

CONSUMER DISCLOSURE ADDENDUM

1. NEIGHBORHOOD CONDITIONS:

Buyers should investigate the neighborhood or area conditions including, but not limited to: schools, proximity and adequacy of law enforcement, fire protection and other governmental services, commercial, industrial or agricultural activities; criminal information and activity, existing and proposed transportation, construction and development that may affect the view or increase traffic.

2. PUBLIC SCHOOLS:

Buyers are advised to contact the Sioux Falls School District Instructional Planning Center or the local school district offices in other cities to determine the schools that serve the address you are considering purchasing. School boundaries are subject to review and may be changed as needed by the district. Class size, school scores, open-enrollment availability and other related issues can be investigated by the buyer through local school district offices. Go to www.sf.k12.sd.us for more information on Sioux Falls school boundaries and busing.

3. MEGAN’S LAW (Sex Offender Database):

State law requires that all persons who plead guilty or have been found guilty of a sex crime must register with the Chief of Police in the city in which the person resides or the Sheriff of the county if no Chief of Police exists. In 2006, the South Dakota State Legislature amended the sex offender registry laws to provide a public access Internet site which lists all offenders registered in the State. By logging on to www.sor.sd.gov, the public can gain access to sex offender information under South Dakota law SDCL 22-24B-11.

4. INSPECTIONS:

Buyer acknowledges that it is recommended that they obtain professional advice and inspections of the property to obtain a true report as to the condition of the property and to provide for appropriate provisions in any contract of sale as negotiated between seller and the buyer with respect to such professional advice and inspections. It is further recommended that the buyer satisfy themselves that any remedial work negotiated as a result of the inspections meet applicable building code and permit requirements where necessary, and that the removal or mitigation of any existing hazardous conditions of the property (e.g. radon gas, toxic mod, lead paint, asbestos, buried fuel tanks) be completed following environmental standards as set for the by prevailing federal and/or state guidelines.

I/We hereby acknowledge that I/We have been provided with the foregoing disclosures and have read and understand the same.

I/We acknowledge that the brokers and agents representing us in a transaction do not have an affirmative duty to obtain information on any of these conditions and that the parties to a transaction should be responsible to protect their own interests as they apply to any of these issues.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Broker: _____

Date: _____