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RE/MAX GOLD

DISCLOSURE ADDENDUM

This form is not a substitute for the Seller's Real Property Disclosure (SRPD). It is used by the Seller to provide additional information.

Property Address 6850 Sharlands Ave # 1132 # 1132 Reno NV 89523-2781

The following are representations made by the Seller. Unless otherwise specified in writing, Brokers and any real estate licensee or other person working with or through the Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. Buyers and Sellers execute this disclosure with the understanding that they are advised to consult with professionals of their choice with any questions or concerns prior to execution. Broker does not warrant or guarantee the condition of the property. Broker shall not be responsible for failure to disclose to buyer facts regarding the condition of the property where the condition is unknown to Broker.
Note to Seller: The purpose of this document is to tell the buyer about known material or significant items affecting the value or use of the property and help to eliminate misunderstandings about the condition of the property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material could be perceived differently by a buyer.
- Read the questions carefully and take your time.

Note to Buyer: The purpose of this form is to give you more information about known material or significant items that may affect the value or use of the property and help to eliminate misunderstandings about the condition of the property.

- Something that may be material or significant to you may not be perceived the same way by the seller.
- If something is important to you, be sure to put your concerns and questions in writing.
- Sellers can only disclose what they actually know. The seller may not be aware of all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgements, or common sense.

BUYER'S DUTY TO INSPECT: You as a buyer have a duty to inspect. You have the right and are encouraged to conduct whatever inspections you deem necessary within the time frames specified in the Offer & Acceptance Agreement. Companies able to inspect are listed in the yellow pages of the phone book. You as a buyer agree to rely on an inspection conducted by you and professionals retained by you. You must make the decision to purchase independent of the real estate agents and brokers involved in the transaction, which simply cannot, and you agree, have not advised you regarding the condition of the property.
Seller Awareness: For each statement below, answer the question "Are you (Seller) aware of…" by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments.

PETS — Are you (Seller) aware of…

If pets have occupied the property (either in the property or on the property) ..... ☒Yes ☐No
Problems with livestock, wildlife, insects or pests on or in the property..... ☐Yes ☒No
Past or present odors, urine, feces, discoloration, stains, spots or damage in the property due to any of the above ..... ☐Yes ☒No

Explanation:

1 Small service dog

HOMEOWNERS INSURANCE

Property is presently insured by: USAA
Have you ever submitted a claim on this property to your homeowners insurance company..... ☐Yes ☒No
Explanation:

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges their obligation to disclose information requested by this form is independent of their duty to disclose under NRS 113.

Seller Janell L Adams, Trustee Janell L Adams, Trustee Date 06/19/26
Seller Douglas D Adams, Trustee Douglas D Adams, Trustee Date 06/19/26

By signing below, Buyer acknowledges that Buyer has read, understands, and has received a copy of this Disclosure Addendum.

Buyer _____ Date _____

Buyer _____ Date _____

TRANSACTIONS TransactionDesk Edition