronline.com/manage-risk/buyer-advisory-3/>

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the form. (5) Review all other applicable documents, such as CC&R's, and association rules and regulations. (6) Conduct inspections of the Property. (7) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE OWNER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

OWNERSHIP AND PROPERTY

- As used herein, "Property" shall mean the real property and all fixtures and improvements thereon and appurtenances incidental thereto, plus fixtures and personal property described in the Lease.

3. **LEGAL OWNER(S) OF PROPERTY:** Joseph Martinez

4. **PROPERTY ADDRESS:** 3508 North 62nd Pl Scottsdale AZ 85251
(STREET ADDRESS) (CITY) (STATE) (ZIP)

5. Is the property located in a community defined by the fair housing laws as housing for older persons? ☐ Yes ☒ No

6. Explain: _____

7. Approximate year built: 1957. If Property was built prior to 1978, Owner must furnish the Tenant with a lead-based

8. **paint disclosure form.**

9. Are you current on: Mortgage ☒ Yes ☐ No Property tax ☒ Yes ☐ No HOA fees ☐ Yes ☐ No

YES

NO

10. ☐ YES ☒ NO Are you aware if there are any association(s) governing this Property?

11. If yes, provide contact(s) information: Name: _____

12. Phone #: _____ Address: _____

13. If yes, are there any fees related to leasing the home? Explain _____

14. ☐ YES ☒ NO Are you aware of any public or private use paths or roadways on or across this Property?

15. Explain: _____

16. ☐ YES ☒ NO Are you aware of any violation(s) of any of the following? (If yes, check all that apply):

17. ☐ Zoning ☐ Building Codes ☐ Utility Service ☐ Sanitary health regulations

18. ☐ Covenants, Conditions, Restrictions (CC&R's) ☐ Other _____

19. ☐ YES ☒ NO Are you aware of any parking restrictions? If yes, please explain: _____

20. _____

21. How many parking spots are available for tenants? _____

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Amri Jamal Aliah, The Brokery

BUILDING AND SAFETY INFORMATION**STRUCTURAL:**

22. ARE YOU AWARE OF ANY PRESENT:

23. YES ☒ NO ☐ Roof leaks/problems? Explain: Roof currently being replaced due to storm damage
24. ☐ ☒ Interior wall/ceiling/door/window/floor problems? Explain: _____
25. ☐ ☒ Cracks or settling involving the foundation, exterior walls or slab? Explain: _____
26. ☐ ☒ Chimney or fireplace problems, if applicable? Explain: _____
27. ☐ ☒ Damage to any structure on the Property by any of the following? (Check all that apply):
28. ☒ Flood ☐ Fire ☒ Wind ☐ Water ☐ Hail ☐ Other _____
29. Explain: Roof shingle damage

HEATING, COOLING AND PLUMBING/SYSTEMS:30. Heating: Type(s) HVAC Cooling: Type(s) HVAC

31. YES ☐ NO ☒ Are you aware of any present problems with the heating or cooling system(s)?
32. Explain: _____
33. ☒ ☐ Are there any special instructions/filters/service requirements?
34. Explain: Replace filters every 3 months
35. ☐ ☒ Are you aware of any present plumbing problems?
36. Explain: _____
37. ☐ ☒ Are you aware of any present water pressure problems?
38. Explain: _____
39. Type of water heater(s): ☒ Gas ☐ Electric ☐ Solar Approx. age(s) _____
40. ☐ ☒ Are you aware of any present water heater problems?
41. Explain: _____
42. ☒ ☐ Is the entire Property connected to a sewer? (If yes, skip to line 47)
43. ☐ ☐ Is the Property served by an **On-Site Wastewater Treatment Facility**? (If no, skip to line 47)
44. If yes, the Facility is: ☐ Conventional septic system ☐ Alternative system Type: _____
45. ☐ ☐ If the Facility is an alternative system, is it currently being serviced under a maintenance contract?
46. If yes, name of contractor: _____ Phone #: _____
47. ☒ ☐ Does the Property contain any of the following systems?
48. ☒ landscape watering: If yes, type: ☒ auto timer ☐ manual ☐ both
49. ☒ water treatment: If yes, check all that apply: ☐ water filtration ☐ reverse osmosis ☒ water softener ☐ Other
50. ☐ ☐ sump pump
51. ☐ ☐ Are you aware of any present problems or special instructions with any of the systems mentioned above?
52. Explain: _____
53. _____

SWIMMING POOL/SPA/HOT TUB/SAUNA/WATER FEATURE:

54. YES ☐ NO ☒ Does the Property contain any of the following? (Check all that apply):
55. ☐ ☐ Swimming pool ☐ Spa ☐ Hot tub ☐ Sauna ☐ Water feature
56. ☐ ☐ If yes, are either of the following heated? ☐ Swimming pool ☐ Spa
57. If yes, type of heat: _____
58. ☐ ☐ Would the swimming pool comply with the applicable swimming pool enclosure/barrier requirements if children reside in or regularly visit the Property?
59. **Note: Owner must furnish Tenant with a Residential Pool Safety Notice prepared by the Arizona Department of Health Services.**
60. ☐ ☐ Are you aware of any present problems or special instructions relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: _____
61. _____
62. _____
63. _____

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ELECTRICAL SYSTEMS:

64. ☐ YES ☒ NO Are you aware of any present problems with the electrical system?
65. ☐ YES ☐ NO Does the Property contain any of the following systems? (Check all that apply):
66. ☐ Security system: ☐ Monitored ☐ Yes ☐ No ☐ Other _____
67. ☒ Smoke/fire detection ☐ Fire suppression (sprinklers) ☒ Carbon monoxide detector
68. ☐ Alternate power systems: If yes, indicate type (Check all that apply):
69. ☒ Solar ☐ Wind ☐ Generator ☐ Other _____
70. ☐ YES ☒ NO Are you aware of any present problems or special instructions with any of the systems mentioned above?
71. Explain: _____

MISCELLANEOUS:

72. ☐ YES ☒ NO Are you aware of or have you observed any of the following on the Property? (Check all that apply):
73. ☐ Scorpions ☐ Rabid animals ☐ Bees ☐ Rodents ☐ Reptiles ☐ Termites/Other wood destroying organisms
74. ☐ Bed Bugs ☐ Other: _____
75. How often is the Property serviced or treated for pests, reptiles, insects or animals? _____
76. Name of service provider: _____ Date of last service: _____
77. ☒ Are there any security bars or other obstructions to door or window openings?
78. ☒ Are you aware of any present problems with any built-in appliances?
79. ☒ Are there any leased propane tanks, equipment or other systems on the Property?
80. ☒ Are you aware of any problems or special instructions with any of the items listed above?
81. Explain: _____
82. ☐ YES ☒ NO Has the Premises ever been used as a "drop house" (i.e. used to facilitate the transport of persons that are not United States citizens, permanent resident aliens or otherwise lawfully in this state, for profit or commercial purpose)?
83. _____

UTILITIES

84. DOES THE PROPERTY CURRENTLY RECEIVE THE FOLLOWING SERVICES?
- | | YES | NO | PROVIDER NAME |
|--|-------------------------------------|-------------------------------------|---------------------------|
| 85. ☒ Electricity: | ☒ | ☐ | <u>SRP</u> |
| 86. ☒ Fuel: ☒ Natural gas ☐ Propane ☐ Oil | ☒ | ☐ | <u>Southwest Gas</u> |
| 87. ☐ Cable: | ☐ | ☒ | _____ |
| 88. ☒ Telephone: | ☒ | ☐ | <u>City of Scottsdale</u> |
| 89. ☒ Garbage Collection: | ☒ | ☐ | _____ |
| 90. ☒ Fire: | ☒ | ☐ | _____ |
| 91. ☐ Irrigation: | ☐ | ☐ | _____ |
| 92. ☒ Water Source: ☒ Public ☐ Private water co. ☐ Private well ☐ Shared well ☐ Hauled water | ☒ | ☐ | <u>City of Scottsdale</u> |
| 93. If source is public, private water company, or hauled water: _____ | | | |
| 94. ☐ Are you aware of any present drinking water problems? | ☐ | ☐ | |
| 95. Explain: _____ | | | |

96. NOTICE TO TENANT: IF THE PROPERTY IS SERVED BY A WELL, PRIVATE WATER COMPANY OR A MUNICIPAL

97. WATER PROVIDER, THE ARIZONA DEPARTMENT OF WATER RESOURCES MAY NOT HAVE MADE A WATER SUPPLY

98. DETERMINATION. FOR MORE INFORMATION ABOUT WATER SUPPLY, CONTACT THE WATER PROVIDER.

ENVIRONMENTAL INFORMATION

99. ☐ YES ☒ NO Are you aware of any past or present issues or problems with any of the following on the Property? (Check all that apply):
100. ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Dampness/moisture ☐ Other
101. ☐ YES ☒ NO Are you aware of any past or present issues or problems in close proximity to the Property related to any of the following?
102. (Check all that apply): ☐ Soil settlement/expansion ☐ Drainage/grade ☐ Erosion ☐ Fissures ☐ Other

103. NOTICE TO TENANT: THE ARIZONA DEPARTMENT OF REAL ESTATE PROVIDES EARTH FISSURE MAPS TO ANY MEMBER

104. OF THE PUBLIC IN PRINTED OR ELECTRONIC FORMAT UPON REQUEST AND ON ITS WEBSITE AT www.azre.gov.

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- YES** **NO**
105. ☐ ☒ Are you aware if the Property is located within any of the following? (Check all that apply):
106. ☐ Superfund/ WQARF/ CERCLA ☐ Wetlands area
107. ☐ ☒ Are you aware if the Property is subject to any present or proposed effects of any of the following? (Check all that apply):
108. ☐ Airport noise ☐ Traffic noise ☐ Rail line noise ☐ Neighborhood noise ☐ Landfill ☐ Odors ☐ Nuisances
109. ☐ Toxic waste disposal ☐ Sand/gravel operations ☐ Other: _____
110. ☐ ☒ Are you aware if any portion of the Property has ever been used as a "Clandestine drug laboratory" (manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy or LSD)?
111. ☐ ☒ Are you aware if the Property is located in the vicinity of an airport (military, public, or private)?
112. ☐ ☒ Are you aware of the presence of any of the following on the Property, past or present? (Check all that apply):
113. ☐ Asbestos ☐ Radon gas ☐ Lead-based paint ☐ Pesticides ☐ Underground storage tanks ☐ Fuel/chemical storage
114. ☐ ☒ Are you aware of any open mine shafts/tunnels or abandoned wells on the Property?
115. ☐ ☒ If yes, describe location: _____
116. ☐ ☒ Are you aware if any portion of the Property is in a flood plain/way.
117. ☐ ☒ Are you aware of any portion of the Property ever having been flooded?
118. ☐ ☒ Are you aware of any water damage or water leaks of any kind on the Property?
119. ☐ ☒ Are you aware of any past or present mold growth on the Property?
120. Explain: _____
121. _____
122. _____

ADDITIONAL INFORMATION

123. Any other components of property not in working order or any additional information:
124. _____
125. _____
126. _____
127. _____

128. **OWNER CERTIFICATION:** Owner certifies that the information contained herein is true and complete to the best of Owner's
129. knowledge as of the date signed. Owner agrees that any material changes in the information contained herein will be disclosed in
130. writing by Owner to _____ prior to occupancy, including any information that may be revealed by subsequent inspections.

131.  Joseph Martinez Sep 17, 2025 MO/DA/YR ^ OWNER'S SIGNATURE MO/DA/YR

132. **Reviewed and updated:**

133. Initials:  / Sep 17, 2025 MO/DA/YR

134. **TENANT'S ACKNOWLEDGMENT:** Tenant acknowledges that the information contained herein is based only on the Owner's actual
135. knowledge and is not a warranty of any kind. Tenant acknowledges Tenant's obligation to investigate any material (important) facts in
136. regard to the Property.

137. **NOTICE:** Tenant acknowledges that by law, Owners, Lessors and Brokers are not obligated to disclose that the Property is or has
138. been: (1) the site of a natural death, suicide, homicide, or any other crime classified as a felony; (2) owned or occupied by a person
139. exposed to HIV, diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real
140. estate; or (3) located in the vicinity of a sex offender.

141. By signing below, Tenant acknowledges receipt only of this form.

142. ^ TENANT'S SIGNATURE MO/DA/YR ^ TENANT'S SIGNATURE MO/DA/YR

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