

VACANT LAND DISCLOSURE STATEMENT

Use this form to fulfill Seller’s required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land (Form 12-T).

“Seller”:

“Buyer”:

“Property”:

☐ If checked, see attached Form 2A10-T for additional parcels that are included in the disclosures below and included within the term Property herein.

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. To the best of Seller’s knowledge, any representations made by Seller in this Disclosure Statement are true to the best of Seller’s knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller’s knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks “yes” for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks “no” for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks “NR,” meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

For each category below, mark either yes, no, or no representation (NR). Use the lines to describe and explain any “yes” answers. The categories below are not limited to the examples named in the category. Sellers should disclose any information that is relevant to the category, even if the information is not specifically listed as an example. Attach additional pages for explanations, if necessary.

Under Form 12-T, if Buyer has not received a signed copy of this form prior to making this offer, Buyer will have the right to terminate or withdraw this Contract without penalty (including a refund of any Due Diligence Fee) prior to the end of the third calendar day following the Effective Date.

1. Physical Aspects – Does the Property have any physical aspects such as non-dwelling structures, caves, streams, ponds, beach, power lines, other utility lines or structures, gravesites, or other important features?

☐ Yes ☐ No ☐ NR. If yes, please describe:

2. Drainage, Erosion, and Soil Stability – Has the Property experienced any current or past drainage, erosion, landslides, tidal flow, soil stability, or other related issue?

☐ Yes ☐ No ☐ NR. If yes, please describe:

3. Flooding. Has the Property ever experienced flooding, suffered damage from flooding or other water damage, been the subject of a flood insurance claim, or been designated as part of a flood hazard zone?

☐ Yes ☐ No ☐ NR. If yes, please describe:

4. Wetlands. Is any portion of the property located in or affected by wetlands of any kind?

☐ Yes ☐ No ☐ NR. If yes, please describe:



This form approved by: NC REALTORS®

Seller Initials _____ Buyer Initials _____

5. **Water and Sewer** – Has a well, septic system, or municipal city water/sewer been installed on the Property, or has the Property been permitted for a well or septic system?

Yes No NR. If yes, please describe: _____

6. **Environmental and Safety** – Does the Property have any current or past soil contamination, hazardous chemicals, junk vehicles or storage, landfills, underground storage tanks, conservation areas, or other related issues?

Yes No NR. If yes, please describe: _____

7. **Mineral, Oil, Gas, and Timber Rights** – Have any mineral, oil, gas, timber or other rights been severed from the Property by Seller or any previous owner?

Yes No NR. If yes, please describe: _____

8. **Legal and Taxes** – Is the Property subject to any rights of way, restrictions, tax use restriction, litigation, liens, utility rights, zoning, foreclosure, bankruptcy, or other related issue?

Yes No NR. If yes, please describe the capacity, age, and other features: _____

9. **Easements and Private Roads**. Does the Property have any easements, private roads, and/or related maintenance or developer obligations or agreements?

Yes No NR. If yes, please describe and attach any documents: _____

10. **Encroachments**. Do any encroachments from nearby properties affect the Property, or is the Property causing any encroachments that affect nearby properties?

Yes No NR. If yes, please describe: _____

11. **Governmental and Rule Compliance**. Is the Property in violation of any ordinances, restrictive covenants, laws, restrictions, building codes, permit requirements, or other public or private regulations?

Yes No NR. If yes, please describe: _____

12. **Owners' Association**. Is the Property subject to an owners' Association?

Yes No NR. If yes, please (choose one): see attached Form 2A12-T; or provide the name of the association, management company, contact information, the amount of dues, what amenities are paid for by the association, any proposed or confirmed assessments, judgment, liens, litigation, or other information about the association: _____

13. **Survey**. Does the Seller have a copy of a survey?

Yes No NR. If yes, please describe and provide a copy of the survey, if available: _____

14. Other Disclosures – Are there any other material issues concerning the Property that should be disclosed?

Yes No NR. If yes, please describe the capacity, age, and other features: _____

A. Physical Aspects

Yes No NR

- 1. Non dwelling structures on the Property
- If yes, please describe: _____
- 2. Current or past soil evaluation test (agricultural, septic, or otherwise).....
- 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells
- 4. Erosion, sliding, soil settlement/expansion, fill or earth movement
- 5. Communication, power, or utility lines.....
- 6. Pipelines (natural gas, petroleum, other).....
- 7. Landfill operations or junk storage

Previous Current Planned Legal Illegal

- 8. Drainage, grade issues, flooding, or conditions conducive to flooding
- 9. Gravesites, pet cemeteries, or animal burial pits.....
- 10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....
- 11. Well(s).....

Potable Non potable Water Quality Test? yes no

depth _____; shared (y/n) _____; year installed _____; gal/min _____

- 12. Septic System(s).....

If yes: Number of bedrooms on permit(s) _____

Permit(s) available? yes no NR

Lift station(s)/Grinder(s) on Property? yes no NR

Septic Onsite? yes no Details: _____

Tank capacity _____

Repairs made (describe): _____

Tank(s) last cleaned: _____

If no: Permit(s) in process? yes no NR

Soil Evaluation Complete? yes no NR

Other Septic Details: _____

Yes No NR

- 13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property

If yes, please describe: _____

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search.....
- 2. Copy of deed(s) for property.....
- 3. Government administered programs or allotments
- 4. Rollback or other tax deferral recaptures upon sale.....
- 5. Litigation or estate proceeding affecting ownership or boundaries
- 6. Notices from governmental or quasi governmental authorities related to the property....

- 7. Private use restrictions or conditions, protective covenants, or HOA.....
If yes, please describe: _____
- 8. Recent work by persons entitled to file lien claims
If yes, have all such persons been paid in full
If not paid in full, provide lien agent name and project number: _____
- 9. Jurisdictional government land use authority:
County: _____ City: _____
- 10. Current zoning: _____
- 11. Fees or leases for use of any system or item on property
- 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....
- 13. Access (legal and physical) other than by direct frontage on a public road
Access via easement.....
Access via private road
If yes, is there a private road maintenance agreement? yes no
- 14. Solar panel(s), windmill(s), cell tower(s).....
If yes, please describe: _____

C. Survey/Boundary Aspects

- 1. Current or past survey/plat or topographic drawing available
- 2. Approximate acreage: _____
- 3. Wooded Acreage _____; Cleared Acreage _____
- 4. Encroachments
- 5. Public or private use paths or roadways rights of way/easement(s).....
Financial or maintenance obligations related to same
- 6. Communication, power, or other utility rights of way/easements
- 7. Railroad or other transportation rights of way/easements.....
- 8. Conservation easement
- 9. Property Setbacks.....
If yes, describe: _____
- 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....
- 11. Septic Easements and Repair Fields
- 12. Any Proposed Easements Affecting Property.....
- 13. Beach Access Easement, Boat Access Easement, Docking Permitted
If yes, please describe: _____

D. Agricultural, Timber, Mineral Aspects



- 1. Agricultural Status (e.g., forestry deferral)
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....
If yes, describe in detail: _____
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)
If yes, describe in detail: _____
- 4. Farming on Property: owner or tenant.....
- 5. Presence of vegetative disease or insect infestation.....
- 6. Timber cruises or other timber related reports
- 7. Timber harvest within past 25 years
If yes, monitored by Registered Forester?
If replanted, what species: _____

Years planted: _____

8. Harvest impact (other than timber)

If yes, describe in detail: _____

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....

2. Underground or above ground storage tanks

If yes, describe in detail: _____

3. Abandoned or junk motor vehicles or equipment of any kind.....

4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....

5. Federal or State listed or protected species present.....

If yes, describe plants and/or animals: _____

6. Government sponsored clean up of the property

7. Groundwater, surface water, or well water contamination Current Previous

8. Previous commercial or industrial uses.....

9. Wetlands, streams, or other water features

Permits or certifications related to Wetlands

Conservation/stream restoration.....

10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)

If yes, describe in detail: _____

11. The use or presence on the property, either stored or buried, above or below ground, of:

i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material

If yes, describe in detail: _____

ii. Other fuel/chemical.....

iii. Paint Lead based paint Other paint/solvents

iv. Agricultural chemical storage

F. Utilities

Check all currently available on the Property and indicate the provider.

15. **Utilities Available.** Check all currently installed utilities to the Property and indicate the provider. Be sure to specify whether the utilities are, in fact, installed on the Property or whether only a hookup is available or nearby.

Water (describe): _____

Sewer (describe): _____

Gas (describe): _____

Electricity (describe): _____

Cable (describe): _____

