

Land - Notice of Disclosure

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1 **Date:** _____
2

3 In reference to the Land Purchase and Sale Agreement between:

4 Edward Ruggles _____, the Buyer(s), and
5

6 _____, the Seller(s),
7

8 dated _____, covering real property commonly known as:
9

10 Address: 46209 & 46393 W GLENN HWY _____
11

12 Legal: 20N07E23A004&A2 _____
13

14 **Earnest Money Deposits and Refunds:**

15 Earnest money must be deposited into the Real Estate Brokerage trust account in a timely manner per Alaska Statute
16 12 ACC 64.200. Alaska Statutes and Regulations also require real estate brokerages to ensure the bank has cleared
17 an earnest money deposit before funds can be released. If an offer is not accepted, there may be up to a fourteen
18 (14) business day delay in refunding the earnest money. In the event a purchase agreement is consummated and
19 fails to close, a termination agreement signed by both Buyer and Seller agreeing to the disposition of the earnest
20 money will be required to be executed before the Real Estate Brokerage can disburse any funds. Should mediation,
21 arbitration, or interpleader be necessary to determine the appropriate party receiving the earnest money, an additional
22 delay could result prior to disbursement.
23

24 **Land Use:**

- 25 ➤ Buyer is advised to research land use, building regulations, and zoning affecting the Property. Links to
26 Alaska boroughs, municipalities, and cities can be accessed at:
27 www.alaskarealestate.com/Consumer/CommunityInfo.asp
- 28 ➤ Title 21 Zoning Regulation Disclosure – Municipality of Anchorage: The Municipality of Anchorage is writing a
29 new land use code. It is possible that the zoning map and/or use regulations for a property that you are
30 considering purchasing could change. You may further research this process and possible changes to the
31 property by contacting the Municipality of Anchorage Planning and Zoning Department at 907-343-7921, or
32 online at www.muni.org.
- 33 ➤ Title 17 Code Compliance Notice – Matanuska-Susitna Borough (MSB): If you are purchasing property in the
34 MSB, please be advised that there are land use and building regulations in the Borough. You should be
35 aware of these regulations and how they may affect any improvements or additions to the property that you
36 purchase. In some cases permits are required. Borough staff is available to assist you in determining
37 whether any Borough regulations apply to your activity and help you to comply with those laws. Contact MSB
38 Code Compliance Section, 350 East Dahila Ave., Palmer, AK 99645, 907-745-4801.
- 39 ➤ The Mat-Su Borough is presently writing a land use code of regulations and developing zoning and zoning
40 districts. During this process, it is possible that the zoning map and/or use regulations for a property that you
41 are considering purchasing could change or zoning restrictions/regulations be implemented. You may further
42 research this process and possible restrictions to the prospective property by contacting the Mat-Su Borough
43 at 907-745-9874 or online at www.matsugov.us.
44

45 **Agricultural Operation:**

46 The Buyer is responsible for determining whether there is an agricultural operation that might produce odor, fumes,
47 dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft,
48 and other inconveniences or discomforts as a result of lawful agricultural products in the vicinity of the property.
49

50 **Sex Offender Registry:**

51 The State of Alaska requires the registration of sex offenders residing within the State of Alaska. The registration
52 requirements are located in AS12.63.010. It is the Buyer's responsibility to independently investigate, discover and
53 verify for him/herself the acceptability of the neighborhood with respect to this issue. You may contact the Alaska

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1 State Trooper Post or Municipal Police Department near you for more information or obtain information on the State
2 of Alaska Information Center Internet Site: www.state.ak.us under Hot Topics for the Registry of Sex Offenders.

Affiliated Business Relationship:

_____ (The Real Estate Brokerage for the Buyer)

6 The Real Estate Brokerage and the following named company _____
7 have an affiliated business relationship. You are not required to use the services of the aforementioned company(s)
8 in the purchase of property. If you choose to utilize the aforementioned company(s), you should sign an affiliated
9 business arrangement disclosure.

10 Valley Market Real Estate _____ (The Real Estate Brokerage for the Seller)

11 The Real Estate Brokerage and the following named company _____
12 have an affiliated business relationship. You are not required to use the services of the aforementioned company(s)
13 in the purchase of property. If you choose to utilize the aforementioned company(s), you should sign an affiliated
14 business arrangement disclosure.

Miscellaneous Disclosures:

- 17 ■ The Property may be subject to restrictions contained on a Plat of the Property or in covenants, conditions, and
18 restrictions or other documents noted in the preliminary title report.
- 19 ■ Mineral rights may not pass with title to the Property.
- 20 ■ All property is subject to erosion.
- 21 ■ Buyer is responsible for researching whether the property is in a 'fire service' area.
- 22 ■ Buyer is responsible for researching possible utility service to the property and the cost thereof.
- 23 ■ Property may be subject to restrictions on lot access and/or driveway permits.
- 24 ■ Property may have well and septic regulations; buyer is to research and verify independently.
- 25 ■ The property may be subject to pending assessments or to a local improvement district. The Buyer should make
26 inquiries of the local government.
- 27 ■ Neither Seller nor Seller's licensee makes any representation as to the location of the lot corners or boundary
28 lines. Buyer accepts sole responsibility for identifying and locating the corners and boundary lines of the lot.
- 29 ■ Broker(s) and Licensee(s) make no representations or warranties of any kind regarding the Property, and assume
30 no duty to investigate or verify any disclosures made by Seller.

Additional Disclosures:

33 _____
34 _____
35 _____
36 _____
37 _____
38 _____
39 _____

40 Dated: _____

Dated: _____

41 Buyer 1: _____

Seller 1: _____

42 Buyer 2: _____

Seller 2: _____

43 Buyer 3: _____

Seller 3: _____

44 Selling Licensee(s) _____

Listing Licensee(s) _____

45 _____

46 Selling Brokerage _____

Listing Brokerage _____