

Residential Property Condition Disclosure Report:

Connecticut requires you (seller) to fill out the *Residential Property Condition Disclosure Report* and provide a copy to the prospective purchaser prior to the execution of a binder, a contract to purchase, or a lease with an option to buy. If you (seller) fail to furnish this report you (seller) will be required to credit the purchaser \$500 at closing.

Fill out the form to the best of your knowledge, sign and date it. Each item is numbered. Be sure to answer each question and initial the bottom of each page and sign and date the last page under "Seller's Certification".

- You must answer all the questions (Yes/No/Unknown/Not Applicable). If you have no actual knowledge of a problem you can check "unknown". You are not required to hire a professional to make sure a system, for example, is working properly. If you don't know of a problem you don't need to investigate the area or system before the sale. The burden is on the buyer.

Make copies and leave them with your marketing materials, along with copies of your listing, on your dining room table, kitchen counter, or someplace where potential buyers can take a copy should they be thinking of or decide to make an offer.

- If someone is going to make an offer, they will review the form, initial each page, sign and date it and include it with their offer. Forward a copy to your attorney to be included in the contract to purchase.
- Under the Buyer Certificate, on page 7, buyers acknowledge that they have read and received a copy of the report and are urged to have the property inspected by an expert.
- Be honest when filling out the form. The language in the report is helpful to you (seller) for defects you may not be aware of and help put potential buyers at ease. Most buyers will have an inspection where any defects or problems will be made known.