



BUYER'S NOTICE OF DISCLOSURE

This Notice is designed to inform a Buyer of general property conditions and other related matters that often arise during the purchase of real property in Southern Nevada. Buyer is encouraged to seek out additional information from qualified licensed professionals should additional information or questions arise.

Name of Buyer

Name of Buyer

PEST NOTICE

Buyers of property in Southern Nevada are hereby put on notice that various pest, rodent and insect species (collectively, "pests") exist in Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location.

Buyers are encouraged to obtain a pest inspection report to determine the presence and/or infestation of pests. Pests may inhabit any property in Southern Nevada regardless of statements in the Real Property Disclosure form or information contained in a pest report. If a Buyer is allergic to certain pests, or if there is any other concern, you should seek the advice of an appropriate professional.

The cost and quality of a pest report may vary. For more information on pests and pest control providers, you may contact the State of Nevada Division of Agriculture at www.agri.nv.gov or via an internet search for pest control.

SOIL/GEOLOGICAL CONDITIONS

Buyer has been informed to consult the appropriate professionals regarding geological conditions, terrain conditions, soil conditions including expansive soil and galvanic corrosion, seismic activity, suitability of property and drainage.

MOLD NOTICE

NOTICE. Fungal contaminants (molds) may exist in a Property of which the Seller is unaware. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may or may not disclose fungal contaminants.

BUYER'S DUTY TO INSPECT. Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary to inspect the Property for mold contamination. Companies able to perform such inspections can be found via an internet search for "Environmental and Ecological Services."

PROFESSIONAL ADVICE. Buyer executes this Notice with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

FLOOD HAZARD ZONE

Buyer is advised the property may be located in a designated "flood zone" or other hazardous location. For further information buyer may log on to www.ccrfcd.org and enter the property address to determine the flood hazard.

ELEVATOR(S)

Nevada Administrative Code 455C.516 (d) requires that a private residence elevator must be inspected "Upon construction, installation, or alteration by an inspector" and that "A private residence elevator must be inspected by an

(_____/_____) **Buyers Initials**

inspector or a special inspector before any transfer of title for a property on which a private residence elevator is located to a new owner.”

RADON

The U.S. Environmental Protection Agency, the U.S. Department of Health and Human Services, and the U.S. Public Health service have expressed concern over the presence of radon gas in homes. Prolonged exposure to high levels of indoor radon or its progeny may affect the health of residents. Although such conditions may exist in Southern Nevada, Agent and Broker make no representations or warranty as to (1) the presence or lack of radon or hazardous environmental conditions nor (2) the effect of radon or any such condition. Broker and Agent recommend that the Buyer, at his/her sole expense, conduct his/her own investigation and consult with such experts as the Buyer deems appropriate in order to determine the level of radon gas in the home Buyer wishes to purchase.

For more information on radon, please use the following website to visit the University of Nevada’s Radon Education Program: www.unce.unr.edu/radon or via an internet search for radon map.

ZONING

Buyer is advised the governing authorities of the area in which the property is located regulate the zoning in the Las Vegas area. Zoning may vary from within neighborhoods with regards to type of use of property and density. The governing authorities include the City of Las Vegas, Clark County, North Las Vegas, Henderson, Boulder City and other municipalities in Clark and Nye Counties, Nevada. For more information about the zoning around the property ask your agent for the Assessor Parcel Number for the property and call the zoning and planning department of the appropriate municipality and discuss the zoning with a planner.

AIRPORT NOISE

Buyer hereby acknowledges there are several airports in the Las Vegas Valley including but not limited to McCarran International Airport, North Las Vegas Airport, and the Henderson Executive Airport. The subject property may be located in the vicinity of an airport or within a perpetual avigation easement. Buyer fully understands existing and future noise levels may have an effect on livability, value, and suitability of the property for residential use. Buyer assumes full responsibility to investigate the proximity of airports to the property and to satisfy themselves as to the location in proximity to airports. For further information contact Clark County Department of Aviation at 702-261-5211 or logon to www.co.clark.nv.us and go to county departments and select Aviation.

GOLF COURSES

Recently several high-profile golf courses have either closed or transferred ownership. Buyer should independently verify the status of any golf courses should the Buyer wish to purchase property on or near a golf course.

SOLAR PANELS

The use of solar panels is increasing in Nevada. Solar panels may be purchased, financed, or leased. Buyer is advised that if a property has solar panels, additional information will be required from the Seller regarding how the panels may be transferred to the Buyer.

CONSERVATION EASEMENTS

Certain properties may be subject to conservation easements, such as the Southern Nevada Water Authorities Water Smart Landscape program. Buyer is noticed that properties participating in the Water Smart Landscape or similar programs may have restrictions on how a property can be used and such restrictions can be found via a title search or on a title report.

HOME SECURITY SYSTEMS AND VIDEO SURVEILLANCE

Many homes have home security systems as well as video surveillance. A Seller has no obligation to disclose the existence of such systems and Buyer should assume that they are under surveillance when touring a home. Buyer should refrain from discussing confidential information regarding a property until after the tour is completed.

(_____ / _____) Buyers Initials

SMART HOMES

Some homes may contain smart home technology. Buyer is reminded to request that any such technology be reset to original factory settings, that the Seller delete any passwords, usernames, and personal information prior to close of escrow, and that additional information may be required from the Seller to transfer all smart home technology items to the Buyer.

GAMING

This is intended to give Buyer a general idea of what is proposed for gaming districts within the Las Vegas Valley. Gaming enterprise districts are subject to change. NRS 113.070 requires the seller to disclose of the location of gaming enterprise districts nearest a residence being purchased by the initial purchaser in Clark County, Nevada. This information must be updated no less than once every four (4) months, must advise the initial purchaser of the gaming enterprise districts are subject to change and must provide the initial purchaser with instructions on how to obtain information that is more current. More information may be obtained by contacting the following Planning Departments:

- City of Las Vegas 702-229-6301
- Clark County 702-455-4314
- City of North Las Vegas 702-633-1537
- City of Henderson 702-565-2474

RECEIPT OF "FOR YOUR PROTECTION" NOTICE

Buyer understands the importance of getting an independent home inspection. Buyer has considered this before signing a contract with the seller for a home. Furthermore, Buyer has carefully read the attached "For Your Protection: Get a Home Inspection" notice and fully understand that the Federal Housing Authority (FHA) will not perform a home inspection or guarantee the price or condition of the property.

- Buyer chooses to have a home inspection performed.
- OR**
- Buyer chooses not to have a home inspection performed.

HOME WARRANTY

A home warranty provides financial protection for homeowners that covers the repair or replacement of many major home system components and appliances that typically breakdown over time due to normal wear and tear. Unlike homeowner's insurance, a home warranty covers essential applications and home system components when they break down due to normal wear and tear. Homeowner's insurance covers a home's structure and belongings in the event of a fire, storm, flood or other accident.

It is recommended that Buyer secure a home warranty for any property they purchase in Southern Nevada. Your signature below acknowledges that a home warranty was offered to you when writing your offer to purchase a property and you have chosen to:

- Purchase a Home Warranty Coverage **OR** Waive the Home Warranty Coverage

PROBATE

Some properties listed for sale may be subject to Nevada's probate statutes. If that is the case, the sale of such a property may be subject to probate court approval. Pursuant to state statute, such a sale must be turned into an auction at the court hearing and opened up to bidding. Buyers of such properties are advised to speak to an attorney and even attend the probate hearing to ensure a successful purchase.

RENTAL RESTRICTIONS

Some homeowner associations (HOA) include rental restrictions on properties in their Covenants, Conditions and Restrictions (CC&Rs). By state law, the Seller must provide these CC&Rs along with other documents in what is known as the HOA Resale Package to a buyer. Buyers should review the HOA Resale Package to determine if rental restrictions apply to a property. Please note these restrictions may apply to rentals for less than 30 days (short-term rentals) as well as longer rental periods.

(_____ / _____) **Buyers Initials**

Buyers are also placed on notice that certain municipalities may restrict or even ban short term rentals. Buyers should fully investigate and seek out legal advice on whether a specific property may be used as a short-term rental.

HOLD HARMLESS

Buyer makes the decision to purchase independent of the real estate broker(s) involved in the transaction and hereby agrees to hold Broker(s) and Agent(s) in this transaction harmless for the presence of any adverse condition disclosed by seller or discovered by any inspection completed by qualified professionals.

Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary during the “due diligence period” as described in the Residential Purchase Agreement. If Buyer does not object to any item on this disclosure during the “due diligence period”, Buyer shall have deemed to have accepted the condition as satisfactory. It is strongly suggested that Buyer consult the professionals of their choice regarding any questions or concerns prior to executing this Disclosure.

Buyer hereby acknowledges receipt of these General Real Property Disclosures.

Buyer

Date

Buyer

Date

(_____/_____) **Buyers Initials**



BUYER'S NOTICE OF DISCLOSURE

This Notice is designed to inform a Buyer of general property conditions and other related matters that often arise during the purchase of real property in Southern Nevada. Buyer is encouraged to seek out additional information from qualified licensed professionals should additional information or questions arise.

_____	_____
Name of Buyer	Name of Buyer
_____	_____
Name of Buyer	Name of Buyer

PEST NOTICE

Buyers of property in Southern Nevada are hereby put on notice that various pest, rodent and insect species (collectively, "pests") exist in Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location.

Buyers are encouraged to obtain a pest inspection report to determine the presence and/or infestation of pests. Pests may inhabit any property in Southern Nevada regardless of statements in the Real Property Disclosure form or information contained in a pest report. If a Buyer is allergic to certain pests, or if there is any other concern, you should seek the advice of an appropriate professional.

The cost and quality of a pest report may vary. For more information on pests and pest control providers, you may contact the State of Nevada Division of Agriculture at www.agri.nv.gov or via an internet search for pest control.

SOIL/GEOLOGICAL CONDITIONS

Buyer has been informed to consult the appropriate professionals regarding geological conditions, terrain conditions, soil conditions including expansive soil and galvanic corrosion, seismic activity, suitability of property and drainage.

MOLD NOTICE

NOTICE. Fungal contaminants (molds) may exist in a Property of which the Seller is unaware. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may or may not disclose fungal contaminants.

BUYER'S DUTY TO INSPECT. Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary to inspect the Property for mold contamination. Companies able to perform such inspections can be found via an internet search for "Environmental and Ecological Services."

PROFESSIONAL ADVICE. Buyer executes this Notice with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

FLOOD HAZARD ZONE

Buyer is advised the property may be located in a designated "flood zone" or other hazardous location. For further information buyer may log on to www.regionalflood.org/programs-services/flood-zone and enter the property address to determine the flood hazard.

(_____ / _____ / _____ / _____) Buyers Initials

ELEVATOR(S)

Nevada Administrative Code 455C.516 (d) requires that a private residence elevator must be inspected "Upon construction, installation, or alteration by an inspector" and that "A private residence elevator must be inspected by an inspector or a special inspector before any transfer of title for a property on which a private residence elevator is located to a new owner."

RADON

The U.S. Environmental Protection Agency, the U.S. Department of Health and Human Services, and the U.S. Public Health service have expressed concern over the presence of radon gas in homes. Prolonged exposure to high levels of indoor radon or its progeny may affect the health of residents. Although such conditions may exist in Southern Nevada, Agent and Broker make no representations or warranty as to (1) the presence or lack of radon or hazardous environmental conditions nor (2) the effect of radon or any such condition. Broker and Agent recommend that the Buyer, at his/her sole expense, conduct his/her own investigation and consult with such experts as the Buyer deems appropriate in order to determine the level of radon gas in the home Buyer wishes to purchase.

For more information on radon, please use the following website to visit the University of Nevada's Radon Education Program: www.unce.unr.edu/radon or via an internet search for radon map.

ZONING

Buyer is advised the governing authorities of the area in which the property is located regulate the zoning in the Las Vegas area. Zoning may vary from within neighborhoods with regards to type of use of property and density. The governing authorities include the City of Las Vegas, Clark County, North Las Vegas, Henderson, Boulder City and other municipalities in Clark and Nye Counties, Nevada. For more information about the zoning around the property ask your agent for the Assessor Parcel Number for the property and call the zoning and planning department of the appropriate municipality and discuss the zoning with a planner.

AIRPORT NOISE

Buyer hereby acknowledges there are several airports in the Las Vegas Valley including but not limited to McCarran International Airport, North Las Vegas Airport, and the Henderson Executive Airport. The subject property may be located in the vicinity of an airport or within a perpetual avigation easement. Buyer fully understands existing and future noise levels may have an effect on livability, value, and suitability of the property for residential use. Buyer assumes full responsibility to investigate the proximity of airports to the property and to satisfy themselves as to the location in proximity to airports. For further information contact Clark County Department of Aviation at 702-261-5211 or logon to www.co.clark.nv.us and go to county departments and select Aviation.

GOLF COURSES

Recently several high-profile golf courses have either closed or transferred ownership. Buyer should independently verify the status of any golf courses should the Buyer wish to purchase property on or near a golf course.

SOLAR PANELS

The use of solar panels is increasing in Nevada. Solar panels may be purchased, financed, or leased. Buyer is advised that if a property has solar panels, additional information will be required from the Seller regarding how the panels may be transferred to the Buyer.

CONSERVATION EASEMENTS

Certain properties may be subject to conservation easements, such as the Southern Nevada Water Authorities Water Smart Landscape program. Buyer is noticed that properties participating in the Water Smart Landscape or similar programs may have restrictions on how a property can be used and such restrictions can be found via a title search or on a title report.

HOME SECURITY SYSTEMS AND VIDEO SURVEILLANCE

Many homes have home security systems as well as video surveillance. A Seller has no obligation to disclose the existence of such systems and Buyer should assume that they are under surveillance when touring a home. Buyer should refrain from discussing confidential information regarding a property until after the tour is completed.

(_____/_____/_____/_____) **Buyers Initials**

SMART HOMES

Some homes may contain smart home technology. Buyer is reminded to request that any such technology be reset to original factory settings, that the Seller delete any passwords, usernames, and personal information prior to close of escrow, and that additional information may be required from the Seller to transfer all smart home technology items to the Buyer.

GAMING

This is intended to give Buyer a general idea of what is proposed for gaming districts within the Las Vegas Valley. Gaming enterprise districts are subject to change. NRS 113.070 requires the seller to disclose of the location of gaming enterprise districts nearest a residence being purchased by the initial purchaser in Clark County, Nevada. This information must be updated no less than once every four (4) months, must advise the initial purchaser of the gaming enterprise districts are subject to change and must provide the initial purchaser with instructions on how to obtain information that is more current. More information may be obtained by contacting the following Planning Departments:

- City of Las Vegas 702-229-6301
- Clark County 702-455-4314
- City of North Las Vegas 702-633-1537
- City of Henderson 702-565-2474

RECEIPT OF “FOR YOUR PROTECTION” NOTICE

Buyer understands the importance of getting an independent home inspection. Buyer has considered this before signing a contract with the seller for a home. Furthermore, Buyer has carefully read the attached “For Your Protection: Get a Home Inspection” notice and fully understand that the Federal Housing Authority (FHA) will not perform a home inspection or guarantee the price or condition of the property.

- Buyer chooses to have a home inspection performed.
- OR**
- Buyer chooses not to have a home inspection performed.

HOME WARRANTY

A home warranty provides financial protection for homeowners that covers the repair or replacement of many major home system components and appliances that typically breakdown over time due to normal wear and tear. Unlike homeowner's insurance, a home warranty covers essential applications and home system components when they break down due to normal wear and tear. Homeowner's insurance covers a home's structure and belongings in the event of a fire, storm, flood or other accident.

It is recommended that Buyer secure a home warranty for any property they purchase in Southern Nevada. Your signature below acknowledges that a home warranty was offered to you when writing your offer to purchase a property and you have chosen to:

- Purchase a Home Warranty Coverage **OR** Waive the Home Warranty Coverage

PROBATE

Some properties listed for sale may be subject to Nevada's probate statutes. If that is the case, the sale of such a property may be subject to probate court approval. Pursuant to state statute, such a sale must be turned into an auction at the court hearing and opened up to bidding. Buyers of such properties are advised to speak to an attorney and even attend the probate hearing to ensure a successful purchase.

RENTAL RESTRICTIONS

Some homeowner associations (HOA) include rental restrictions on properties in their Covenants, Conditions and Restrictions (CC&Rs). By state law, the Seller must provide these CC&Rs along with other documents in what is known as the HOA Resale Package to a buyer. Buyers should review the HOA Resale Package to determine if rental restrictions apply to a property. Please note these restrictions may apply to rentals for less than 30 days (short-term rentals) as well as longer rental periods.

(_____ / _____ / _____ / _____) Buyers Initials

Buyers are also placed on notice that certain municipalities may restrict or even ban short term rentals. Buyers should fully investigate and seek out legal advice on whether a specific property may be used as a short-term rental.

HOLD HARMLESS

Buyer makes the decision to purchase independent of the real estate broker(s) involved in the transaction and hereby agrees to hold Broker(s) and Agent(s) in this transaction harmless for the presence of any adverse condition disclosed by seller or discovered by any inspection completed by qualified professionals.

Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary during the “due diligence period” as described in the Residential Purchase Agreement. If Buyer does not object to any item on this disclosure during the “due diligence period”, Buyer shall have deemed to have accepted the condition as satisfactory. It is strongly suggested that Buyer consult the professionals of their choice regarding any questions or concerns prior to executing this Disclosure.

Buyer hereby acknowledges receipt of these General Real Property Disclosures.

_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date

(_____/_____/_____/_____) **Buyers Initials**