



**SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT
AND RADON DISCLOSURE
EXEMPT PROPERTY CERTIFICATION
State of Delaware**

Approved by the Delaware Real Estate Commission (Effective 9/1/08)

Seller (s) Name: _____

Property Address: _____

Approximate Age of Buildings(s): _____ **Date Acquired:** _____

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement and to provide a Buyer with a radon disclosure. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families.

The **SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT and RADON DISCLOSURE** shall not apply to the following transfers of residential real property. **Chapter 25, Title 6, §2577.**

SELLER(s) has circled each item number below that qualifies the property for exemption.

1. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship or trust.
2. Transfers pursuant to court order such as transfers ordered by the Court of Chancery in the administration of an estate, trust or guardianship or pursuant to a Writ of Execution, by a trustee in bankruptcy or a receiver, by eminent domain, and transfers resulting from a decree for specific performance.
3. Transfers to a mortgagee by a mortgagor in default by a deed in lieu of foreclosure.
4. Transfers by any sheriff's sale for default on an obligation secured by a mortgage, judgment, tax or other lien.
5. Transfers from one co-owner to one or more other co-owners.
6. Transfers made to a spouse or to a person or persons in the lineal line of consanguinity of one or more of the transferors.
7. Transfers between spouses resulting from a property settlement incident to a divorce.
8. Transfers to or from any government entity.

Where the transaction that is the subject of these disclosures involves a Delaware licensed Broker or Salesperson, the Buyer and Seller shall sign the following certification:

By signing below, Seller certifies that one or more of the above exemptions are applicable to this property. Buyer acknowledges that the Seller's disclosures are not required, as set forth in Chapter 25, Title 6, §2577.

SELLER _____ Date _____ SELLER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____