

# "HEY, ....." IT'S A SMART HOME

## **Smart Home Technology**

refers to a convenient home setup in which appliances and/or devices can be automatically or systematically controlled remotely from anywhere with an internet connection using a mobile device or other networked connection. Devices in a smart home are interconnected through the internet, allowing the user to control functions such as security, access to the home, temperature, lighting, and other convenience(s) remotely or through a centralized control system.

## **What is digital real property?**

The definition of "real property" means a fixture, appliance or item that is permanently attached to real estate, i.e.: ceiling fan. With today's connected world of technology, improvements and/or conveniences added to a property may be "digitally" attached or affixed. This is digital real property. Should one element or component be removed from the property, would another item be rendered unable to work? If so, the device is digitally connected and would therefore be inoperable without its complimentary device or connection to keep it active.

## **What does this mean for you to sell or buy?**

With the improvements of devices and lifestyle conveniences you may have implemented or incorporated within your home, it is important to consider the transfer(s) of access and connectivity appropriately and seamlessly to withhold you from future liability. Since some devices depend solely on another device to work properly, i.e.: Wi-Fi sprinkler clock serviced by the internet router, the functionality of one cannot be performed without the other. (i.e.: dying grass not watered by sprinklers from a Wi-Fi clock that no longer "talks" to the home) \*\*it may be best to "sell" the router connected with the home and transferring owner credentials too

## **What do I need to do?**

When listing your property for sale or making an offer on a property listing, it is important to clearly outline your Smart Home Technology: devices, equipment and connections that will convey with the sale of your home. The Smart Home inventory worksheet is provided with this disclosure for your convenience to accurately list the items that will or will not convey with the property, in addition to the APP(lications)s that control each feature or device, and finally work on a transitional exit of these (new username & password) to provide to your buyer. Remember – if a buyer sees it attached to your home, it should stay.

# **Guide to Completing the Smart Home Disclosure**

The Purpose of this document is to guide a seller for the disclosure of digital real property and smart devices. A best practice and use of this form is to provide this disclosure (in Matrix documents tab) before a buyer has a preview of the home, but not longer than 5 days after the acceptance of a buyer's offer. Should a home be integrated with many smart devices, the proper disclosure could also be valuable to an appraiser review of the real property.

## **How do I complete this document?**

### **Internet Service Provider (ISP) and Internet Speed Mbps:**

On the top of this disclosure, the ISP and speed in which you subscribe are asked here. The main ISP in Southern NV are Cox Communications and CenturyLink. The speed you are currently billed for, will be listed in Mbps, typical smart homes will have at least 100 Mbps, to as much as 980Mbps (1 Gig). The reason is to provide the buyer an understanding of what your home is capable of with the smart devices currently connected on the network. The rationale: a buyer could subscribe to services from an ISP that is less capable than the network capability that you subscribe to, meaning there could be connectivity issues, buffering and/or devices not functioning properly.

### **Category and Item/Description:**

To arrange and sort the smart devices conveniently and to help you identify what you MAY have that is actually 'smart'.

### **Room / Area / Location:**

Since there could be several smart devices of its kind in various places throughout the home, it is important to disclose where the device(s) are as 1 device could be missed and its function may have importance to the household. Please identify where this device is placed. If you need more space to disclose, please use the "other" section at the bottom of the disclosure.

### **Make / Model:**

Smart devices have an identity, like cars do, and the device seen by a buyer who made an offer to the home would expect that same device to remain, if conveyed. Every smart device will "tell" you what it is within the settings or about me so that it can be properly identified. For example, if a buyer sees a RING® doorbell during the initial showing and then upon closing sees a SkyBell®, the buyer would have claim to dispute with the seller. Please list the brand and/or model.

### **Quantity:**

Should there be multiple devices like smart switches, please identify the quantity.

### **Which APP enabled?:**

Operating systems, like Android and iOS may have different names for the application from their "store" to purchase/download the APP from. Please identify the application name in which you use to control this device.

### **On Wi-Fi Network:**

Although a device may be smart, it may not be connected to your network. For example, a Lift Master MyQ garage door opener may have not been setup to open/close from an APP. Please identify Y for yes, or N for no.

### **Will it Stay?:**

It is very important to clarify your intention to remove fixtures that are attached to the home. Just like a ceiling fan or window shutters are also called real property, so is a device that is attached and connected to the home. A consideration to a buyer's offer could be based on the capability of the smart home devices within and the removal of the devices may have an impact on the decision to purchase your home. Please identify Y for yes, or N for no.

**“Hey...” It’s A Smart Home Disclosure**

<b>Seller:</b>	<b>Internet Service Provider:</b>	<b>Internet Speed Mbps:</b>
<b>Buyer:</b>	<b>Address:</b>	

<b>Device</b>	<b>Room / Area / Location</b>	<b>Make / Model</b>	<b>Quantity #0-99</b>	<b>Which Application Enabled?</b>	<b>On Wi-Fi Network ? Y/N</b>	<b>Will it Stay? Y/N</b>
<b>EXTERIOR</b>	150	70		30		
GARAGE DOOR OPENER						
SPRINKLER / IRRIGATION CLOCK LIGHTING						
POOL / SPA PUMP EQUIPMENT						
STAND-ALONE SPA						
<b>INTERIOR</b>						
WINDOW COVERINGS						
CEILING FANS						
<b>AUDIO &amp; ENTERTAINMENT</b>						
SMART SPEAKER(S)						
RECEIVER / THEATER SYSTEM						
WALL MOUNTED TV / SMART TV						
STREAMING DEVICES						
<b>OFFICE</b>						
PRINTER						
HARD DRIVE(S)						
<b>NETWORKING</b>						
MODEM & ROUTER						
MESH SYSTEM / ANTENNA(S)						
BRIDGE or HUB						
VoIP COMMUNICATION						
MULTI-PORT SWITCH						
<b>SECURITY</b>						
ALARM SYSTEM						
CAMERA(S)						
DOORBELL						
DOOR HARDWARE / LOCKS						
<b>ELECTRICAL</b>						
SWITCH(ES)						
OUTLETS / PLUGS						
DIMMER(S)						
HARD-WIRED EV CHARGER						
SOLAR						
POWER WALL						

Buyer Initials: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Seller Initials: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>APPLIANCES</b>						
OVEN(S)						
REFRIGERATOR(S)						
WASHER and/or DRYER						
DISHWASHER						
COFFEE / ESPRESSO MAKER						
PET FEEDER(S)						
WATER HEATER(S) / RECIRC. PUMP						
SHOWER(S) / BATHTUBS / SAUNA						
<b>HVAC</b>						
THERMOSTAT(S)						
AIR PURIFIER / HUMIDIFIER						
<b>OTHER</b>						

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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SPRINKLER / IRRIGATION CLOCK LIGHTING					
POOL / SPA PUMP EQUIPMENT					
STAND-ALONE SPA					
<b>INTERIOR</b>					
WINDOW COVERINGS					
CEILING FANS					
<b>AUDIO &amp; ENTERTAINMENT</b>					
SMART SPEAKER(S)					
RECEIVER / THEATER SYSTEM					
WALL MOUNTED TV / SMART TV					
STREAMING DEVICES					
<b>OFFICE</b>					
PRINTER					
HARD DRIVE(S)					
<b>NETWORKING</b>					
MODEM & ROUTER					
MESH SYSTEM / ANTENNA(S)					
BRIDGE or HUB					
VoIP COMMUNICATION					
MULTI-PORT SWITCH					
<b>SECURITY</b>					
ALARM SYSTEM					
CAMERA(S)					
DOORBELL					
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SOLAR					
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