

Address: 7645 Melody Commons Court #8



Listing #	07-10170	Price-List	\$ 230,000
Status	Active	Near	Anchorage
Zip Code	99504	Type	Residential
Bedrooms	3	Baths	4.00
Acres	0.00	Carpport #	0
Garage #	2	Latitude	61.221799
Longitude	-149.737636	Unit #	#8
Year Built	2004		

MLS Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Prestige Homes
Zoning: R2M - Multi Family Residential

School-Elementary	Creekside Park	School-Middle	Clark	School-High	Bartlett
Energy Rating		Remote Description		SF-Gar	449
SF-Lot	0	SF-Res	2,291	LPSqFt\$	100.39
Tax ID	0060331700801	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1240
Taxes	\$ 3,346	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: West on Duben from Muldoon Rd. Rt on Melody Pl which turns Rt into Melody Commons Ct. Last unit on left.

Legal: Melody Commons #8

Public Remarks: Best location top of hill at end of street w/unobstructed easterly views of mountains. Solid-surface counters, stainless appliances. Functional 3-level plan w/master suite on main level. Two secondary BR's upstairs each have own bath. Family room on lower level has bath. About half of lower level is partially finished storage/hobby areas. Virtual tour, info pkg on listing licensee website.

Residential Type: Site Condo-Attached; Townhouse	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Melody Commons; Dues-HOA Phone #: 345-4110; Dues-Amount: 142.50; Dues-Frequency: Monthly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; Other - See Remarks; VA
Construction Type: Wood Frame	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 2,500
Exterior Finish: Wood	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discl Available; Re-Sale Cert
Roof Type: Asphalt/Comp Shingle	Dining Room Type: Breakfast Nook/Bar; Area	
Foundation Type: Concrete Block	Access Type: Dedicated Road; Paved; Maintained	
Miscellaneous: Basement Status: Finished	View Type: Mountains; Unobstructed	
Floor Style: Two-Story W/Bsmnt	Topography: Level	
Garage Type: Heated; Tuck Under	Wtrfrnt-Frontage: None	
Carpport Type: None		

Features-Interior: Basement; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Wash&/Or Dryer Hkup; Window Coverings; Workshop; BR/BA on Main Level; CO Detector(s); Carpet; Hardwood Flooring; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	3	1	Area, bkfst bar	Bath-Full	1	1	
Family Room	1	1		Bath-Full	3	2	
Kitchen	3	1		Master Bedroom	2	1	
Living Room	3	1		Master Bedroom	2	1	
Utility Room	2	1		Bedroom	3	2	
Extra Room	1	1	Mechanical				
Extra Room	1	1	Workshop/Bonus				

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, October 01, 2007 11:56 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Address: 7645 Melody Commons Court #8



List Number	07-10254	Price-List	\$ 230,000
Status	Active	Near	Anchorage
Zip Code	99504	Type	Condominium
Beds	3	Baths	4.00
Acres	0.00	Carpport	0
Garage	2	Latitude	61.221789
Longitude	-149.737676	Unit Floor #	
Condo Type	4 - Townhouse Style	Year Built	2004
Dues-Amount	142.50	Dues-Frequency	Monthly

Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Creekside Park	School-Middle	Clark	School-High	Bartlett
Energy Rating		Remote Description		SF-Res	2,291
SF-Gar	449	SF-Lot	0	LPSqFt\$	100.39
Tax ID	0060331700801	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1240
Taxes	\$ 3,346	Tax Year	2006	Construction Status	Existing Structure
Subdivision		Year Remodeled		Year Updated	
Project Name/Unit #	Melody Commons #8				

Directions: West on Duben from Muldoon Rd on Melody Pl which turns Rt into Melody Commons Ct. Last unit on Left.

Public Remarks: Best location top of hill at end of street w/unobstructed easterly views of mountains. Solid-surface counters, stainless appliances. Functional 30level plan w/master suite on main level. Two secondary BR's upstairs each have own bath. Family room on lower level has bath. About half of lower level is partially finished storage/hobby areas. Virtual tour, info pkg on listing licensee website.

Miscellaneous: Parking Space-Ttl #: 4; Basement Status: Finished	Roof Type: Asphalt/Comp Shingle	View Type: Mountains; Unobstructed
Building Info: Builder Name & Co: Prestige Homes	Dining Room Type: Area; Breakfast Nook/Bar	Access Type: Dedicated Road; Maintained; Paved
Condo/Assoc Info: Association Name: Melody Commons HOA; Condo Mgmt Contact: Real Estate Unlimite; Condo Mgmt Phone #: 345-4110	Garage Type: Heated; Tuck Under	Wtrfrnt-Access Near: None
Dues Include: Insurance; Sewer; Snow Removal; Water	Carpport Type: None	Wtrfrnt-Frontage: None
Construction Type: Wood Frame	Heat Type: Forced Air	Topography: Level
Exterior Finish: Wood	Fuel-Type: Natural Gas	Mortgage Info: EM Min Deposit: 2,500
	Sewer-Type: Public	New Finance (Terms): AHFC; Cash; Conventional; FHA; Other - See Remarks; VA
	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discl Available; Re-Sale Cert

Features-Interior : Basement; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave; Range/Oven; W &/or Dryer Hookup; Window Coverings; CO Detector(s); BR/BA on Main Level; Carpet; Hardwood Flooring; Smoke Detector(s)

Features-Additional: Cable TV; Covenant/Restriction; Fire Service Area; Garage Door Opener; View; End Unit; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	3	1		Extra Room	1	1	Workshop/bonus
Family Room	1	1		Extra Room	1	1	Mechanical
Kitchen	3	1		Master Bedroom	2	1	
Living Room	3	1		Bedroom	3	2	
Utility Room	2	1					
Bath-Full	1	1					
Bath-Full	3	2					
Master Bath	2	1					

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

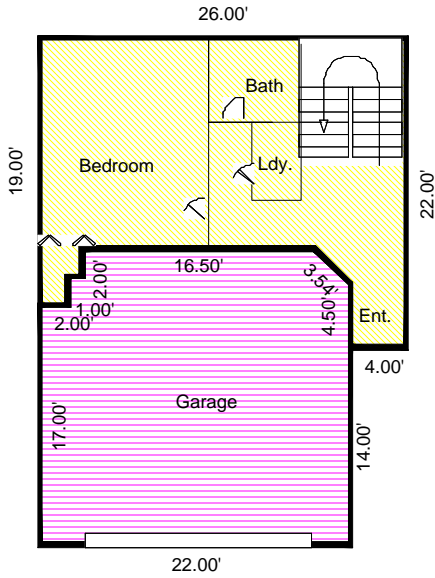
Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, October 01, 2007 11:59 AM

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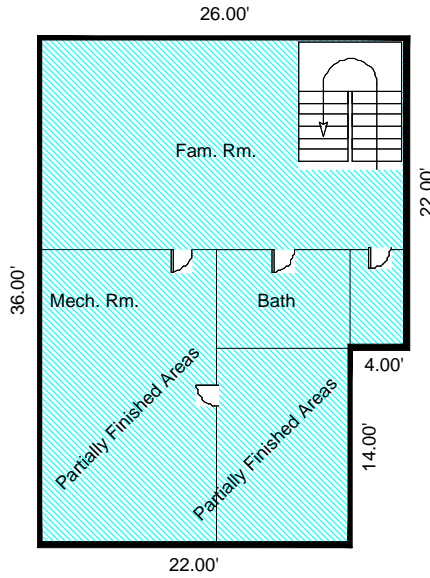
FLOORPLAN

Borrower: Harvey	File No.: 70824
Property Address: 7645 Melody Commons Court	Case No.: 63-63-6-0332191
City: Anchorage	State: AK
Lender: Department of Veterans Affairs	Zip: 99504

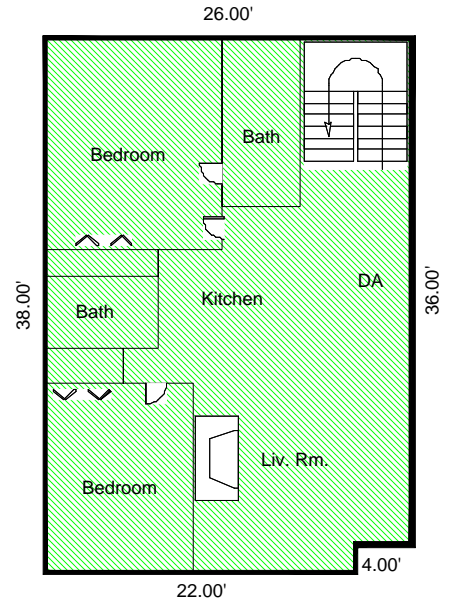
MAIN LEVEL



BASEMENT



SECOND LEVEL



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	431.1250	431.1250
GLA2	Second Floor	980.0000	980.0000
BSMT	Basement	880.0000	880.0000
GAR	Garage	448.8750	448.8750
TOTAL LIVABLE (rounded)		1411	

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	4.00	x	17.50
	0.5	x	2.50
	15.00	x	22.00
	2.00	x	3.00
	4.00	x	4.50
	2.00	x	2.00
Second Floor			
	22.00	x	38.00
	4.00	x	36.00
8 Calculations Total (rounded)			1411

File #: 1756096

Ms. Lucy C. Lorenzen
7645 Melody Commons Ct
Anchorage AK 99504

BUYERS AGENT CHECK LIST

EXECUTING THE PURCHASE AGREEMENT

Cartus Corporation will execute the agreement as "Seller" once the following requirements have been satisfied and the terms have been confirmed with our homeowner.

In order to expedite this process use the following checklist:

- Cartus Relocation Corporation entered as the sole "Seller" of the property
- Cartus State Sales Contract-----where available
- OR
- Local Purchase Agreement AND the Cartus Corporation Standard Addendum
- Cartus Corporation Seller's Real Estate Disclosure
 - Must be signed, initialed, dated and witnessed.
 - Buyers must initial on top left, next to each report listed and sign on the bottom right.
- Cartus Corporation Lead Paint Addendum
 - Buyer must initial (4) and check A or B and sign as the purchaser.
 - Listing agent must initial (5) and sign bottom of form.
- State required disclosure document referencing Cartus Corporation as Non-Owner Occupant (if applicable for your state)
 - Buyer must sign
- Pre-qualifying or Pre-approval letter from a lender or mortgage broker
- Copy of earnest money check
- Contract and loan information for a contingent closing
 - Require copy of Buyer's contract and pre-qualification letter.
- No changes or strikeouts to any Cartus forms. Documents must be legible.

CARTUS CORPORATION CANNOT EXECUTE ANY PURCHASE AGREEMENT WITH A BUYER WHO HAS NOT SIGNED THE CARTUS STATE CONTRACT OR THE CARTUS STANDARD ADDENDUM, THE LEAD PAINT ADDENDUM AND SELLER'S REAL ESTATE DISCLOSURE. THE LANGUAGE IN THESE DOCUMENTS CANNOT BE ALTERED WITHOUT CARTUS' APPROVAL.

Cartus will sign a fax or original, but not both.



101-79583809

Standard Addendum



To the Buyer(s): This document contains important information concerning the referenced Property. You are urged to review its contents carefully.

File # 1756096

Property Address:
7645 Melody Commons Ct
Anchorage, AK 99504

This Addendum supersedes and overrides any conflicting clauses or statements in the attached Agreement.

Ownership:

The terms and conditions of this agreement which apply to Seller are SUBJECT TO the Seller becoming contractual owner.

Earnest Money:

In the event of a default in consummating this purchase by the Buyer(s), it is agreed that any earnest money or deposit shall be retained by the Seller as liquidated damages.

Insurance Premiums:

Insurance premiums shall not be prorated. All existing insurance policies will be canceled at the time of closing.

Taxes / Assessments / Bonds / Homestead Exemptions:

Tax, assessment, and bond prorations shall be based on the last known bill or upon the tax assessor's latest valuation and the current tax or assessment rate, and shall be prorated at the time of closing. **If it is common practice and/or local custom to have no prorations at the closing there shall be no prorations.** There will be no re-proration or readjustment of taxes based on actual statements after the date of closing. The seller represents that it has no knowledge, actual or constructive, as whether or not a homestead exemption applies to the property.

This paragraph shall supersede and override any other clauses or statements in this agreement that concern taxes, assessments or bonds.

New Mortgage Information:

Mortgage discount points, if any, shall be paid by the (Buyer) (Seller), but are not to exceed \$_____ or ____%. Should the lender's commitment be conditioned on any repairs, the Seller reserves the right to cancel this agreement, and return all earnest money deposits to the Buyer(s) with no further obligation by Seller. It is expressly agreed and understood that neither party will be required to complete this transaction should the (FHA Conditional Commitment) (Certificate of Reasonable Value) (Lender's Appraisal) vary from the agreed sales price. Buyers assume all risk of any changes in the interest rate and mortgage discount points, and agree to close this transaction, regardless of any such changes.

Arbitration:

Seller does not agree to participate in any arbitration or mediation in the event of any dispute arising from this transaction.



Standard Addendum

Disclosure:

Buyer(s) agree to execute the attached Seller's Real Estate Disclosure Acknowledgment, as a part of this agreement. At closing to confirm having had an opportunity to review their contents, Buyer(s) shall re-sign the Sellers Real Estate Disclosure Acknowledgment.

Condition:

Buyer(s) acknowledge that Seller has acquired the property in a relocation transaction, and that Seller is acting in the capacity of a non-occupant contractual owner or representative of the owner and has limited first-hand knowledge of the property.

Neither Seller nor Seller's agent has made any warranties or representations, either expressed or implied (except as may have been given to the Buyer(s) in writing), as to the condition of the premises. No representations or warranties made by seller shall survive the closing. Buyer(s) acknowledge that they have the opportunity to inspect the property or have the same inspected by others on their behalf. Except for any repairs specifically required to be made by Seller in accordance with the terms of this Agreement, or attached hereto, Buyer(s) understand that they are purchasing the property in "As-Is" condition, subject only to any specific items set forth in this Agreement.

Naturally occurring radon, molds, fungi, spores, pollens and/or botanical substances, or other allergens (e.g., dust, pet dander, insect waste material, etc.) may be found in a home, including radon and mold. In addition, certain building materials (such as asbestos, urea-formaldehyde foam insulation ("UFFI")) have been linked to health concerns. Collectively, these are all referred to as "Substances." Buyer(s) acknowledge and accept that Seller does not in any way disclose (except as expressly set forth in any other documents provided to you by Seller), warrant or indemnify indoor air quality conditions (including the presence or absence of Substances) at the property and is not responsible in any way for conditions that may exist at the property or health problems that might develop from or be related to such conditions. Buyer(s) agree to indemnify and hold Seller and prior owners, harmless from any claims raised after the closing transaction relating to the presence or non-disclosure of Substances in the property (said indemnity to include attorneys' fees). Buyer(s) are directed to consult the U.S. Environmental Protection Agency website at www.epa.gov or the equivalent state environmental/health services agency if additional information concerning indoor air quality and Substances is desired.

Buyer(s) acknowledge that they have, per the terms of this Agreement, the opportunity to verify any inspections or matters disclosed on a Real Estate Disclosure, or perform their own inspections to the property. Buyer(s) shall report, in writing, the results of any such inspection(s), and repair requests. Buyer(s) shall supply Seller with a copy thereof, within ten (10) days after acceptance of this Agreement. Failure to do so *shall be deemed a waiver of the Buyer's right to inspect and request repairs* otherwise permitted under this Agreement. In the event of any claim or demand by Buyer(s), as a result of Buyer's inspection(s), the Seller shall have the option of:

1. Making said items operational or functional, agreeing to the expense in writing, or
2. Giving the Buyer(s) a credit for items, agreeing to the credit in writing, or
3. Canceling this Agreement and refunding the Buyer's earnest money or other deposit.

In any case, Seller shall not be responsible for the quality of any repairs which may be required, and Buyer(s) agree to look solely to the person or company performing any such repairs. If a credit is given, Buyer(s) agree to sign a release.

Please fax this document to 203-749-5404



101-79583809

Standard Addendum

In order for the Buyer(s) to verify that the property is in the same physical condition, ordinary wear and tear excepted, as at the signing of this agreement, Buyer(s) have the right to make a final walk-through no later than seventy-two (72) hours prior to scheduled closing and shall inform Seller in writing of any objections within twenty-four (24) hours thereafter.

Closing:

Buyer(s) acknowledge that title to the property may be conveyed by someone other than Seller. Buyer(s) agree that the closing process shall be handled by Seller's closing agent, unless Buyer's lender, if any, requires otherwise.

If Buyer(s) purchase title insurance, Buyer(s) agree to order and purchase title insurance from an agent mutually agreed upon by Buyer and Seller which is approved by the Buyer's lender.

The closing of this sale and acceptance of a deed by Buyer(s) shall constitute acknowledgment that the condition of the premises and systems contained therein are acceptable and **Seller shall have no further responsibility or obligation concerning the property, and Buyer(s) waive all rights they may have concerning the condition of the property.**

Any and all credits granted by the Seller to the buyer must appear on the HUD-1 Closing Statement. Seller shall not have any obligation to grant any credit that does not appear on the HUD-1 Closing Statement.

Acceptance:

This Agreement is subject to Seller's approval, which shall be evidenced only by full execution of this Agreement.

Special Provisions:

Seller: **Cartus Relocation Corporation**

Buyer Date:

By Date:

Co-Buyer Date:

Buyer Phone Numbers: REQUIRED
Home: _____
Work: _____

Co-Buyer Phone Numbers: REQUIRED
Home: _____
Work: _____

Cartus Corporation Seller's Real Estate Disclosure

Re file #: 1756096

Street 7645 Melody Commons Ct
City/St/Zip Anchorage AK 99504

Revision Date: Thursday, June 21, 2007

Buyer(s) acknowledge that Cartus Corporation has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand: (Acknowledge by initialing to the left of each item listed and signing below.)

INITIALS	REPORT	# OF PAGES	DATED	PREPARED BY
/	Home Owner's Real Estate Disclosure	3	04/06/07	Home Owner(s)
/	State Disclosure	8	03/01/07	Home Owner(s)

Pending reports have been ordered but have not yet been received do not have a date of report in the DATED column. These reports will be provided to you upon receipt.

The following states have mandatory state disclosures: AK, AZ, CA, CT, DE, DC, HI, ID, IL, IN, IA, KY, LA, ME, MD, MI, MN, MS, MT, NE, NV, NH, NM, NY, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, VA, WA, WI. Cartus Corporation is disclosing this to the buyers where applicable.

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Neither Cartus Corporation nor Cartus Relocation Corporation have independently verified the contents of these documents and are not responsible for their accuracy.

Buyer(s) acknowledge and agree that the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; that said purchase price reflects the agreed-upon value of the property AS IS; including the aforementioned disclosures; to take the property subject to the disclosures; and that Cartus Corporation shall have no responsibility or liability therefor.

Buyer(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/ inspections/ defects.

Note: You may also wish to have your broker complete and provide you with a similar disclosure statement.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

→ Dated: _____

→ Buyer: _____

Buyer: _____

Please fax this document to 011-01-203-749-1300



111-75893358

Cartus Corporation

Homeowner's Real Estate Disclosure



Complete this form for your home. This information will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. Please complete this form and return it promptly to your Client Services Consultant.

File # 1756096

Owner's Name(s): Lucy Lorenzen

Property Address: 7645 Melody Commons Ct

Anchorage, Alaska 99504 United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed.

A. The items checked below will remain with the subject property:

- Range, Oven, Microwave, Refrigerator, Dishwasher, Trash Compactor, Garbage Disposal, Window Screens, Rain Gutters, Washer, Washer/Dryer Hookups, Dryer, Security Gates, Smoke Detectors, Fire Alarm, Central Heating, Central Air Conditioning, Wall/Window Air Conditioner, Humidifier, Evaporator Cooler(s), Satellite Dish, Intercom, Sprinklers, Sauna, Pool, Spa, Hot Tub, Central Vacuum, T.V. Antenna, Public Sewer System, Septic Tank, Sump Pump, Patio/Deck, Built-in Barbecue, Gazebos, Water Softener, Garage, Pool/Spa Heater, Water Heater, Water Supply, Gas Supply, Security System, Owned, Attached, Garage Door Opener, Gas, City, Utility, Rented, Not Attached, # of Remote Controls, Solar, Electric, Private Utility, Other, Monitoring Contract/Fee

Exhaust Fan(s) in: BATHROOMS AND KITCHEN

220 Volt Wiring in:

Fireplace(s) in: LIVING ROOM

Gas Starter: YES (FLIP SWITCH)

Roof(s) Type: SHINGLE

Approximate Age: 3 YEARS

Repaired? (choose one) Yes No

If Yes, Explain

What is the approximate year the property was built?: 2004

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?

Yes No

If yes, describe...(attach additional sheets if necessary)

Please fax this document to 011-01-203-749-1300



111-75893358

Cartus Corporation

Homeowner's Real Estate Disclosure

B. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below. (Attach additional sheets to explain if necessary.)

- Interior Walls
- Ceilings
- Windows
- Sidewalks
- Roofs
- Slabs
- Foundation
- Insulation
- Exterior Walls
- Driveways
- Doors
- Floor
- Walls/Fences
- Electrical Systems
- Plumbing/Sewer/Septic
- Exterior Siding
- Heating System
- Other Structural Components (Describe):

NONE

C. Are you (Seller) aware of any of the following:

If the answer to any of these is yes, please explain. Attach additional sheets if necessary.

- 1. Is your home accessed, in whole or part, through a private road? Yes No
If yes, please explain: **CONDOMINIUMS**
- 2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property. Yes No
DRIVEWAY (Duplex Style)
- 3. Encroachments, easements or similar matters that may affect your interest in the property. Yes No
- 4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. Yes No
- 5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. Yes No
- 6. Any settling from any cause, or slippage, sliding, or other soil problems. Yes No
- 7. Water damage, flooding, drainage or grading problems. Yes No
SEE BELOW
- 8. Damage to property or structures from fire, earthquake, floods, landslides, hurricane or other natural disaster. Yes No
- 9. Zoning violations, non conforming uses, violations of "setback" requirements. Yes No
- 10. Neighborhood noise problems or other nuisances. Yes No
- 11. Deed restrictions or obligations. Yes No
- 12. Is the type of siding on your home one of the following (if yes, select one of the choices below): Yes No
 Composition Board Hard Coat/Traditional Stucco Synthetic Stucco?
- 13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). Yes No
- 14. Any notices of abatement or citations against the property. Yes No
- 15. Any lawsuits against you affecting or threatening to affect the property. Yes No
- 16. That the home has ever been tested for radon gas. Yes No
- 17. If radon remediation was required was the work done? If yes, when? (date) Yes No **N/A**
- 18. That the home contains Asbestos or Lead-based paint. Yes No
- 19. Any evidence of or treatment/repairs for termite, structural pest or rodent infestation. Yes No
- 20. That there is now, or has ever been, any underground storage tank(s) on the property. Yes No
- 21. Have you experienced or do you have knowledge of any problems with the tank(s) such as leakage. Yes No **N/A**
- 22. What materials are, or were, stored in the tank(s)? Yes No **N/A**
- 23. Are any title holders not U.S. citizens? Yes No
- 24. Any special assessments? If yes, Type? Yes No
- 25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you collected insurance proceeds. (attach additional sheets if necessary). Yes No

Comments:

- 1. **CONDOMINIUMS**
- 7. **MINSUR (SNOW COVERED). Final Grade away from home Required (1-2 inches)**
- NO DIRT REQUIRED -
- WATER DOES NOT POOL next to structure of Home

Please fax this document to 011-01-203-749-1300



111-75893358

Cartus Corporation

Homeowner's Real Estate Disclosure

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller is occupying the property/ is not occupying the property/ Moved out on (date).

Home is currently occupied by me and/or members of my family/ is currently vacant/ is currently occupied by a tenant. Tenant will vacate by (date).

Seller *Sue C. Jansen* Date 4-6-07

Seller _____ Date _____



State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as Buyer) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Anchorage Recording District, Third Judicial District, State of Alaska.

Legal Description: T13N R3W SEC 13 LT 44 S2 Melody Commons 8
Property Address/City/Other: 7645 Melody Commons Ct.
Anchorage AK 99504

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

LCJ 3/11/07
Seller's Initials Date
06-1229 (Rev. 6/06)

7645 Melody Commons Ct. Anchorage AK
Property Address

[Signature] 4/11/07
Buyer's Initials Date



Seller's Information Regarding Property

Property Type (check one):

- Single Family
- Zero Lot Line/Town House
- Condominium
- Townhome/PUD
- Duplex* (Including Single Family with an Apartment)
- *Please complete one form for each unit.
- Other (please specify) _____

Do you currently occupy the property? Yes No. If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No. If so, when? NE

Year Property Built: 2004. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprol.htm>.

Construction Overview: Wood Frame Manufactured or Modular Construction Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): PRESTIGE HOMES

Property Features:

Check all items that are built-in and will remain with the property. Also ...
Circle those checked items that have known defects or malfunctions. Also ...
Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|---|---|---|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Built-in Rods & Blinds |
| <input checked="" type="checkbox"/> Range/Oven | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Built-in Microwave(s) # of <u>1</u> | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>5</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input checked="" type="checkbox"/> Fire Alarms |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | # of Opener(s) <u>1</u> |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) _____ |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Barbecue | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years. Also ... Describe the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|--------------------|--|---------------------------|-------------------------|-----------------------------------|
| • Fences/Gates | • Rain Gutters | • Insulation | • Electrical Systems | • Electronic Air Cleaner |
| • Driveways | • Exterior Walls | • Woodstove(s) # of _____ | • Sewage Systems | • Heat Recovery Ventilator System |
| • Private Walkways | • Interior Walls | • Fireplace(s) # of _____ | • Water Supply | • Swimming Pool |
| • Retaining Walls | • Floors | • Gas Starter | • Garage | • Mechanical Filtration |
| • Foundation | • Ceilings | • Chimneys | • Garage Floor Drain | • Pool Cover |
| • Crawf Space | • Doors | • Plumbing Systems | • Carport | • Hot Water Heater |
| • Roof | • Windows | • Heating Systems | • Washer/Dryer Hook-ups | |
| • Patio/Decking | • Skylights | | • Humidifier | |
| | • Venting | | • Air Conditioner | |
| • Slabs | • Other items not covered above? _____ | | | |

Comments: _____

Seller's Initials: ML Date: 3/11/07 7645 Melody Commons Ct. Anchorage AK
 Property Address: _____ Buyer's Initials: ML Date: 4/11/07



Documentation: Check the documents for the subject property that the seller has available for review:

- Current Engineer/Property Inspection Report(s) completed within the last 24 months
- Preliminary Title Report
- As-Built Survey
- Written Agreements with Adjacent Property Owners
- Energy Rating Certificate
- Resale Certificate
- Water Rights Certificate
- Deed Restrictions
- Subdivision Covenants/Restrictions
- Party Wall Agreement
- Lease/Rental Agreement
- Soils Test
- Well Log and Water Tests
- Hazardous Materials Test(s)
- Other _____
- Other _____

Additional Information:

Supply information for the following items:

Yes No

> Drainage:

- Are you aware of ever having any water in the crawl space, basement, or lower level?
- If Yes, how has the problem been resolved? _____
- Sump Pump(s) Curtain Drain Rain Gutter Extension Other _____
- When was problem resolved? _____
- Location of each sump pump: _____
- To where does the water drain after it leaves the sump pump? _____
- If gutters, where do downspouts discharge? _____
- Is there a floor drain in the structure, including garage? Basement - Storage Room (Floor)
- If Yes, where is it located and where does it drain to? Garage - Floor

> Roof or Other Leakage:

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
- Age: 3 years.
- Are you aware of any ice damming on the roof?
- If Yes, provide location. _____
- Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.
- If Yes, provide location. _____

Fireplace and/or Woodstove: Date chimneys last cleaned? ? Who cleaned? ? (lived in house less than 1 year)

Heating System(s):

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
- Wood Stove Other gas
- Age: 3 years. Last Cleaned: ? Last Inspected: ? (lived in house less than 1 year)
- Source: Natural Gas Electric Propane Tank Wood Coal Oil with _____ gallon storage which is Buried Above General Other one year
- Age of Tank? _____ years

> Hot Water Heater:

Age: 3? (1st install) Capacity: 48 gallons. Type: Gas Electric Other _____

> Water Supply:

Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: _____ Size Other _____

If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute.

- Have you had any problems with your water supply?
- Has the water supply been tested in the past 12 months?
- If Yes, attach all documentation from all tests. _____
- Has the well failed while you have owned the property?
- Have you ever had a well pump problem or failure?
- Do you supply water to, or receive water from others?
- If Yes, is there a recorded agreement?
- Do you have a water rights certificate for this property?

ACZ 3/11/07 7645 Melody Commons Ct. Anchorage AK 4/11/07
 Seller's Initials Date Property Address Buyer's Initials Date

ACZ

Additional Information (Continued):

> Sewerage System:

- Type: Public Private Community Other _____
- Does your sewerage system have a lift station?.....
 - If Private: Septic Tank Holding Tank Other: _____
 - Drainfield System: Bed Trench Mound Pit Crib Other _____
 - Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
 - Secondary sewage treatment plant Other _____
- Location of sewerage system: _____
- Has the sewerage system failed while you owned the property?
 - If Yes, explain: _____
 - Have you had any work maintenance or inspections done on the sewerage system during your ownership?.....
 - If Yes, explain: _____
 - Approval Source (and date if known): _____
 - Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property?.....

> Freeze-ups:

- Have you had any frozen water lines, sewer lines, drains, or heating systems?.....

> Average Annual Utility Costs:

Gas	\$ 83 ⁰⁰ Per month (AVG)	Company/Source: ENSTAR
Electric	\$ 83 ⁰⁰ Per month (AVG)	Company/Source: CHUGACH ELECTRIC
Oil	\$ - /Gallons: _____	Company/Source: _____
Propane	\$ -	Company/Source: _____
Wood	\$ -	Company/Source: _____
Coal	\$ -	Company/Source: _____
Water	\$ -	Company/Source: ALASKA
Sewer	\$ - PART OF MONTHLY DUES	Company/Source: Melody Commons Condo Asses PMS
Refuse	\$ 16.00 AVG monthly	Company/Source: ALASKA WASTE - 50 ⁰⁰ FOR 3 months
Other	\$ -	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

> Title:

- 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?.....
- 2. Do you know of any street or utility improvements planned that will affect the property?.....
- 3. Road maintenance provided by? Melody Commons Condo Asses
- 4. Is the property currently rented or leased?
- If Yes, expiration date: _____
- 5. Is there a homeowner's association (HOA) for the property? Melody Commons Condo
- If Yes, HOA name: _____ HOA Telephone: _____
- Mandatory Voluntary Inactive Dues Amount: \$ 98.50 Jan 10⁰⁰
- Are there any levied or pending assessments?.....
- Who is responsible for issuing the resale certificate? Name: _____ Telephone: _____

> Setbacks/Restrictions:

- 6. Have you been notified of any proposed zoning changes for the property?.....
- 7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?.....
- 8. Are there subdivision conditions, covenants, or restrictions?.....
- 9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property?.....
- 10. Are you aware of any nonconforming uses of this property? NEED P. TREE (REQUIRED LANDSCAPING)

107 3/11/07 7645 Melody Commons Ct. Anchorage AK 107 4/11/07
 Seller's Initials Date Property Address Buyer's Initials Date

RECEIVED

Additional Information (Continued):

	Yes	No
11. Are you aware of any borough, city, deed, or private restrictions on the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Are you aware of any variances being applied for, or granted, on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Are you aware of any easements on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Encroachments:		
14. Does anything on your property encroach (extend) onto your neighbor's property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Does anything on your neighbor's property encroach onto your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Environmental Concerns:		
16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Are you aware of any underground storage tanks on this property? Number of tanks: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Are you aware if the property is in an avalanche zone and/or flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Have you ever filed an insurance claim for any environmental damage to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Soil Stability:		
22. Are you aware of any grading, excavation or filling on the property or any portion of the property? <i>Final grade away from the house required. (No dirt required) (min 12" one or two inches)</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Are you aware of any flooding, drainage, or grading problems that affect this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Construction, Improvements/Remodel:		
25. Have you remodeled, made any room additions, structural modifications or improvements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? <i>added shut track to storage area via structural modifications</i>		
Was a final inspection performed?		
26. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
> Pest Control or Wood Destroying Organisms:		
27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If Yes, what type? _____		
b. If Yes, where? _____		
28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If Yes, when? _____		
b. If Yes, what type? _____		
c. If Yes, where? _____		
d. If Yes, describe what was done to resolve the problem: _____		
> Other:		
29. Pets		
a. Have there been any pets/animals in the house?		
b. If Yes, what kind? <i>1 miniature dog and 1 parakeet (small)</i>		

ML 3.11.07
Seller's Initials Date

7645 Melody Commons Ct. Anchorage AK
Property Address

ML 4.11.07
Buyer's Initials Date

Handwritten signature

Additional Information (Continued):

30. Noise

a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc.?

Yes

No

b. If Yes, explain:

Exceeding Air Show (Annual)
Can watch from bedroom?

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: [Signature]
Seller: _____

Date: 3/1/07
Date: _____

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer: [Signature]
As agent for Cartus
Buyer: Relocation Corporation

Date: 4/11/07
Date: _____

[Signature] 3/1/07
Seller's Initials Date

7645 Melody Commons Ct. Anchorage AK
Property Address

[Signature] 4/11/07
Buyer's Initials Date



Explanation Addendum or Amendment To The Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

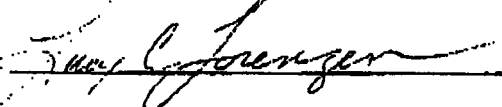
AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's agent within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

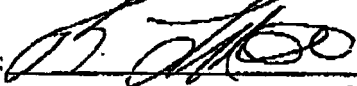
Page #	Item/Explanation
3	Fireplace and Heating System. Built in 2004 - builder went bankrupt and homes (condos) sat vacant until new owner bought and completed project in 2006. I am the 1st owner of this unit and have lived in Condo since May 1st 2006. (used less than one year) - Fireplace used less than 10 times - - Fireplace is gas

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller:  Date: 3/1/07

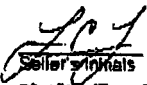
Seller: _____ Date: _____

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer:  Date: 4/11/07

Buyer: _____ Date: _____

**As agent for Cartus
Relocation Corporation** of _____

 3/1/07 7645 Melody Commons Ct. Anchorage AK _____
 Seller's Initials Date Property Address Buyer's Initials Date




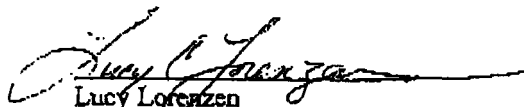
26 September 2006

Melody Commons Condominium Association

Memorandum for Record

Subject: Installation of a security light on Lucy Lorenzen's condominium

To add additional lighting for security at the northeast end of the complex, MCCA, with permission of Ms. Lorenzen, will install a 100 watt flood lamp on the east side of her condominium. As compensation, MCCA will provide a credit of \$10.00 per month until the light is either removed or the owner notifies MCAA to remove the light. If the owner elects to have the light removed, they will provide at least 45 days notice to allow the MCCA to find an alternative location for the light. MCCA agrees to be responsible for the installation and removal costs as well as any maintenance of the light and wiring. Installation will occur on or about the 28th of September 2006 and the credit will commence with the October billing.


Cordell T. Gray
VP MCCA
Lucy Lorenzen
Owner, 7645 Melody Commons Court

State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as Buyer) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property located in the _____ Recording District, _____ Judicial District, State of Alaska.

Legal Description: _____
Property Address/City/Other: 7645 Melody Commons Ct, Anchorage, AK

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may award the Buyer costs and attorney fees to the extent allowed under the rules of court.

Seller is Non-Occupant Owner and has no knowledge
Regarding This Property
Any information is attached


Seller's Initials
08-4229 (9/04)

4/11/07
Date

7645 Melody Commons Ct, Anchorage
Property Address

Buyer's Initials _____ Date _____

Documentation: Check the documents for the subject property that the seller has available for review:

- Current Engineer/Property Inspection Report(s) completed within the last 24 months
- Preliminary Title Report
- As-Built Survey
- Written Agreements with Adjacent Property Owners
- Energy Rating Certificate
- Resale Certificate
- Water Rights Certificate
- Deed Restrictions
- Subdivision Covenants/Restrictions
- Party Wall Agreement
- Lease/Rental Agreement
- Soils Test
- Well Log and Water Tests
- Hazardous Materials Test(s)
- Other _____
- Other _____

Additional Information:

Supply information for the following items:

Yes No

> Drainage:

- ♦ Are you aware of ever having any water in the crawl space, basement, or lower level? Yes No
If Yes, how has the problem been resolved?
 Sump Pump(s) Curtain Drain Rain Gutter Extension Other _____
When was problem resolved? _____
Location of each sump pump: _____
To where does the water drain after it leaves the sump pump? _____
If gutters, where do downspouts discharge? _____
- ♦ Is there a floor drain in the structure, including garage? Yes No
If Yes, where is it located and where does it drain to? _____

> Roof or Other Leakage:

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
Age: _____ years.
- ♦ Are you aware of any ice damming on the roof? Yes No
If Yes, provide location. _____
 - ♦ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. Yes No
If Yes, provide location. _____

> Fireplace and/or Woodstove: Date chimneys last cleaned? _____ Who cleaned? _____

> Heating System(s):

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
 Wood Stove Other _____
- Age: _____ years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank Wood Coal
 Oil with _____ gallon storage which is Buried Above Ground Other _____
- Age of Tank? _____ years

> Hot Water Heater:

Age: _____ years. Capacity: _____ gallons. Type: Gas Electric Other _____

> Water Supply:

- Type: Public Private Community Cistern Other _____
- ♦ Have you had any problems with your water supply? Yes No
If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute.
 - ♦ Has the water supply been tested in the past 12 months? Yes No
If Yes, attach all documentation from all tests.
 - ♦ Has the well failed while you have owned the property? Yes No
 - ♦ Have you ever had a well pump problem or failure? Yes No
 - ♦ Do you supply water to, or receive water from others? Yes No
 - ♦ If Yes, is there a recorded agreement? Yes No
 - ♦ Do you have a water rights certificate for this property? Yes No
- Seller is Non-Occupant
Owner And Has No Knowledge
Regarding This Property
Any information is attached**

[Signature] 4/11/02 7645 Melody Gardens, Ct, Anchorage
 Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (0/04) (3)

Additional Information (Continued):

> Sewerage System: Yes No

- Type: Public Private Community Other _____
- Does your sewerage system have a lift station?
 - If Private: Septic Tank Holding Tank Other: _____
 - Drainfield System: Bed Trench Mound Pit Crib Other _____
 - Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
 Secondary sewage treatment plant Other _____
- Location of sewerage system: _____
- Has the sewerage system failed while you owned the property?
 - If Yes, explain: _____
 - Have you had any work maintenance or inspections done on the sewerage system during your ownership?
 - If Yes, explain: _____
 - Approval Source (and date if known): _____
 - Are you aware of any abandoned sewerage systems, leachfields, cribs, etc. on the property?

> Freeze-ups:

- Have you had any frozen water lines, sewer lines, drains, or heating systems?

> Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: _____
Oil	\$ _____ /Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
Other	\$ _____ \$ _____	Company/Source: _____


To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

> Title: Yes No

1. Do you know of any existing, pending, or potential legal action(s) concerning the property?
2. Do you know of any street or utility improvements planned that will affect the property?
3. Road maintenance provided by? _____
4. Is the property currently rented or leased?
- If Yes, expiration date: _____/_____/_____
5. Is there a homeowner's association (HOA) for the property?
- If Yes, HOA name: _____ HOA Telephone: _____
- Mandatory Voluntary Inactive Dues Amount: \$ _____

> Setbacks/Restrictions:

6. Have you been notified of any proposed zoning changes for the property?
 7. Are you aware of features of the property shared in common with adjoining property owners, such as wells, fences, and driveways, whose use or responsibility for maintenance may affect the property?
 8. Are there subdivision conditions, covenants, or restrictions?
 9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property?
 10. Are you aware of any nonconforming uses of this property?
- Seller is Non-Occupant
Owner And Has No Knowledge
Regarding This Property
Any information is attached**


Seller's initials
08-4229 (9/04)

4/11/07 2645 melody commons ct, Archorage
Date Property Address

Buyer's initials _____ Date _____

Additional Information (Continued):

	Yes	No
11. Are you aware of any borough, city, deed, or private restrictions on the use of the property?	<input type="checkbox"/>	<input type="checkbox"/>
12. Are you aware of any variances being applied for, or granted, on this property?	<input type="checkbox"/>	<input type="checkbox"/>
13. Are you aware of any easements on the property?	<input type="checkbox"/>	<input type="checkbox"/>
> Encroachments:		
14. Does anything on your property encroach (extend) onto your neighbor's property?	<input type="checkbox"/>	<input type="checkbox"/>
15. Does anything on your neighbor's property encroach onto your property?	<input type="checkbox"/>	<input type="checkbox"/>
> Environmental Concerns:		
16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property?	<input type="checkbox"/>	<input type="checkbox"/>
17. Are you aware of any underground storage tanks on this property? Number of tanks: _____	<input type="checkbox"/>	<input type="checkbox"/>
18. Are you aware if the property is in an avalanche zone and/or flood plain?	<input type="checkbox"/>	<input type="checkbox"/>
19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	<input type="checkbox"/>	<input type="checkbox"/>
20. Have you ever filed an insurance claim for any environmental damage to the property?	<input type="checkbox"/>	<input type="checkbox"/>
21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	<input type="checkbox"/>	<input type="checkbox"/>
> Soil Stability:		
22. Are you aware of any grading, excavation or filling on the property or any portion of the property?	<input type="checkbox"/>	<input type="checkbox"/>
23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving?	<input type="checkbox"/>	<input type="checkbox"/>
24. Are you aware of any flooding, drainage, or grading problems that affect this property?	<input type="checkbox"/>	<input type="checkbox"/>
> Construction, Improvements/Remodel:		
25. Have you remodeled, made any room additions, structural modifications or improvements?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes?	<input type="checkbox"/>	<input type="checkbox"/>
Was a final inspection performed?	<input type="checkbox"/>	<input type="checkbox"/>
26. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input type="checkbox"/>
> Pest Control or Wood Destroying Organisms:		
27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?	<input type="checkbox"/>	<input type="checkbox"/>
a. If Yes, what type? _____		
b. If Yes, where? _____		
28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?	<input type="checkbox"/>	<input type="checkbox"/>
a. If Yes, when? _____		
b. If Yes, what type? _____		
c. If Yes, where? _____		
d. If Yes, describe what was done to resolve the problem: _____		
Seller Is Non-Occupant		
Owner And Has No Knowledge		
Regarding This Property		
Any information is attached		
> Other:		
29. Pets		
a. Have there been any pets/animals in the house?	<input type="checkbox"/>	<input type="checkbox"/>
b. If Yes, what kind? _____		


Seller's Initials
09-4228 (9/04)

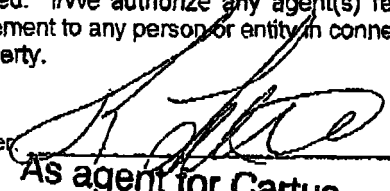
4/11/07 7675 melody corners Ct, Annapolis
Date Property Address
(5)

Buyer's Initials Date

Additional Information (Continued):

30. Noise Yes No
- a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, airplanes, trains, dogs, traffic, race tracks, neighbors, etc. ?
- b. If Yes, explain: _____

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller:  Date: 4/11/07

As agent for Cartus
 Seller: Relocation Corporation Date: _____

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.


Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

**Seller Is Non-Occupant
 Owner And Has No Knowledge
 Regarding This Property
 Any information is attached**

 4/11/07 2645 Melody Commons Ct. Anchorage _____
 Seller's Initials Date Property Address Buyer's Initials Date
 08-4229 (07/04) (6)

