DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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1. Date _____

2. Page 1 of _____ pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at _____ ,

6. City of _____ , County of _____ ,

7. State of Minnesota, Zip Code _____ , legally described as follows or on attached sheet:

8. _____ ("Property").
9. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in
10. this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
12. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
13. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/**
14. **DEFECTS.**

15. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses
16. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
17. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
18. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
19. or entity in connection with any actual or anticipated sale of the Property.

20. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
21. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
22. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
23. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
24. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
25. Buyer closed the purchase of the real property where the system is located.

26. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.
27. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates
28. subsurface sewage treatment systems for further information about these issues.

29. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a
30. disclosure and is not intended to be part of any contract between Buyer and Seller.

31. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** *(Check the appropriate boxes.)*

32. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.

33. TYPE: *(Check appropriate box(es) and indicate location on attached Disclosure Statement: Location Map.)*
34. ☐ Septic Tank: ☐ with drain field ☐ with mound system ☐ seepage tank ☐ with open end
35. Is this system a straight-pipe system? ☐ Yes ☐ No ☐ Unknown
36. ☐ Sealed System (holding tank)
37. ☐ Other (Describe.): _____
38. Is the subsurface sewage treatment system(s) currently in use? ☐ Yes ☐ No
39. Is the above-described Property served by a subsurface sewage treatment system
40. located entirely within the Property boundary lines, including setback requirements? ☐ Yes ☐ No
41. If "No," please explain:
42. _____
43. Comments:
44. _____

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Property located at _____.

Is the subsurface sewage treatment system(s) a shared system? ☐ Yes ☐ No

If "Yes,"

(1) How many properties or residences does the subsurface sewage treatment system serve?

_____

(2) Is there a maintenance agreement for the shared subsurface sewage treatment system? ☐ Yes ☐ No

If "Yes," what is the annual maintenance fee? $ _____

NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may no longer comply with applicable sewage treatment system laws and rules.

Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the compliance status of the subsurface sewage treatment system.

_____

_____

Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.

When was the subsurface sewage treatment system installed? _____

Installer Name/Phone _____

Where is tank located? _____

What is tank size? _____

When was tank last pumped? _____

How often is tank pumped? _____

Where is the drain field located? _____

What is the drain field size? _____

Describe work performed to the subsurface sewage treatment system since you have owned the Property.

_____

_____

Date work performed/by whom: _____

_____

Approximate number of:

people using the subsurface sewage treatment system _____

showers/baths taken per week _____

wash loads per week _____

NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water used may affect the subsurface sewage treatment system performance.

Distance between well and subsurface sewage treatment system? _____

Have you received any notices from any government agencies relating to the subsurface sewage treatment system? (If **"Yes,"** see attached notice.) ☐ Yes ☐ No

Are there any known defects in the subsurface sewage treatment system? ☐ Yes ☐ No

If "Yes," please explain:

_____

_____

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TRANSACTIONS TransactionDesk Edition

Property located at _____.

SELLER'S STATEMENT: *(To be signed at time of listing.)*

Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

_____ _____ _____ _____
(Seller) (Date) (Seller) (Date)

BUYER'S ACKNOWLEDGEMENT: *(To be signed at time of purchase agreement.)*

I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment System* and *Disclosure Statement: Location Map* and agree that no representations regarding facts have been made other than those made above.

_____ _____ _____ _____
(Buyer) (Date) (Buyer) (Date)

LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

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