BUYER BROCHURE

5517 Halifax Ln

Photos & Video Tour at

5517HALIFAX.COM

HOME HIGHLIGHTS

5517 Halifax Ln

Photos & Video Tour at

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HOME HIGHLIGHTS

- New Landscaping in Front, Back & Sides (2020)
- New Bosch Washer/Dryer (2020)
- Basement Remodel: New Flooring & Painted Knotty Pine (2019)
- New Furnace with Humidifier and Internal AC Coil (2019)
- New Water Heater (2019)
- New Spray Foam Insulation between Upper Hallway/Bath & Garage (2019)
- Complete Master Bedroom Remodel (2018), Including:
  - Master Suite Bumped Out to Increase Size of Bedroom
  - New Master Bedroom Windows
  - New 3/4 Master Bath
- New Laundry Facility in Upstairs Hall Closet (2018)
- New Spray Foam Insulation Between Upper Bedrooms & Garage (2018)
- Remodeled Full Hallway Bath (2018)
- New Lower Level 3/4 Bath (2018)
- New Carpet in Upper Bedrooms & LL Staircase (2018)
- New Roof (2018)
- Siding & Soffits Patched; New Exterior Paint (2018)
- New Cedar Privacy Fence (Gates & 2 Sides) (2018)
- New Air Conditioner (2017)
- New Water Softener & Reverse Osmosis Water System (2016)
- Complete Kitchen Remodel (2016), Including:
  - New Custom Cabinets
  - New Granite Countertops & Butcher Block Island
  - New Stainless Steel Appliances
- New Hardwood Floors (2016)
- New Interior Paint (2016)
- New Front Guest Bedroom Closet (2016)
- New Upper/Lower Level Gas Fireplaces (2016)
- New Chimney Cap & Attic Insulation (2016)

FLOOR PLANS

5517 Halifax Ln

Photos & Video Tour at

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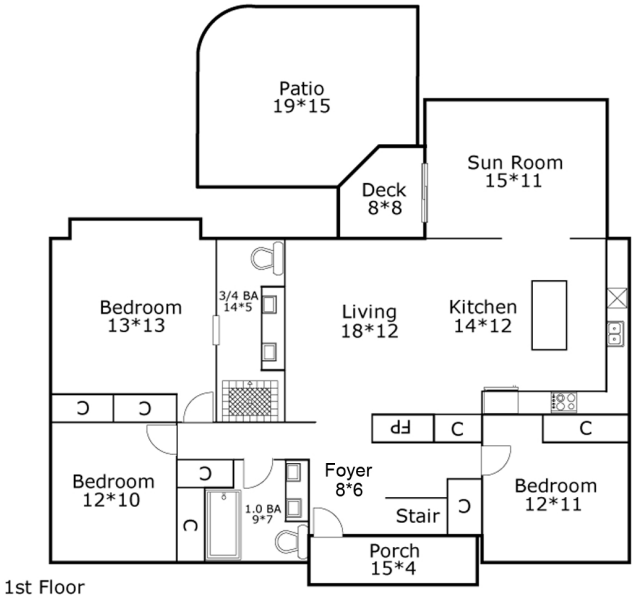
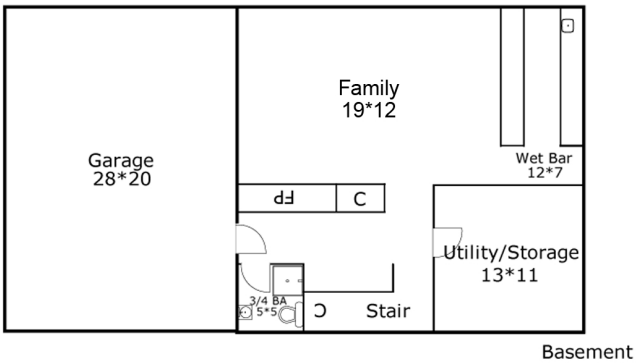
5517 Halifax Ln





*Discalmer: This is an opinion of the finished square footage of the subject property. All information is deemed reliable, but is not guaranteed and should be verified.

First Floor (Foundation 1579 Sq ft)	1579 Sq ft
Total Above Grade Finished Sq Ft	1579 Sq ft
Total Building Finished Sq Ft	2415 Sq ft
Basement	845 Sq ft
Basement Finished Sq Ft	836 Sq ft
Deck	54 Sq ft
Patio	276 Sq ft
Porch	62 Sq ft
Garage	564 Sq ft

SELLER DISCLOSURES

5517 Halifax Ln

Photos & Video Tour at

5517HALIFAX.COM

Lakes | Sotheby's INTERNATIONAL REALTY

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date 11/17/2020
2. Page 1 of 10 pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
15. form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any**
16. **kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for**
17. **any inspections or warranties the party(ies) may wish to obtain.**
18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,
21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
24. other option.
25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it
26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of
27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does
28. not apply. "NO" may mean that Seller is unaware.
29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
32. (6) If any items do not apply, write "NA" (not applicable).
33. Property located at 5517 Halifax Ln,
34. City of Edina, County of Hennepin,
35. State of Minnesota, Zip Code 55424 ("Property").
36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.
37. (1) What date did you ☒ Acquire ☐ Build the home? 3/30/2016
    ---------(Check one.)---------
38. (2) Type of title evidence: ☒ Abstract ☐ Registered (Torrens) ☐ Unknown
39. Location of Abstract: _____
40. Is there an existing Owner's Title Insurance Policy? ☒ Yes ☐ No
41. (3) Have you occupied this home continuously during your ownership? ☒ Yes ☐ No
42. If "No," explain: _____
43. (4) Is the home suitable for year-round use? ☒ Yes ☐ No
44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) ☐ Yes ☒ No
45. (6) Does the Property include a manufactured home? ☐ Yes ☒ No
46. If "Yes," HUD #(s) is/are _____
47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? ☐ Yes ☒ No

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49. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

50. Property located at 5517 Halifax Ln Edina MN 55424.

51. (7) Is the Property located on a public or a private road? ☒ Public ☐ Private ☐ Public: no maintenance

52. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some
53. flood zones may require flood insurance.

54. (a) Do you know which zone the Property is located in? ☐ Yes ☒ No

55. If "Yes," which zone? _____

56. (b) Have you ever had a flood insurance policy? ☐ Yes ☒ No

57. If "Yes," is the policy in force? ☐ Yes ☐ No

58. If "Yes," what is the annual premium? $ _____

59. If "Yes," who is the insurance carrier? _____

60. (c) Have you ever had a claim with a flood insurance carrier or FEMA? ☐ Yes ☒ No

61. If "Yes," please explain: _____

62. _____

63. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance
64. premiums are increasing, and in some cases will rise by a substantial amount over the premiums
65. previously charged for flood insurance for the Property. As a result, Buyer should not rely on the
66. premiums paid for flood insurance on this Property previously as an indication of the premiums that
67. will apply after Buyer completes their purchase.

68. Are there any

69. (9) encroachments? ☐ Yes ☒ No

70. (10) association, covenants, historical registry, reservations, or restrictions, that affect
71. or may affect the use or future resale of the Property? ☐ Yes ☒ No

72. (11) governmental requirements or restrictions that affect or may affect the use or future
73. enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? ☐ Yes ☒ No

74. (12) easements, other than utility or drainage easements? ☐ Yes ☒ No

75. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

76. _____

77. _____

78. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they
79. currently exist on the Property?

80. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

81. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? ☒ Yes ☐ No

82. If "Yes," give details of what happened and when: HAIL 8/9/20 minor metal caps on roof

83. Currently working w/ ALL State

84. (2) Have you ever had an insurance claim(s) against your Homeowner's ☒ Yes ☒ No

85. Insurance Policy?

86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? _____

87. HAIL (Above) on 8/9/20

88. Did you receive compensation for the claim(s)? ☒ Yes ☐ No

89. If you received compensation, did you have the items repaired? ☒ Yes ☐ No

90. What dates did the claim(s) occur? 11/6/2020

Still working w/ ALL State and contractor

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92. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

93. Property located at 5517 Halifax Ln Edina MN 55424.

94. (3) (a) Has/Have the structure(s) been altered? ☒ Yes ☐ No
95. (e.g., additions, altered roof lines, changes to load-bearing walls)
96. If "Yes," please specify what was done, when, and by whom (owner or contractor):
97. Bump out in Master Bedroom
98.

99. (b) Has any work been performed on the Property? (e.g., additions to the ☒ Yes ☐ No
100. Property, wiring, plumbing, retaining wall, general finishing)
101. If "Yes," please explain: Remodel by PlekKenpol Builders
102.

103. (c) Are you aware of any work performed on the Property for which ☐ Yes ☒ No
104. appropriate permits were not obtained?
105. If "Yes," please explain:
106.

107. (4) Has there been any damage to flooring or floor covering? ☒ Yes ☐ No
108. If "Yes," give details of what happened and when: Minor in closet upstairs
109. (washing machine slow drip)

110. (5) Do you have or have you previously had any pets? ☒ Yes ☐ No
111. If "Yes," indicate type Jack Russell Dogs and number 2.

112. (6) **THE FOUNDATION:** The type of foundation is (i.e., block, poured, wood, stone, other):
113. Block.

114. (7) **THE BASEMENT, CRAWLSPACE, SLAB:**

115.	(a) cracked floor/walls?	☐ Yes ☒ No	(e) leakage/seepage?	☐ Yes	☒ No
116.	(b) drain tile problem?	☐ Yes ☒ No	(f) sewer backup?	☐ Yes	☒ No
117.	(c) flooding?	☐ Yes ☒ No	(g) wet floors/walls?	☐ Yes	☒ No
118.	(d) foundation problem?	☐ Yes ☒ No	(h) other?	☐ Yes	☒ No

119. Give details to any questions answered "Yes":
120.
121.

122. (8) **THE ROOF:**
123. (a) What is the age of the roofing material?
124. Home: 2 years Garage(s)/Outbuilding(s): years

125. (b) Has there been any interior or exterior damage? ☐ Yes ☒ No
126. (c) Has there been interior damage from ice buildup? ☐ Yes ☒ No
127. (d) Has there been any leakage? ☐ Yes ☒ No
128. (e) Have there been any repairs or replacements made to the roof? ☐ Yes ☒ No

129. Give details to any questions answered "Yes":
130.

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132. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

133. Property located at 5517 Halifax Ln Edina MN 55424.

134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): CEDAR shingle

136. (b) cracks/damage? ☐ Yes ☒ No

137. (c) leakage/seepage? ☐ Yes ☒ No

138. (d) other? ☐ Yes ☒ No

139. Give details to any questions answered "Yes": _____

140. _____

141. **C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:**

142. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working
143. condition. Check "No" for items not in working condition.

	NA	Working Order Yes	No
Air-conditioning ☐ Central ☐ Wall ☐ Window	☐	☒	☐
Air exchange system	☐	☒	☐
Carbon monoxide detector	☐	☒	☐
Ceiling fan	☐	☒	☐
Central vacuum	☒	☐	☐
Clothes dryer	☐	☒	☐
Clothes washer	☐	☒	☐
Dishwasher	☐	☒	☐
Doorbell	☐	☒	☐
Drain tile system	☒	☐	☐
Electrical system	☐	☒	☐
Environmental remediation system (e.g., radon, vapor intrusion)	☒	☐	☐
Exhaust system	☐	☒	☐
Fire sprinkler system	☒	☐	☐
Fireplace	☐	☒	☐
Fireplace mechanisms	☐	☒	☐
Freezer	☐	☒	☐
Furnace humidifier	☐	☒	☐
Garage door auto reverse	☐	☒	☐
Garage door opener	☐	☒	☐
Garage door opener remote	☐	☒	☐
Garbage disposal	☐	☒	☐
Heating system (central)	☐	☒	☐
Heating system (supplemental)	☒	☐	☐
Incinerator	☒	☐	☐
Intercom	☒	☐	☐
Lawn sprinkler system	☒	☐	☐
Microwave	☐	☒	☐
Plumbing	☐	☒	☐
Pool and equipment	☒	☐	☐

	NA	Working Order Yes	No
Propane tank ☐ Rented ☐ Owned	☒	☐	☐
Range/oven	☐	☒	☐
Range hood	☐	☒	☐
Refrigerator	☐	☒	☐
Security system ☐ Rented ☐ Owned	☒	☐	☐
Smoke detectors (battery)	☐	☒	☐
Smoke detectors (hardwired)	☐	☒	☐
Solar collectors	☒	☐	☐
Sump pump	☒	☐	☐
Toilet mechanisms	☐	☒	☐
Trash compactor	☒	☐	☐
TV antenna system	☒	☐	☐
TV cable system	☐	☒	☐
TV receiver	☒	☐	☐
TV satellite dish ☐ Rented ☐ Owned	☒	☐	☐
Water heater	☐	☒	☐
Water purification system ☐ Rented ☒ Owned	☐	☒	☐
Water softener ☐ Rented ☒ Owned	☐	☒	☐
Water treatment system ☐ Rented ☒ Owned	☐	☒	☐
Windows	☐	☒	☐
Window treatments	☐	☒	☐
Wood-burning stove	☒	☐	☐
Other _____	☐	☐	☐
Other _____	☐	☐	☐
Other _____	☐	☐	☐
Other _____	☐	☐	☐

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180. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

181. Property located at 5517 Halifax Ln Edina MN 55424.

182. Are there any items or systems on the Property connected or controlled wirelessly,
183. via internet protocol ("IP"), to a router or gateway or directly to the cloud? ☐ Yes ☒ No

184. Comments regarding issues in Section C: _____

185. _____

186. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**
187. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) *(Check appropriate box.)*
188. Seller ☐ **DOES** ☒ **DOES NOT** know of a subsurface sewage treatment system on or serving the above-described
---(Check one.)---
189. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*
190. *Subsurface Sewage Treatment System*.)
191. ☐ There is an abandoned subsurface sewage treatment system on the above-described real Property.
192. *(See Disclosure Statement: Subsurface Sewage Treatment System.)*

193. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
194. *(Check appropriate box(es).)*
195. ☒ Seller does not know of any wells on the above-described real Property.
196. ☐ There are one or more wells located on the above-described real Property. *(See Disclosure Statement: Well.)*
197. ☐ This Property is in a Special Well Construction Area.
198. ☐ There are wells serving the above-described Property that are not located on the Property.
199. (1) How many properties or residences does the shared well serve? _____
200. (2) Is there a maintenance agreement for the shared well? ☐ Yes ☐ No
201. If "Yes," what is the annual maintenance fee? $_____

202. **F. PROPERTY TAX TREATMENT:**

203. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)
204. There ☐ **IS** ☒ **IS NOT** an exclusion from market value for home improvements on this Property. Any
---(Check one.)---
205. valuation exclusion shall terminate upon sale of the Property, and the Property's estimated market value for
206. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
207. resulting tax consequences.

208. Additional comments: _____

209. _____

210. **Preferential Property Tax Treatment**
211. Is the Property subject to any preferential property tax status or any other credits
212. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,
213. Non-Profit Status, RIM, Rural Preserve, etc.) ☐ Yes ☒ No

214. If "Yes," would these terminate upon the sale of the Property? ☐ Yes ☐ No

215. Explain: _____

216. _____

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218. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

219. Property located at 5517 Halifax Ln Edina MN 55424.

220. **G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
221. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
222. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

223. Seller represents that Seller ☐ **IS** ☒ **IS NOT** a foreign person (i.e., a non-resident alien individual, foreign corporation,
-----(Check one.)-----

224. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
225. survive the closing of any transaction involving the Property described here.

226. **NOTE:** If the above answer is **"IS,"** Buyer may be subject to income tax withholding in connection with the
227. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
228. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
229. If the above answer is **"IS NOT,"** Buyer may wish to obtain specific documentation from Seller ensuring
230. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
231. Revenue Code.

232. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
233. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
234. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
235. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

236. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
237. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
238. ☒ Seller is not aware of any methamphetamine production that has occurred on the Property.
239. ☐ Seller is aware that methamphetamine production has occurred on the Property.
240. *(See Disclosure Statement: Methamphetamine Production.)*

241. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety
242. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations
243. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
244. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
245. located.

246. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
247. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
248. be personal property and may or may not be included in the sale of the home.

249. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

250. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A
251. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal
252. remains or human burial grounds is guilty of a felony.

253. Are you aware of any human remains, burials, or cemeteries located on the Property? ☐ Yes ☒ No

254. If "Yes," please explain: _____

255. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
256. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
257. Statute 307.08, Subd. 7.

258. **L. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
259. currently exist on the Property?

260.	(1) Animal/Insect/Pest Infestation?	☐ Yes ☒ No	(6) Lead? (e.g., paint, plumbing)	☐ Yes	☒ No
261.	(2) Asbestos?	☐ Yes ☒ No	(7) Mold?	☐ Yes	☒ No
262.	(3) Diseased trees?	☐ Yes ☒ No	(8) Soil problems?	☐ Yes	☒ No
263.	(4) Formaldehyde?	☐ Yes ☒ No	(9) Underground storage tanks?	☐ Yes	☒ No
264.	(5) Hazardous waste/substances?	☐ Yes ☒ No	(10) Vapor intrusion?	☐ Yes	☒ No
265.	(11) Other? _____			☐ Yes	☐ No

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267. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

268. Property located at 5517 Halifax Ln Edina MN 55424.

269. (12) Have you ever been contacted or received any information from any governmental
270. authority pertaining to possible or actual environmental contamination (e.g., vapor
271. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? ☐ Yes ☒ No

272. (13) Are you aware if there are currently, or have previously been, any orders issued
273. on the Property by any governmental authority ordering the remediation of a
274. public health nuisance on the Property? ☐ Yes ☒ No
275. If answer above is "Yes," all orders ☐ **HAVE** ☐ **HAVE NOT** been vacated.
----------(Check one.)----------

276. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.
277. _____
278. _____

279. **M. RADON DISCLOSURE:** (The following Seller disclosure satisfies MN Statute 144.496.)

280. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
281. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
282. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
283. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

284. Every buyer of any interest in residential real property is notified that the property may present exposure to
285. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
286. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
287. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
288. information on radon test results of the dwelling.

289. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
290. Department of Health's publication entitled ***Radon in Real Estate Transactions***, which is attached hereto and
291. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

292. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
293. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
294. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
295. the court. Any such action must be commenced within two years after the date on which the buyer closed the
296. purchase or transfer of the real Property.

297. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual
298. knowledge.
299. (a) Radon test(s) ☐ **HAVE** ☒ **HAVE NOT** occurred on the Property.
----------(Check one.)----------

300. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** *Seller shall attach the most*
301. *current records and reports pertaining to radon concentration within the dwelling:*
302. _____
303. _____

304. (c) There ☐ **IS** ☒ **IS NOT** a radon mitigation system currently installed on the Property.
------(Check one.)------
305. If **"IS,"** Seller shall disclose, if known, information regarding the radon mitigation system, including system
306. description and documentation.
307. _____
308. _____

309. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

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311. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

312. Property located at 5517 Halifax Ln Edina MN 55424.

313. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
314. Seller's knowledge.

315. **Notices:** Seller ☐ **HAS** ☒ **HAS NOT** received a notice regarding **any** proposed improvement project from **any**
(Check one.)
316. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
317. and/or explain: _____
318. _____

319. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
320. ordinary buyer's use or enjoyment of the Property or any intended use of the Property? ☐ Yes ☒ No
321. If "Yes," explain: _____
322. _____

323. **O. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
324. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
325. leaving the home.

326. Examples of exterior moisture sources may be:
327. • improper flashing around windows and doors,
328. • improper grading,
329. • flooding,
330. • roof leaks.
331. Examples of interior moisture sources may be:
332. • plumbing leaks,
333. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
334. • overflow from tubs, sinks, or toilets,
335. • firewood stored indoors,
336. • humidifier use,
337. • inadequate venting of kitchen and bath humidity,
338. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
339. • line-drying laundry indoors,
340. • houseplants—watering them can generate large amounts of moisture.

341. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
342. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
343. Therefore, it is very important to detect and remediate water intrusion problems.

344. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
345. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious
346. health problems, particularly in some immunocompromised individuals and people who have asthma or allergies
347. to mold.

348. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
349. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
350. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
351. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
352. Property.

353. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory**
354. **offender registry and persons registered with the predatory offender registry under MN Statue 243.166**
355. **may be obtained by contacting the local law enforcement offices in the community where the property**
356. **is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of**
357. **Corrections web site at www.corr.state.mn.us.**

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359. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

360. Property located at 5517 Halifax Ln Edina MN 55424.

361. **Q. ADDITIONAL COMMENTS:** _____

362. _____

363. **R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:**

364. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to
365. (1) real property that is not residential real property;
366. (2) a gratuitous transfer;
367. (3) a transfer pursuant to a court order;
368. (4) a transfer to a government or governmental agency;
369. (5) a transfer by foreclosure or deed in lieu of foreclosure;
370. (6) a transfer to heirs or devisees of a decedent;
371. (7) a transfer from a co-tenant to one or more other co-tenants;
372. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
373. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property
374. agreement incidental to that decree;
375. (10) a transfer of newly constructed residential property that has not been inhabited;
376. (11) an option to purchase a unit in a common interest community, until exercised;
377. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with
378. respect to a declarant under section 515B.1-103, clause (2);
379. (13) a transfer to a tenant who is in possession of the residential real property; or
380. (14) a transfer of special declarant rights under section 515B.3-104.

381. **MN STATUTES 144.496: RADON AWARENESS ACT**
382. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
383. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

384. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
385. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
386. waive, limit, or abridge any obligation for seller disclosure created by any other law.

387. **No Duty to Disclose:**
388. (A) There is no duty to disclose the fact that the Property
389. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
390. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
391. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
392. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
393. nursing home.
394. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
395. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
396. manner, provides a written notice that information about the predatory offender registry and persons
397. registered with the registry may be obtained by contacting the local law enforcement agency where the
398. property is located or the Department of Corrections.
399. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
400. (A) and (B) for property that is not residential property.
401. (D) **Inspections.**
402. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
403. Property if a written report that discloses the information has been prepared by a qualified third party
404. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
405. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
406. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
407. or investigation that has been conducted by the third party in order to prepare the written report.
408. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
409. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

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411. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

412. Property located at 5517 Halifax Ln Edina MN 55424.

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

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

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

426. 11/17/20 (Seller) (Date) 11/17/20 (Seller) (Date)

427. **T. BUYER'S ACKNOWLEDGEMENT:**
428. *(To be signed at time of purchase agreement.)*

429. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
430. that no representations regarding facts have been made other than those made above. This Disclosure Statement
431. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
432. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

433. The information disclosed is given to the best of Seller's knowledge.

434. (Buyer) (Date) (Buyer) (Date)

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

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Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, **any home can have high levels of radon**.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.

Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling".

DEPARTMENT OF HEALTH

MINNESOTA REALTORS

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. This means keep all windows and doors closed, except for normal entry and exit.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished.

Place the test kit:

- twenty inches to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas or areas of high heat or humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Here are the two most common.

Continuous Radon Monitor

This test is completed by a licensed radon measurement professional with a calibrated CRM for a minimum of 48 hours. The data is analyzed to ensure a valid test. A report is generated by the measurement professional.

Simultaneous Short-Term Testing

Two short-term test kits are used at the same time, placed 4 inches apart, for a minimum of 48 hours. Test kits are sent to the lab for analysis. The lab generates a report. The two test results are averaged to get the radon level.

All radon tests should be conducted by a licensed professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these licensed radon measurement professionals can be found at MDH's Radon web site.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a nationally certified and MDH-listed radon mitigation professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages $1,200 to $2,500.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

Radon Information on the Web:
www.health.state.mn.us/radon

Last Updated 1/2019

MDH Indoor Air Unit
PO Box 64975
St Paul, MN 55164-0975
651-201-4601
800-798-9050
health.indoorair@state.mn.us

MINNESOTA REALTORS

Lakes | Sotheby's INTERNATIONAL REALTY

ADDENDUM TO PURCHASE AGREEMENT: DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date 11/18/2020
2. Page 1

3. Addendum to Purchase Agreement between parties, dated _____
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 5517 Halifax Ln Edina MN 55424 .

6. **Lead Warning Statement**
7. *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
8. *that such property may present exposure to lead from lead-based paint that may place young children at risk of*
9. *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*
10. *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*
11. *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide*
12. *the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's*
13. *possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible*
14. *lead-based paint hazards is recommended prior to purchase.*

15. **Seller's Disclosure** *(Check one.)*
16. ☒ Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.
18. ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. *(Please explain and list documents below.):*
21. _____
22. _____
23. _____

24. **Buyer's Acknowledgment**
25. Buyer has received copies of all information listed above, if any.
26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.
27. Buyer has: *(Check one.)*
28. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or
30. ☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.
32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
34. shall be completed within ☐ **TEN (10)** ☐ _____ Calendar Days after Final Acceptance of the Purchase
    (Check one.)
35. Agreement.

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37. Property located at 5517 Halifax Ln Edina MN 55424.

38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee
40. representing or assisting Seller, within three (3) Calendar Days after the assessment or inspection is timely
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) Calendar Days
43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or
45. (B) Buyer waives the deficiencies; or
46. (C) an adjustment to the purchase price will be made;
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or
51. assisting Seller of the waiver or removal, in writing, within the time specified.

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52. **Real Estate Licensee's Acknowledgment**
53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

---

55. **Certification of Accuracy**
56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the
57. information provided by the signatory is true and accurate.

58. _____ 11/18/20 _____ _____
(Seller) (Date) (Buyer) (Date)

59. _____ 11/18/20 _____ _____
(Seller) (Date) (Buyer) (Date)

60. _____ _____ _____ _____
(Real Estate Licensee) (Date) (Real Estate Licensee) (Date)

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