

SUMMARY DISCLOSURE STATEMENT
OF

Name of Subdeveloper

for

Name of Subdivision

GENERAL INSTRUCTIONS

1. The Summary Disclosure Statement should answer the questions as set out below in brief, succinct and concise language, using plain English, and should emphasize the most basic and negative aspects and greatest risk factors to the purchaser.
2. Every item in the Summary Disclosure Statement should be referenced to the part, section and page number, when applicable, of the Property Report where additional information regarding that item can be found.
3. The Summary Disclosure Statement should be on 8 1/2" x 11" lettersize, white paper and the smallest lettering thereon should be no smaller than uppercase, "capital", standard, elite typewriter size type.
4. The Summary Disclosure Statement should be no more than four (4) pages long. (It may be made using both front and back of two (2) sheets, which shall be counted as four (4) pages).

The following questions should be set out and answered in the Summary Disclosure Statement as follows:

1. IF I HAVE ANY QUESTIONS OR THERE IS TROUBLE, WHERE DO I FIND THE SELLER AND HIS REPRESENTATIVES?

Here include the name, principal address and telephone number of the subdivider, his offices and agents in this state.
2. WHAT DOES THIS LAND LOOK LIKE AND HOW LARGE WILL THE DEVELOPMENT BE?

Here include a general description of the subdivided lands including a statement of the total number of lots to be offered.
3. IF A PURCHASER DECIDES LATER TO SELL HIS LOT, WHAT KIND OF HELP CAN HE GET SELLING IT AND WHAT KIND OF LOCAL PROPERTY MARKET CAN HE EXPECT?

Here include the assistance, if any, that the subdivider, his agents or affiliates will provide to the purchaser in the resale of the property and the extent to which the subdivider, his agents and affiliates will be in competition in the event of resale.
4. WHAT KIND OF RIGHTS OR TITLE TO THE LAND DO I GET IMMEDIATELY AND WHAT KIND OF TITLE DO I HAVE AFTER THE LOT IS PAID FOR?

Here include material terms of any encumbrances, easements, mortgages and liens. Also include the plans and efforts to remove such liens, encumbrances or mortgages and the results of the success or failure thereof.
5. WHAT KIND OF TAXES AND ASSESSMENTS WILL I HAVE TO PAY?

Here include the material terms of all existing taxes and existing or proposed special taxes or assessments, including required membership fees or dues, which affect the subdivided lands.
6. HOW CAN I USE THE PROPERTY?

Here include material zoning restrictions, restrictive covenants and other regulations affecting the use of the land. Also include the intended use for which the land is sold and material physical limitations and restrictions of the land relative to the intended use.

7. WHAT KIND OF UTILITIES AND OTHER IMPROVEMENTS NOW EXIST ON THE LAND AND WHAT KIND ARE PROMISED FOR THE FUTURE?

Here include information about existing or proposed improvements including, but not limited to, streets, water supply, levees, drainage control systems, irrigation systems, sewage disposal systems and customary utilities and the estimated cost, date of completion and responsibility for construction and maintenance of existing and proposed improvements which are referred to in connection with the offering or disposition of any lot in the subdivided lands.

8. WHAT IS THE SOIL AND CLIMATE LIKE?

Here include topographic and climatic characteristics of the subdivided lands and adjacent area.

9. WHAT HOSPITALS, CHURCHES, FIRE STATIONS, POLICE PROTECTION AND OTHER COMMUNITY SERVICES ARE AVAILABLE?

Here include the existing provisions for access of the subdivision to community fire protection, the location of primary and secondary schools, the proximity to the municipalities and the population thereof, the improvements installed or to be installed, including off-site and on-site community and recreational facilities, by whom they were or are to be installed, maintained or paid for, and an estimate of completion thereof.

10. WHAT HAPPENS IF I FAIL TO MAKE ANY PAYMENTS, OR IF I MAKE MY PAYMENTS BUT THE SELLER FAILS TO PAY ON HIS MORTGAGE? CAN ANY OF MY RIGHTS IN THE LAND BE FORFEITED?

Here include the kind of title the purchaser will have upon completion of payment for any of the subdivided land and what happens if the purchaser defaults on any payments and all forfeitures which may occur. Also describe any and all "take-out" provisions for all mortgages or state that there are none and state the possible consequences.

11. WHAT KIND OF VALUE DID THIS LAND HAVE PRIOR TO THE PRESENT DEVELOPMENT AND HOW MUCH IS BEING SPENT TO IMPROVE IT?

Here provide a schedule, in tabular, columnar form, showing the date on which the subdivided lands were acquired by the subdivider, or the date on which each parcel of the subdivided land was acquired if all not acquired at the same time and the number of acres in each parcel; a column showing the amounts paid for each parcel of the subdivided land; a column showing the costs of all improvements made by the subdivider on each parcel of the subdivided land; a column showing the total historical cost basis, adjusted for any depreciation of improvements, of each parcel of the subdivided land; and a column showing the proposed total sales price of all lots in each parcel of the subdivided land.

NOTE: It is suggested that the columnar headings, as set out below, be used to supply the information required by Question 11.

<u>Date Acquired</u>	<u>Unit/Parcel</u>	<u>No. Acres</u>	<u>Amount Pd.</u>	<u>Improvement Costs</u>	<u>Historical Cost Basis</u>	<u>Proposed Total Sales Price</u>
----------------------	--------------------	------------------	-------------------	--------------------------	------------------------------	-----------------------------------