

SELLER CHECKLIST

In order to help us speed along the drafting and negotiating of your Purchase and Sale Agreement, please fill out this form completely. Please have all sellers sign where indicated below and return the completed form to our office at your earliest convenience. Thank you.

Name(s): _____

Property Address: _____

A.

Sewer/Septic: Private Sewer Town/City Sewer

Water: Private Well Water Town/City Water

Heat: Electric Gas Oil

B.

To the best of your knowledge:

1) Does the property contain Urea Formaldehyde Foam Insulation (UFFI)?

Yes No Unknown

2) Does the property contain lead paint?

Yes No Unknown

3) Are there any underground storage tanks located on the property?

Yes No Unknown

4) Are there any toxic or hazardous materials or substances located on the property?

Yes No Unknown

If you answered "yes" to any of the questions above, please explain: _____

Law Offices of Flood & Favata
14 Winthrop Street, Marlborough, MA
Tel: (508) 624-4700 Fax: (508) 624-7497
Email: realestate@floodlaw.net

C.

1) Do you own all fixtures and appliances (e.g. water heater)?

Yes No Unknown

2) Are there any pending bankruptcy, foreclosure or court proceedings which might in any way impact the property?

Yes No Unknown

3) Have you received any notice from any local, state, or federal governmental agency, entity, or authority claiming the existence of any violations of any municipal, state or federal laws with respect to the property?

Yes No

D.

This section is only required if you are selling a condominium or townhouse.

1) What is your current monthly condominium or home owner's association fee? _____

2) Are there any outstanding special assessments?

Yes No

If yes, please explain: _____

3) To the best of your knowledge, are there any planned special assessments?

Yes No

If yes, please explain: _____

To the best of my knowledge, the above provided information is true and accurate.

Seller Date:

Seller Date:

Seller Date:

Seller Date:

Law Offices of Flood & Favata
14 Winthrop Street, Marlborough, MA
Tel: (508) 624-4700 Fax: (508) 624-7497
Email: realestate@floodlaw.net