



"WE NOTICE OUR BUYERS AND SELLERS" DISCLOSURES AND RECOMMENDATIONS

You are now in possession of Long Realty Company's "We Notice Our Buyers and Sellers" disclosures and recommendations booklet which will assist you in better understanding the key resources available and steps necessary to successfully complete your real estate transaction.

As you examine the material in this disclosure booklet, here is what to look for inside:

- The Affiliated Business Arrangement Disclosure Statement and Receipt.
- Anti-Fraud Alert & Disclosure.
- Disclosures and Recommendations.
- Homeowners Association Disclosure.
- The Lead Based Paint Brochure.
- Military and Public Airport Area Maps and Arizona Department of Water Quality Maps.
- A Comparison to taking title in Arizona and Common Ways to take title in Arizona.
- Arizona "Good Funds" Law – Disbursement of Funds Information.
- Helpful Telephone Numbers for Consumers.
- Information on Home Warranty Protection Plans.
- Swimming Pool Barrier Laws– How to prevent drowning or near drowning.

ACKNOWLEDGEMENT OF RECEIPT:

The undersigned acknowledges receipt of all 43 pages of this "WE NOTICE OUR BUYERS AND SELLERS / DISCLOSURES AND RECOMMENDATIONS" advisory booklet. The undersigned further acknowledges that there may be other items or issues of concern involved in the purchase or sale of real property not listed in this advisory booklet. The undersigned is responsible for making all necessary inquiries and disclosures and consulting the appropriate persons or entities prior to the purchase or sale of any property.

The information in this advisory booklet is provided with the understanding that it is not intended as a substitute for legal or other professional services or advice. These advisory materials and disclosures have been prepared for general informational purposes only. The information and links contained herein may not be updated or revised for accuracy. If you have any additional questions or need advice, please contact your own lawyer or other professional representative.

Signature (Date)

Signature (Date)

Please sign and return to your Agent

P.C. April 2016

Affiliated Business Arrangement Disclosure Statement



To: _____ Property: _____

From: _____ Date: _____

This is to give you notice that Roy H. Long Realty Company, Inc. doing business as Long Realty Company ("Long Realty Company"), HomeServices Lending, LLC doing business as Long Mortgage Company ("Long Mortgage Company"), Long Title Agency, LLC and HomeServices Insurance, Inc. ("HSI") doing business as Long Insurance Group ("Long Insurance Group") are part of a family of companies (the "Affiliated Companies"), and each may refer to you the services of another. Long Realty Company, Long Mortgage Company and Long Insurance Group are each wholly owned by HomeServices of America, Inc., either directly or through one or more subsidiaries. Long Title Agency, LLC is owned 55% by Long Realty Company and 45% by Title Security Agency of Arizona doing business as Title Security Agency, LLC. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

In addition, while Long Realty Company is not affiliated with either American Home Shield Corporation ("AHS") or 2-10 Home Buyers Resale Warranty Corporation ("2-10 Home Buyers"), it does have contractual relationships with these providers pursuant to which Long Realty Company advertises and promotes AHS and 2-10 Home Buyers for a fixed service fee.

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<u>Service Provider</u>	<u>Service Provided</u>	<u>Charge or Range of Charges</u>
Long Realty Company	Broker's Commission	\$199 - \$699 plus 7% - 10% of the sales price
HomeServices Relocation, LLC	Relocation Services	Fees paid by real estate broker
Long Mortgage Company	Loan Origination	\$545 - \$1,390
	Discount Points	0.0% - 4.0% of loan amount (optional)
	Appraisal	\$250 - \$975 (fees may significantly exceed this range due to complexity of appraisal and/or property)
	Credit Report	\$9.75 - \$114.50
	Tax Service Fee	\$65 - \$110
	Flood Certification Fee	\$10 - \$30
Long Title Agency, LLC	Lender's Policy	\$1.93 - \$18.00 per \$1,000 of coverage, based on type and total amount (minimum \$592)
	Owner's Policy	\$1.61 - \$15.00 per \$1,000 of coverage, based on type and total amount (minimum \$493)
Title Security Agency, LLC	Escrow Fee	\$450 - \$1,420, depending on sales price up to \$1,000,000.00
	Settlement Fee	\$175 per new loan
	Closing Protection Letter Fee	\$25.00
	Processing Fee	\$300
Long Insurance Group*	Homeowner's Insurance	\$300 - \$1,500 annual premium, depending on product and associated risk assessments (e.g., age of home, past claims of the insured, etc.)
American Home Shield Corporation/ 2-10 Home Buyers Warranty	Home Warranty	\$350 - \$1,230 depending on property and optional coverage

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that the Affiliated Companies may refer me/us to purchase the above-described settlement service(s) from one another and that any such referrals may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

Signature (Date) Signature (Date)

*In rare cases, your insurance policy may instead be issued by another of HSI's affiliated companies or under one of its trade names. HSI's affiliates include several joint ventures in which HSI has a 50% ownership interest: CBSHOME Insurance, LLC, Connecticut Insurance Services, L.L.C., HomeServices Insurance Agency, LLC, H N Insurance Services, LLC, HomeServices of Kentucky, LLC, HomeServices of Nebraska Insurance, LLC, Huff Realty Insurance, LLC, and Reece & Nichols, Insurance, LLC. HSI's trade names include: Champion Realty Insurance, Fort Dearborn Insurance Agency, HomeServices Insurance Agency, Inc., HomeServices Insurance Georgia, InsuranceSouth™ and Long Insurance Group.



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Client copy

P.C. April 2016

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Anti-Fraud Alert & Disclosure

Electronic communications such as email, text messages and social media messaging, are neither secure nor confidential. While Long Realty Company has adopted policies and procedures to aid in avoiding fraud, even the best security protections can still be bypassed by unauthorized parties.

BE AWARE: EMAILS ATTEMPTING TO INDUCE FRAUDULENT WIRE TRANSFERS ARE COMMON AND MAY APPEAR TO COME FROM A TRUSTED SOURCE.

Long Realty Company will never send you any electronic communication with instructions to transfer funds or to provide nonpublic personal information, such as credit card or debit numbers or bank account and/or routing numbers. Any such request must come directly from your escrow officer.

The risk factor is huge when you are talking about a down payment or full payment of a real estate purchase. To avoid becoming a victim:

YOU SHOULD NEVER TRANSMIT NONPUBLIC PERSONAL INFORMATION, SUCH AS CREDIT OR DEBIT CARD NUMBERS OR BANK ACCOUNT OR ROUTING NUMBERS, BY EMAIL OR OTHER UNSECURED ELECTRONIC COMMUNICATION.

If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information, **EVEN IF THAT ELECTRONIC COMMUNICATION APPEARS TO BE FROM Long Realty, do not respond** to it and immediately contact your Long Realty agent. **Such requests, even if they may otherwise appear to be from Long Realty, are likely part of a scheme to defraud you by stealing funds from you or using your identity to commit a crime.**

Remember: Long Realty Company will never send you any electronic communication with instructions to transfer funds or provide financial account numbers or other nonpublic personal information.

To notify Long Realty Company of suspected fraud related to your real estate transaction, immediately notify your Long Realty agent and contact: **fraud@longrealty.com**.

Please assist us in our anti-fraud prevention efforts and do not let your guard down. Thank you!

P.C. April 2016

"WE NOTICE OUR BUYERS AND SELLERS" DISCLOSURES AND RECOMMENDATIONS

When buying or selling a residential property or a parcel of land, there will be other documents besides those which are provided in this packet that you will receive from other sources. Here is a partial list of documents or disclosures that you can expect to receive prior to the close of escrow:

1. **PURCHASE CONTRACT:** Carefully read all purchase contract documents, addenda, counter-offers and disclosure statements to understand your legal rights and obligations. Consult with an Arizona real estate attorney regarding any questions or concerns about your legal rights and obligations.
2. **SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS):** Unless otherwise agreed, a Seller will provide the buyer with a signed disclosure questionnaire in which the Seller itemizes all past, present and future KNOWN material facts and conditions of the property. The SPDS is a standard form prepared by the Arizona Association of REALTORS® for Residential, Commercial and Vacant Land/Lot unimproved properties. Your real estate agent is not responsible for verifying the accuracy of the items on the SPDS. Therefore, read the SPDS over carefully and ask your agent questions regarding anything you do not understand. Check out blank spaces, unclear answers and any other information important to you.
3. **PROFESSIONAL HOME INSPECTION REPORT:** A professional property inspection is always recommended to identify material defects at a property. The Arizona Board of Technical Registration lists certified home inspectors available to perform property inspections at www.btr.state.az.us. The inspector will generally provide a report which should be carefully reviewed by the parties to the transaction. After reviewing the home inspection report, a buyer may wish to conduct additional inspections of the matters addressed in the report such as the pool, roof, plumbing, and structure.
4. **BANK OWNED PROPERTY (REO's), INVESTOR OR ESTATE SALES:** Buyers are advised that in some transactions, such as Bank Owned Property (REO), Investor or Estate sales, the "Seller" may decline to provide a completed Seller Property Disclosure Statement (SPDS), Resale Disclosure Affidavit or other relevant document. In such an event, Buyers may ordinarily cancel the transaction within the inspection period or continue to complete the transaction. Long Realty advises Buyers in such transactions to review the information that would have been provided with a completed SPDS or Resale Affidavit and conduct diligent efforts to confirm any and all information that could have been contained in these documents during the inspection period.
5. **SHORT SALES:** Buyers and Sellers who are contemplating a Short Sale should review with their real estate agent the typical steps necessary for the Seller to obtain short sale approval from the Seller's creditors, the likely time required to gain lender approval, and the Buyer's rights as specified in the Short Sale Purchase Addendum, prepared by the Arizona Association of REALTORS®.

Long Realty advises Sellers contemplating a Short Sale to consult with their tax and legal experts regarding possible IRS tax provisions or potential issues regarding the loan payoff and/or deficiency that may be involved with a Short Sale. The Short Sale Seller Advisory prepared by the Arizona Association of REALTORS® and the Arizona Department of Real Estate at: www.aaronline.com or www.longrealty.com contains useful information regarding this process.
6. **TERMITES AND OTHER PESTS:** Termites, scorpions, bees, pack rats, black widow spiders, cockroaches, rattlesnakes and other pests are common in Southern Arizona. Buyers should review the Seller's Property Disclosure Statement (SPDS) to determine if the Seller discloses a wood infestation history at the property. Long Realty Company advises Buyers to thoroughly investigate for the past and present presence of such pests and any wood-destroying organisms or insects

P.C. April 2016

with licensed pest control professionals and to discuss any damage they may have caused with other qualified inspectors. If a current termite insurance warranty is in force, it may be transferable to the Buyers prior to the close of escrow. A fee may be necessary to transfer an existing termite insurance warranty contract from Sellers to Buyers. For termite treatment history, information may be obtained online from the Arizona Office of Pest Management (OPM) at www.sb.state.az.us or at 800-223-0618.

7. **ROOF INSPECTION REPORT:** A roof inspection by a licensed roofer is highly recommended to examine the roof structure and conditions conducive to water penetration. The inspector will generally provide a written report which should be carefully reviewed by the parties to the transaction.
8. **INSURANCE CLAIMS STATEMENT OR CLUE REPORT:** The purchase contract will generally require a seller to provide a list of any insurance claims for the past five years, or for the length of time the Seller has owned the property, if less than five years. Typically, this information is provided in a CLUE report but may also be in the form of a letter of experience from the Seller's insurance agent. This report indicates whether Sellers have made insurance claims against their homeowner's hazard insurance policy in the last five years, which may affect the future insurability of the property. A Buyer may request a copy of a CLUE report or its equivalent when making an offer to purchase. Buyers are further advised to consult with their own homeowner's insurance company during the inspection period to determine the insurability of the subject property. Your insurance agent may also be able to assist you in obtaining information regarding fire, flood, or other past damage to the property.
9. **POLYBUTYLENE PLUMBING:** Polybutylene pipe (PB) was often used by builders in homes built between 1978 and 1995. With time, PB pipes may break down under chlorine and heat and begin to leak around fittings. A Buyer should consult with a professional inspector whether the property has PB pipe (usually gray with fittings of gray or white plastic) or copper. If the property has PB pipe, Long Realty advises Buyers to use a licensed plumber to determine the status of the plumbing in the home they wish to purchase. Buyers may also wish to investigate whether a home protection warranty and/or standard homeowner's hazard insurance policy may cover some but not all of the cost of repairs in the event of a plumbing leak.
10. **MOLD:** If a property has had water damage or infiltration, mold issues may exist as most varieties of mold thrive on moisture. Testing and remediation may be necessary in the event there is evidence of past or present moisture penetration from the roof or windows, flooding or standing water, plumbing leaks or from other water intrusions. In the event one or more of these events is discovered or disclosed, Long Realty advises Buyers to hire an environmental expert to conduct specific tests or suggest appropriate remediation,.
11. **LEAD-BASED PAINT DISCLOSURE:** By law, a Seller must provide a disclosure of information on lead-based paint or lead paint hazards on properties constructed before January 1, 1978. The Buyer will also be provided with a 10 day opportunity to conduct a risk assessment or inspection. A Buyer must also be provided with a copy of the EPA approved booklet entitled Protect Your Family From Lead-Based Paint in Your Home, this Brochure is included herein. For properties constructed before January 1, 1978, Buyers and Sellers are advised to use certified contractors to perform renovation, repair or painting projects that may disturb lead-based paint to prevent lead contamination. EPA approved renovation firms may be found for your local area at www.epa.gov/lead.
12. **AIRPORT DISCLOSURES:** By law, a map must be provided to a Buyer who purchases property located within the designated territory in the vicinity of a military airport and a public airport(s), if applicable. A copy of the enclosed with this booklet and at <http://www.re.state.az.us/airportmaps/publicairports.aspx>. Please review these maps during your inspection period.

13. **PRELIMINARY TITLE COMMITMENT:** This is a report issued by the title company pertaining to the property being purchased which includes: copies of recorded liens, easements, claims, notices, restrictions, mineral rights, and other recorded documents relating to the property. This commitment will also include any conditions, limitations or requirements that must be met in order to insure the title to the property. Always review your preliminary title commitment, and any accompanying recorded documents, upon receipt of this report. Consult with your escrow officer with any questions or concerns relating to this report.
- Buyers of vacant land should consider the purchase of an extended ALTA policy to cover title risks that might apply to the land.
14. **HOA GOVERNING DOCUMENTS:** These include Covenants, Conditions & Restrictions (CC&R's), Articles of Incorporation and By-Laws of the Homeowners' Association (HOA) which may be provided to the Buyer by the title company. These documents should be reviewed upon receipt.
15. **HOMEOWNERS' ASSOCIATION "RESALE" STATEMENT:** By law, this is a statement provided by a Seller or by the HOA to the Buyer of a townhouse, condo, or a property governed by a homeowners' association which will provide important information on the unit itself and the subdivision in which it is located. See A.R.S. §33-1260 and §33-1806. A listing of the disclosure items which must be provided to the Buyer is enclosed and is entitled: "Homeowners Association Disclosure." Also, be aware that some HOAs impose fees that must be paid when the property is sold, so ask if the purchase of the property will result in any fees.
16. **SUBDIVISION DISCLOSURE REPORT (Public Report):** If the property is located within a subdivision (where land has been or will be divided into six or more lots) a Public Report should be on file with the Arizona Department of Real Estate which has material information about the subdivision in which the property is located. Public Reports are available on the ADRE website: www.azre.gov. Buyers and Sellers of six or more lots should confirm with the ADRE in advance whether the sale or purchase of such lot(s) will require a new or updated public report prior to putting any lot on the market.
17. **RESALE DISCLOSURE AFFIDAVIT (Affidavit of Disclosure):** By law, a seller of five or fewer parcels of unsubdivided land in an unincorporated area of a county must furnish a notarized affidavit of disclosure to the Buyer at least seven days before the transfer of the property. This requirement applies to parcels even if they have a residence or other improvements on them. A standard form approved by the Arizona Legislature will be used to make the required written disclosure. Long Realty advises Buyers to consult with a legal advisor regarding the Affidavit with any questions or concerns they may have about the disclosure.
18. **VACANT LAND:** Buyers should conduct extra due diligence when purchasing vacant land. If the Seller has a recent survey, a Buyer should examine it to determine if it adequately describes the boundaries, total acreage, and access to the property. If there is no survey, Buyers should arrange for a survey of the property during their inspection period. The Buyer should investigate the location of and distance to all utility hook-ups from the lot line and access to local water service. Utilities may include gas, water, electricity, telephone, sewer, and cable and, if a sewer is not available, Buyers may request or obtain percolation tests for a septic system. Costs may be charged by any governmental entity, utility provider or property owners association with respect to any proposed construction or improvements; this should be investigated by Buyer during the inspection period. Buyers should satisfy themselves as to the status of zoning, easements, and physical access to the property. They should review any road maintenance agreements, well agreements, and possible encroachments and consult with an attorney to review any issues that might affect their intended use of the land.
19. **SURVEY:** If property boundaries are a concern, a survey may be warranted. For example, a survey may be advisable if there is an obvious use of a property by others (i.e., a well-worn path across a property and/or parked cars on the property) or fences or structures of adjacent property owners that appear to be built on the property. GIS aerial maps should not be relied on to confirm lot lines. For more information, visit the Arizona Professional Land Surveyors website at www.azpls.org. A list of surveyors may be obtained from the Board of Technical Registration at www.btr.state.az.us.

20. COUNTY ASSESSOR/TAX AND OTHER PUBLIC RECORDS: Public records often contain important information relating to a property, including the assessed value of the property for tax purposes and some of the physical aspects of the property, such as the reported square footage. The date built information in the Assessor's records can be either the actual or effective/weighted age if the residence has been remodeled. Records can be found at www.asr.pima.gov or www.pinalcountyaz.gov. All information on the website should be verified for accuracy. The Seller may have made repairs or added a room to the property. The buyer should feel comfortable that the remodeling work was properly done or have an expert evaluate the work. Request copies of permits, invoices or other documentation regarding the work performed. Square footage on the MLS printout or as listed by the County Assessor's records is often only an estimate and generally should not be relied upon for the exact square footage in a property. An appraiser or architect can measure the property's size to verify the square footage.
21. FLOOD ZONE: The Federal Emergency Management Association (FEMA) has embarked on a nationwide program to modernize and update its current flood hazard maps. FEMA has determined that areas within Southern Arizona, especially parts of Cochise County, Santa Cruz County and Pima County, particularly areas affecting the Town of Marana, may be added to floodplain designations which are associated with a higher risk of flooding. Residents in those areas may be required to purchase flood insurance for their homes and businesses. Floodplain maps and flood insurance information may be viewed online. See www.fema.gov, www.floodsmart.gov. The municipality in which the property is located may additionally have its own floodplain designations, and building restrictions. Check with the City of Tucson and/or <http://pcmaps1.pima.gov/mapps/rfcd/parcelsearch/> or www.marana.com for additional information.
22. SWIMMING POOLS AND SPAS: Pursuant to A.R.S. § 36-1681(E), all prospective pool owners must receive a notice explaining the Arizona Department of Health Services' recommendations on residential pool safety. This notice is included with this booklet along with information on local pool barrier laws.
23. SOLAR PANELS: Sellers and Buyers of homes with leased solar panels should be advised that presence of solar panels will generally require approval of the buyer's credit by the solar panel company or the seller's prepayment of the balance of the solar panel contract and the power purchase agreement. Sellers or buyers who have questions about the Solar Lease or Power Purchase Agreement are advised to consult with their own legal advisor.
24. SEPTIC AND ON-SITE WASTEWATER TREATMENT FACILITIES: If the property is not connected to a public sewer, it is probably served by an on-site wastewater treatment facility (septic or alternative system). A qualified inspector must inspect any such facility within six months prior to transfer of ownership. Such inspections do not include the lines from the house to the system, so Buyers should also consider inspecting these pipes. For information on current inspection and transfer of ownership requirements, contact the specific county environmental/health agency where the property is located or the Arizona Department of Environmental Quality at www.azdeq.gov.
25. SEWER LINES: The sewer line from the street to the house is generally the property owner's responsibility. Buyers should investigate the functionality of the existing sewer line during the inspection period to determine whether repairs or replacement may be needed.
26. WATER AND WELL ISSUES: If a property is not located within a subdivision, there may be limited or no access to public water. Buyers should investigate the availability and quality of the water and water sources to the property during the inspection period. Information regarding existing wells may be accessed at <http://www.azwater.gov/azdwr/watermanagement/Wells>
27. SOIL PROBLEMS: Properties built on certain soils may experience significant movement causing a major problem. If the property is subject to any such soil conditions or if the buyer has any concerns about the soil condition or observes evidence of cracking, the buyer should secure an independent assessment of the property and its structural integrity by a licensed, bonded, and insured professional engineer. Additional information may be found at <http://www.azgs.az.gov/>. A list of state certified professional engineers and firms can be found at www.btr.state.az.us.

28. **PREVIOUS FIRE/FLOOD:** If there has been a fire or flood on the property, Buyers should review this information and investigate any possible future problems or repairs that may be required as a result of the fire or water damage during the inspection period. An insurance agent may be of assistance in providing information regarding past fire or water damage and what impact that may have on the cost of, or insurability of, the property.
29. **HOME WARRANTY:** If a home warranty is to be provided in connection with the sale of the property, Buyers should review the policy for information regarding the coverage that is provided and limitation information. Information on home warranty companies is included with this booklet.
30. **DEATHS AND FELONIES ON A PROPERTY:** Sellers and real estate licensees have no liability for failure to disclose a property was the subject of a natural death, suicide, murder or felony. A.R.S. §32-2156. Law enforcement may be able to provide you with information related to calls made to the property address. Information on criminal activity at or near a property may also be accessed through: www.crimereports.org.
31. **SEX OFFENDERS:** By Arizona law, a seller or broker is not required to disclose whether a registered sex offender has been the subject of a neighborhood flyer notification program by local authorities. Information regarding registered sex offenders (from June 1996 to present) may be found at the offices of the Tucson Police Department or the Pima County Sheriff's Department. Information may also be obtained at http://www.azdps.gov/Services/Sex_Offender/.
32. **DRUG LABS:** To review a list of seized drug laboratory sites, sites where drug manufacturing chemicals were seized or a list of firms offering drug lab site cleanup services, access the Arizona Board of Technical Registration www.azbtr.gov or call 602-364-4948 for any questions.
33. **RADON:** Radon is a natural hazard that may be found in soil and underlying rock formations in sites around Arizona. A "Homeowners Guide to Geologic Hazards" disclosure by the Arizona Geological Survey may be found at www.azgs.az.gov or by calling the Tucson office of AZGS at 520-770-3500. If this matter is of material interest, Buyers should arrange for Radon testing during their inspection period.
34. **SUPERFUND MAP METRO-TUCSON PROGRAM SITES:** The Arizona Department of Environmental Quality (ADEQ) has published its "Superfund Map," a copy of which is included in this disclosure booklet. It depicts the locations and site boundaries of federal Superfund, WQARF and DOD sites. For further information for metro-Tucson or other sites throughout the state, Buyers are advised to visit www.adeq.state.az.us.
35. **INTERNET/CABLE/WIRELESS RECEPTION:** Internet and cable access and wireless reception may be limited or even not available at certain properties. If this type of access and reception is important to a Buyer, it should be investigated during the Inspection period.
36. **GOLF COURSE DISCLOSURE:** Buyers are advised to investigate the status and operation of any local golf course which may be of material interest prior to writing a purchase contract, or during the due diligence Inspection Period specified within the Purchase Contract. Financial or other considerations, if any, may affect the current condition or future operation of a particular golf course.
37. **LOAN STATUS:** Unless a buyer is paying cash, the buyer must qualify for a loan to complete the purchase. A buyer should complete a loan application with a lender before making an offer on a property if at all possible. It will be the buyer's responsibility to deposit any down payment and insure that the buyer's lender deposits the remainder of the purchase price into escrow.

Buyers should make sure all requested documentation is timely provided to the lender or escrow agent as soon as possible and verify their lender will deliver the necessary funds and/or provide any necessary approvals by the scheduled closing date. **If the parties are notified, or have reason to believe, they will not be able to close by the scheduled closing date, they must immediately notify their Long Realty sales associate.**



FAIR HOUSING DISCLOSURE

Long Realty Company, its employees and sales associates support the right to Fair Housing for all. We shall not discriminate on the basis of race, color, sex, religion, handicap, familial status, national origin or sexual orientation in the marketing or selling of residential, lot, land or commercial properties. To report housing discrimination, please contact the Designated Broker for Long Realty Company at 520-888-8844.

FOR SELLERS- LONG REALTY'S RECOMMENDATIONS FOR DISCLOSURES:

Under Arizona law, Sellers are obligated to disclose all known material (important) facts about the property to the buyer. A Seller should complete the written disclosure (SPDS) at the time the listing employment agreement is signed and submit it to the Seller's real estate agent. In the event the Seller learns new information about the property, or conditions at the property change, the SPDS should be updated so that all material information about the property can be disclosed to the Buyer. When in doubt, **DISCLOSE**.

FOR BUYERS- LONG REALTY'S RECOMMENDATIONS FOR INSPECTIONS:

Long Realty Company and its sales associates do not have expertise as a termite inspector, plumber, roofer, pool contractor, soils or structural engineer, land surveyor, property appraiser, insurance agent, radon or mold investigator. Failure to conduct inspections for such items prior to the close of escrow may prove costly to remediate if discovered after escrow closes. Buyers are advised to hire experts to conduct such tests.

In making a real estate purchase, Buyers must exercise their own DUE DILIGENCE. Long Realty advises Buyers to conduct inspections for any items they deem material to their purchase during the inspection period. As a buyer, it is your responsibility to investigate all material facts of interest to you, to thoroughly examine the condition of the property and to conduct all desired inspections. Long Realty strongly advises you to consult with experts to get the facts you need before you decide to buy.

Long Realty Company strongly advises Buyers to hire qualified professional inspectors to determine the condition of the property or improvements, conduct all inspections and due diligence desired, and to verify all information contained in the Seller's Property Disclosure Statement (SPDS), other disclosure documents or Seller Warranties, and the property MLS Flyer.

WALK-THROUGH: Buyers should always conduct a final walk-through inspection of the property prior to the close of escrow. After an extended closing period of more than 30 days, Buyers should obtain a second or "updated" wood infestation inspection report, at the Buyers' expense, for review prior to the final walk through inspection of the property.

P.C. April 2016

Items that all Buyers should check out before the purchase of any property include, but are not limited to:

- ITEMS IN HOME INSPECTION REPORT:
- ROOF: A roof inspection by a licensed roofer is highly recommended.
- TERMITES AND OTHER PESTS: Use a licensed pest inspector to check for termites, conditions conducive to termite infestation and for rodents, insects or bees. Check with the Arizona Office of Pest Management for a history of termite treatments at the property.
- PLUMBING: Use a licensed plumber to check for leaks and assess what plumbing repairs or replacements may be recommended of older or polybutylene pipes. Consider having the sewer lines from the house to the street scoped for roots or breaks in the pipes.
- MOLD: Consider using a certified mold inspector to conduct a mold inspection.
- LEAD PAINT: Check for any lead-based paint hazards on homes built prior to 1978.
- CRACKS/SETTLEMENT: Use a structural engineer to check for foundation cracks and soil conditions conducive to settlement.
- INSURANCE: Confirm the insurability of the property with your homeowner's insurance agent during the inspection period.
- PUBLIC RECORDS: Check for building permits for any room additions, enclosures, outbuildings or structural changes.
- SQUARE FEET: Verify square footage measurements of the home, garage and any other structures as well as the lot.
- LOT LINES: Use a land surveyor to verify property lines, boundaries, possible encroachments, legal access and other land/lot issues.
- PERMITTED USES: Verify zoning and permitted uses, and any CCR's which may apply to the property.
- FLOOD ZONE: Confirm floodplain status and whether flood insurance will be required.
- SEWER/SEPTIC: Verify whether the property is on sewer or septic. Confirm functionality of existing sewer line and certify the septic system, if applicable, with the appropriate professionals.
- POOL SAFETY: Use a pool expert to inspect a pool or spa and to determine if they comply with AZ barrier laws.
- SOLAR EQUIPMENT: Verify what payments and approvals may be required to assign solar lease obligations.
- INTERNET/CABLE/WIRELESS: Check out access to cable, internet and wireless accessibility.
- HOA: Check the rules, transfer requirements and assessments in a HOA association when applicable.
- ENVIRONMENT: Check out environmental or neighborhood conditions, superfund sites or waste dumps that may affect your enjoyment of the property.
- NOISE: Check for commercial or military airplane flight patterns and noise levels near the property.
- ROAD AND TRAFFIC CONDITIONS: Check with your local regulatory agency to learn more about local road and traffic conditions.
- CRIME: Check for crime statistics and registered sex offenders residing in the area.
- SCHOOLS: Investigate the schools and school district in which the property is located. Visit www.ade.state.az.us for more information.
- HOME WARRANTY: If a home warranty is part of the sale (highly recommended), check out the coverage provided and exclusions.
- BUILDER QUALIFICATIONS: For new construction, verify whether the builder is a licensed Arizona contractor with the Registrar of Contractors: <http://www.azroc.gov/>.

Please request sufficient time in your Purchase Contract to obtain desired inspections, repairs or other remedies. Long Realty and its sales associates do not conduct property inspections or final walkthrough inspections for you.

MARKET CONDITIONS ADVISORY:

The real estate market is cyclical and real estate values go up and down. The financial market also changes, affecting the terms on which a lender will agree to loan money on real property. It is impossible to accurately predict what the real estate or financial market conditions will be at any given time. The ultimate decision on the price a Buyer is willing to pay and the price a Seller is willing to accept for a specific property rests solely with the individual Buyer or Seller. The parties to a real estate transaction must decide on what price and terms they are willing to buy or sell in light of market conditions, their own financial resources and their own unique circumstances. Buyer and Seller assume all responsibility should the return on investment, tax consequences, credit effects, or financing terms not meet their expectations. The parties understand and agree that the Broker(s) do not provide advice on property as an investment. Broker(s) are not qualified to provide financial, legal, or tax advice regarding a real estate transaction. Therefore, Broker(s) make no representation regarding the above items. Buyer and Seller are advised to obtain professional tax and legal advice regarding the advisability of entering into this transaction.

GOOD FUNDS LAW:

Arizona law states that an escrow agent shall not disburse money from an escrow account until funds related to the transaction have been deposited and are made "good" in the escrow depository bank account. The escrow agent cannot provide proceeds to a Seller or record a transfer of title until money is available. Buyers should note that this law may affect the time needed for recordation, possession or the disbursement of real estate funds. A copy of "Good Funds" criteria is included in this booklet. Buyers should consult with their escrow officer for further details.

FOREIGN BUYERS & SELLERS:

Long Realty advises Non U.S. Citizens or Residents to investigate IRS tax regulations and other issues relating to the purchase or sale of U.S. real estate under the Foreign Investment in Real Estate Act of 1980, also known as the FIRPTA Law, with a qualified CPA or attorney.

SPANISH LANGUAGE TRANSLATIONS:

The Arizona Association of REALTORS® has prepared Spanish language versions of select contract forms, including the Residential Resale Real Estate Purchase Contract, as a companion translation only and not to be signed and used as a transaction document. Interested Buyers may view this and other companion translation forms at www.aaronline.com. Select "Sample Forms" then click on "Spanish Translations."

ARIZONA DEPARTMENT OF REAL ESTATE - BUYER ADVISORY:

In conjunction with the Arizona Association of Realtors, the Arizona Department of Real Estate has published a directory of informational resources entitled the Buyer Advisory. The Buyer Advisory contains a wide range of helpful facts and linkages to related websites. Buyers may access the Buyer Advisory via www.aaronline.com or www.longrealty.com. Long Realty advises Buyers to investigate the Buyer Advisory during the inspection period. <https://www.aaronline.com/manage-risk/buyer-advisory-3/>.

FEDERAL NOTICE:

The Long Realty family of companies is providing this notice. Long Realty has title, mortgage, and insurance affiliates that are committed to the highest quality of service. If you choose, however, you may limit the Long Realty companies from marketing their products or services to you based on your personal information that they receive from other Long Realty companies, such as your contact and transaction information. (Rest assured, we do not share your financial information with anyone.) Your choice to limit marketing offers from the Long Realty companies will apply until you tell us to change your choice.

To limit marketing offers, contact us at 520-918-3820.

P.C. April 2016

HOMEOWNERS ASSOCIATION DISCLOSURE UPON NOTICE OF UNIT RESALE

The Buyer of a residential unit within a planned community (A.R.S. §33-1806) or condominium (A.R.S. §33-1260) with **50** or more units must receive in writing from the Association the following disclosure items: or, in projects of **49** or less units, the Seller must provide in writing copies of the following disclosure items. The Buyer is allowed 5 days after receipt of the information to provide written notice to Seller of any items reasonably disapproved.

1. A copy of the bylaws and the rules of the association.
2. A copy of the declaration, including the Covenants Codes and Restrictions (CC&Rs).
3. A dated statement containing:
 - a. The telephone number and address of a principal contact for the association, which may be an association manager, an association management company, an officer of the association or any other person designated by the board of directors.
 - b. The amount of the common regular assessment and the unpaid common regular assessment, special assessment or other assessment, fee or charge currently due and payable from the selling member. If the request is made by a lienholder, escrow agent, member or person designated by a member pursuant to section(s) 33-1256 or 33-1807, failure to provide the information pursuant to this subdivision within the time provided for in this subsection shall extinguish any lien for any unpaid assessment then due against that property.
 - c. A statement as to whether a portion of the unit is covered by insurance maintained by the association.
 - d. The total amount of money held by the association as reserves.
 - e. If the statement is being furnished by the association, a statement as to whether the records of the association reflect any alterations or improvements to the unit that violate the declaration. The association is not obligated to provide information regarding alterations or improvements that occurred more than six years before the proposed sale. Nothing in this subdivision relieves the seller of a unit from the obligation to disclose alterations or improvements to the unit that violate the declaration, nor precludes the association from taking action against the purchaser of a unit for violations that are apparent at the time of purchase and that are not reflected in the association's records.
 - f. If the statement is being furnished by the member (owner), a statement as to whether the member has any knowledge of any alterations or improvements to the unit that violate the declaration.
 - g. A statement of case names and case numbers for pending litigation with respect to the unit filed by the association against the member or filed by the member against the association. The member shall not be required to disclose information concerning such pending litigation that would violate any applicable rule of attorney-client privilege under Arizona law.
 - h. A statement that provides "I hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the purchaser). I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property." The statement shall also include a signature line for the purchaser and shall be returned to the association within fourteen calendar days.
4. A copy of the current operating budget of the association.
5. A copy of the most recent annual financial report of the association. If the report is more than ten pages, the association may provide a summary of the report in lieu of the entire report.
6. A copy of the most recent reserve study of the association, if any.
7. A statement summarizing any pending lawsuits, except those relating to the collection of assessments owed by members other than the selling member, in which the association is a named party, including the amount of any money claimed.

A purchaser or seller who is damaged by the failure of the member or the association to disclose the information required by this section may pursue all remedies at law or in equity against the member or the association, whichever failed to comply with this section, including the recovery of reasonable attorney fees.

The association may charge the member a fee of no more than an aggregate of four hundred dollars to compensate the association for the costs incurred in the preparation of a statement or other documents furnished by the association pursuant to this section for purposes of resale disclosure, lien estoppel and any other services related to the transfer or use of the property.

LONG REALTY COMPANY ADVISES BUYERS TO EXAMINE EACH ITEM LISTED ABOVE AND CONDUCT ANY FOLLOW UP INVESTIGATIONS DEEMED OF MATERIAL INTEREST.

S.V. April 2016



Protect Your Family From Lead in Your Home



September 2013

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

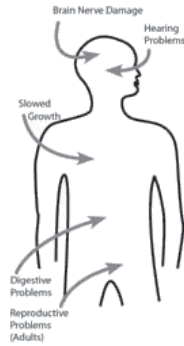
P.C. April 2016

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

¹“Lead-based paint” is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

²“Lead-containing paint” is currently defined by the federal government as lead in wood-dried paint in excess of 90 parts per million (ppm) by weight.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A **lead-based paint inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area³

³Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

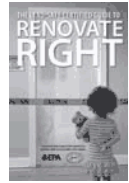
- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
 - Using a heat gun at temperatures greater than 1100 °F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys and furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal or lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**great**" and "**azarcon**," used to treat an upset stomach.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call 1-800-424-LEAD (5323).

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call 1-800-426-4791, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call 1-800-638-2772, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at 1-800-424-LEAD.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
September 2013

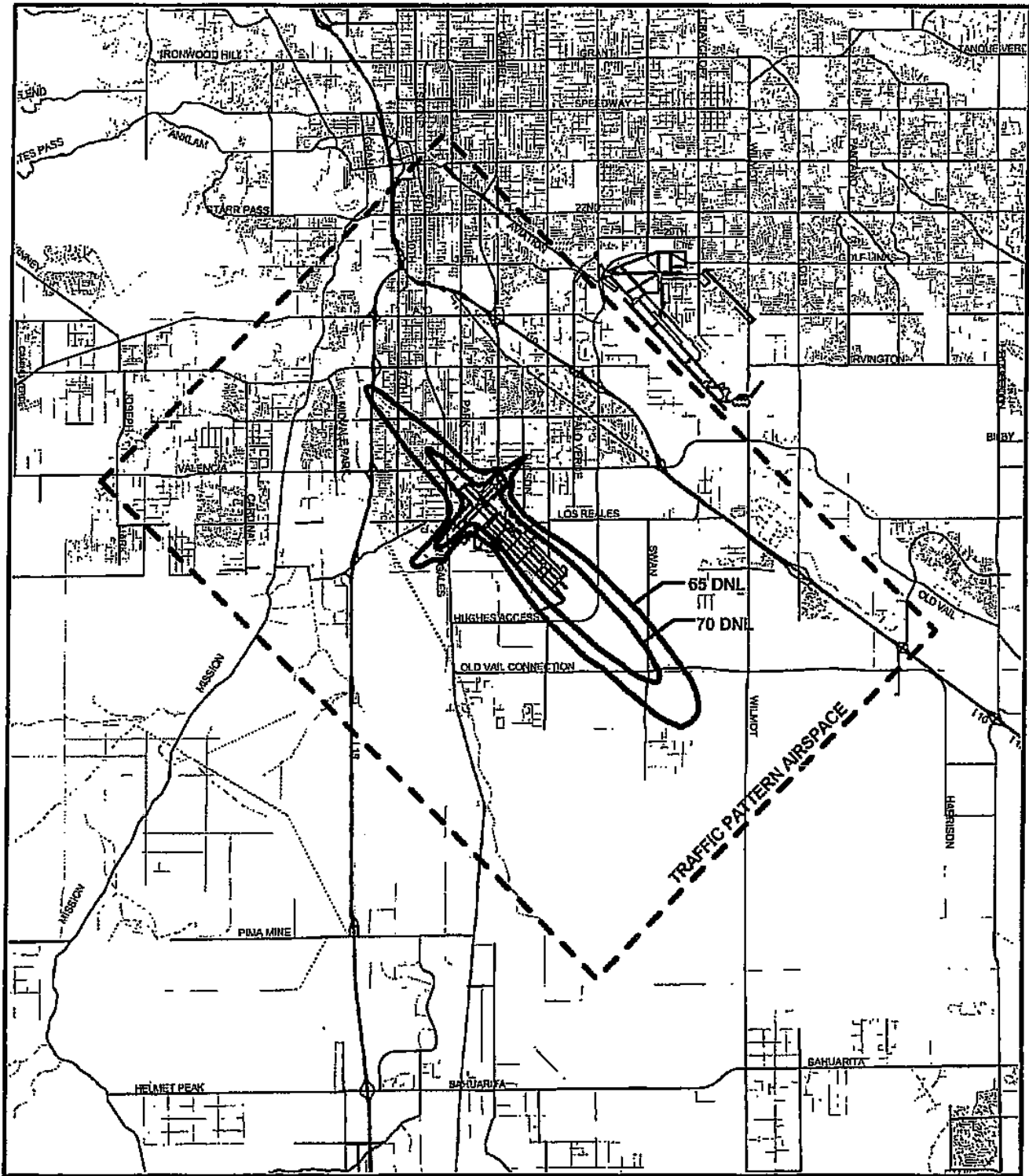
IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

P.C. April 2016

Tucson International Airport Public Airport Disclosure Map

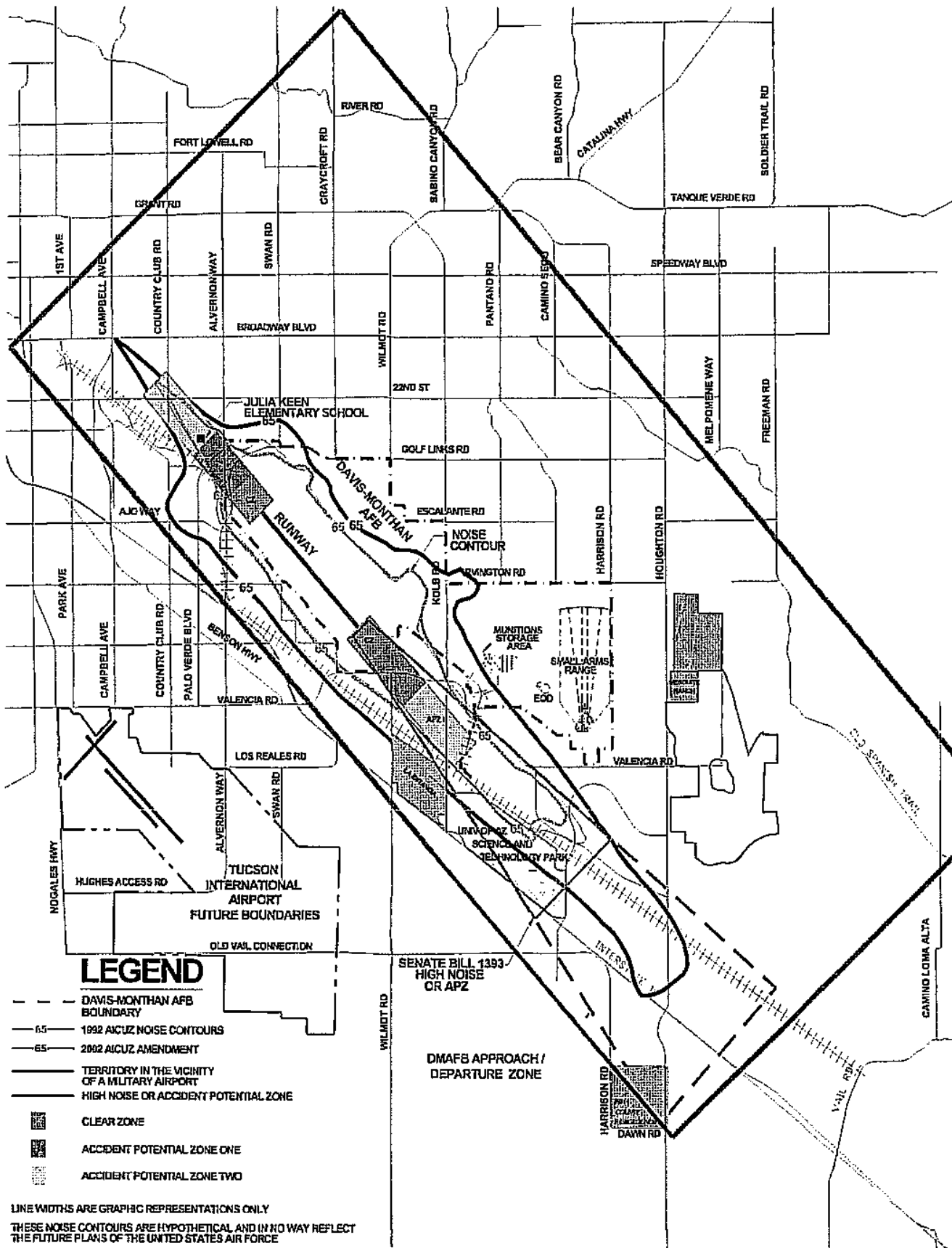


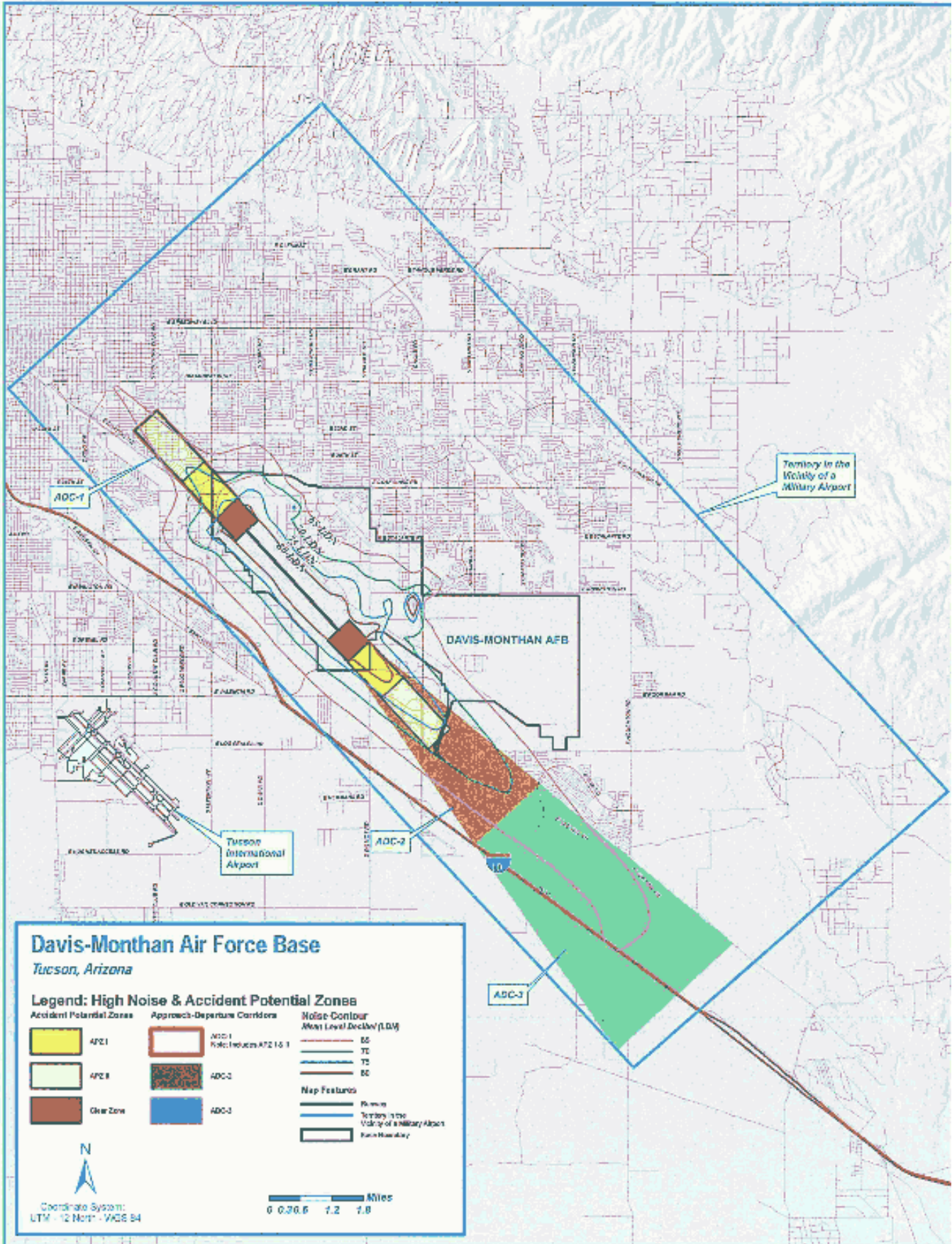
*DNL = DAY / NIGHT AVERAGE SOUND LEVEL



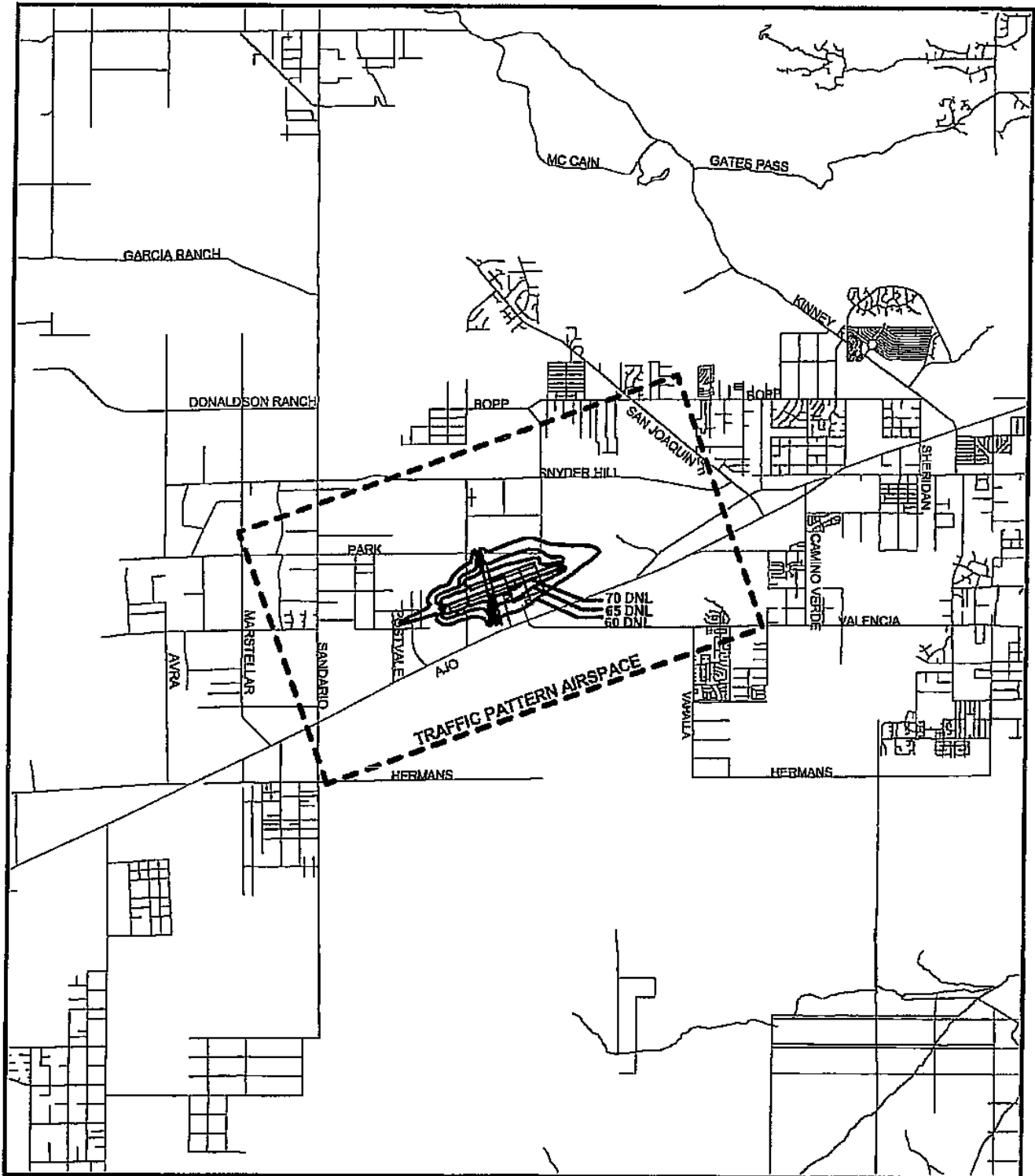
1/05

P.C. April 2016





Ryan Airfield Public Airport Disclosure Map



*DNL = DAY / NIGHT AVERAGE SOUND LEVEL

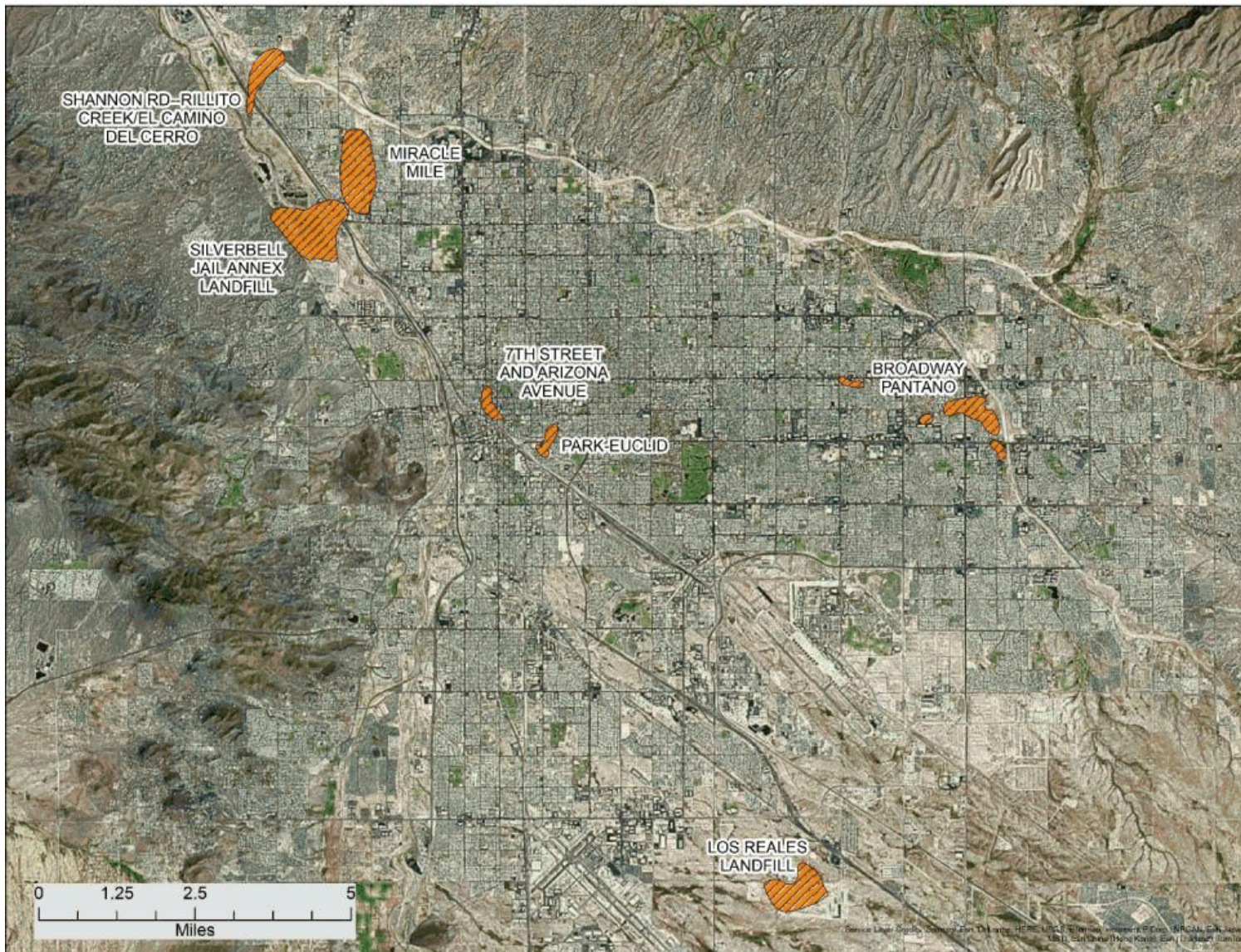



1 0 1 2 Miles

1/05

P.C. April 2016

Tucson Area



 Water Quality Assurance Revolving Fund Site (WQARF)

Plume Data Update: 08/01/2015



Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.

Date Map Saved: 2015-08-28

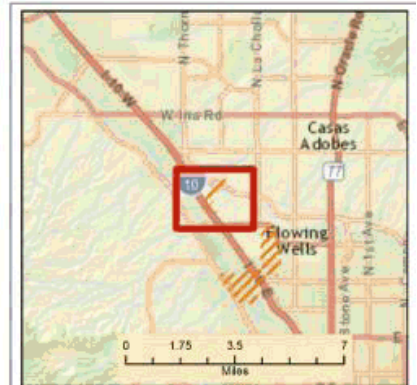
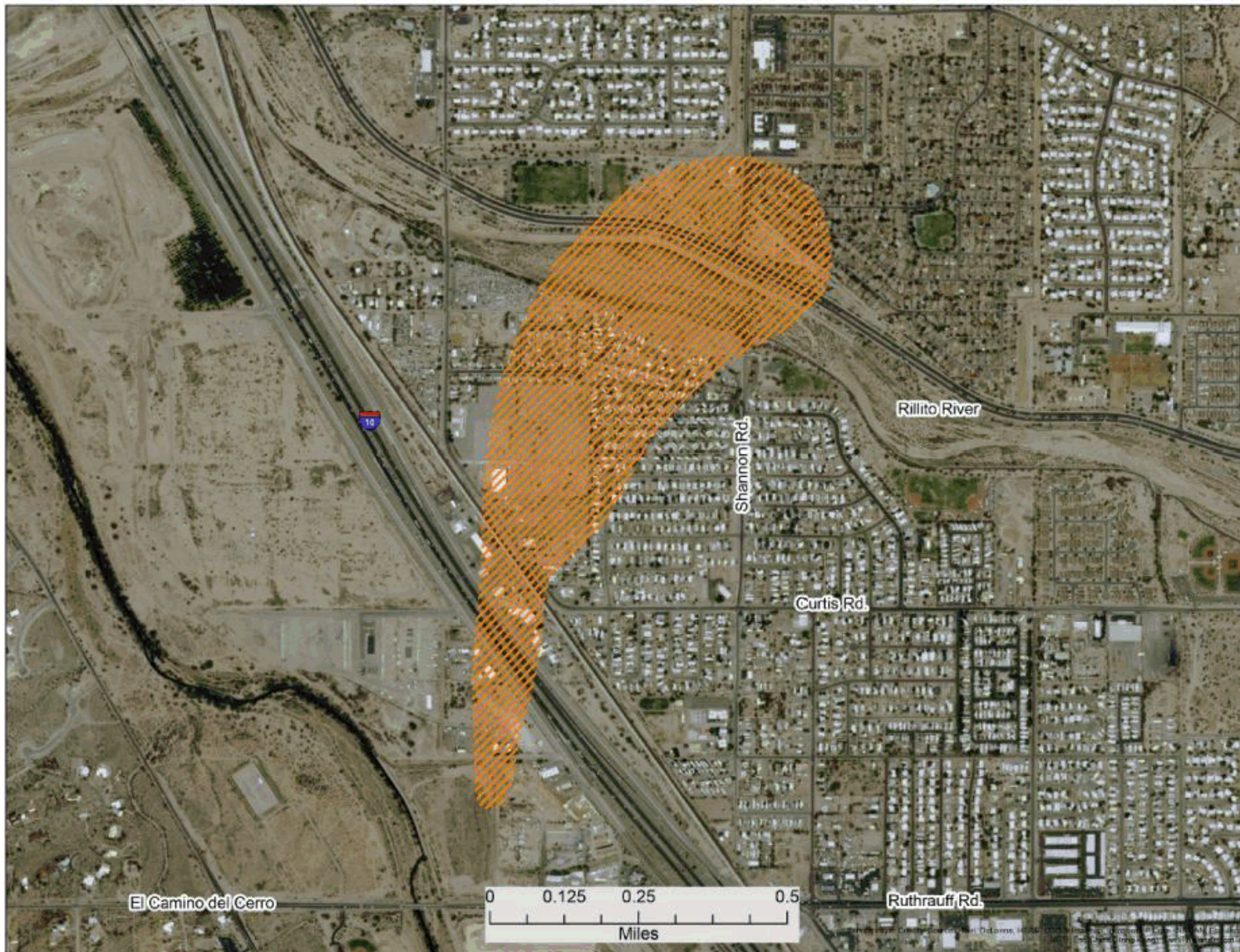



Publication Number: M 15 44-50

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P.C. April 2016

Shannon Road-Rillito Creek/El Camino del Cerro



 Water Quality Assurance
Revolving Fund Site
(WQARF)

Plume Data Update: 08/01/2015



Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the general location and extent of known contamination, not a guarantee of no production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.

Date Map Saved: 2015-08-12

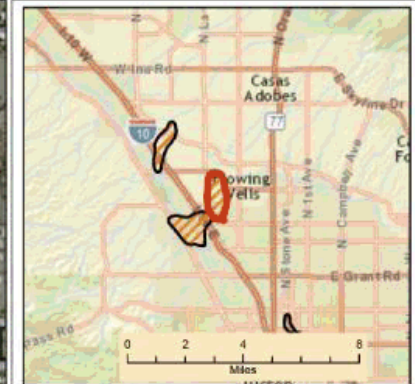
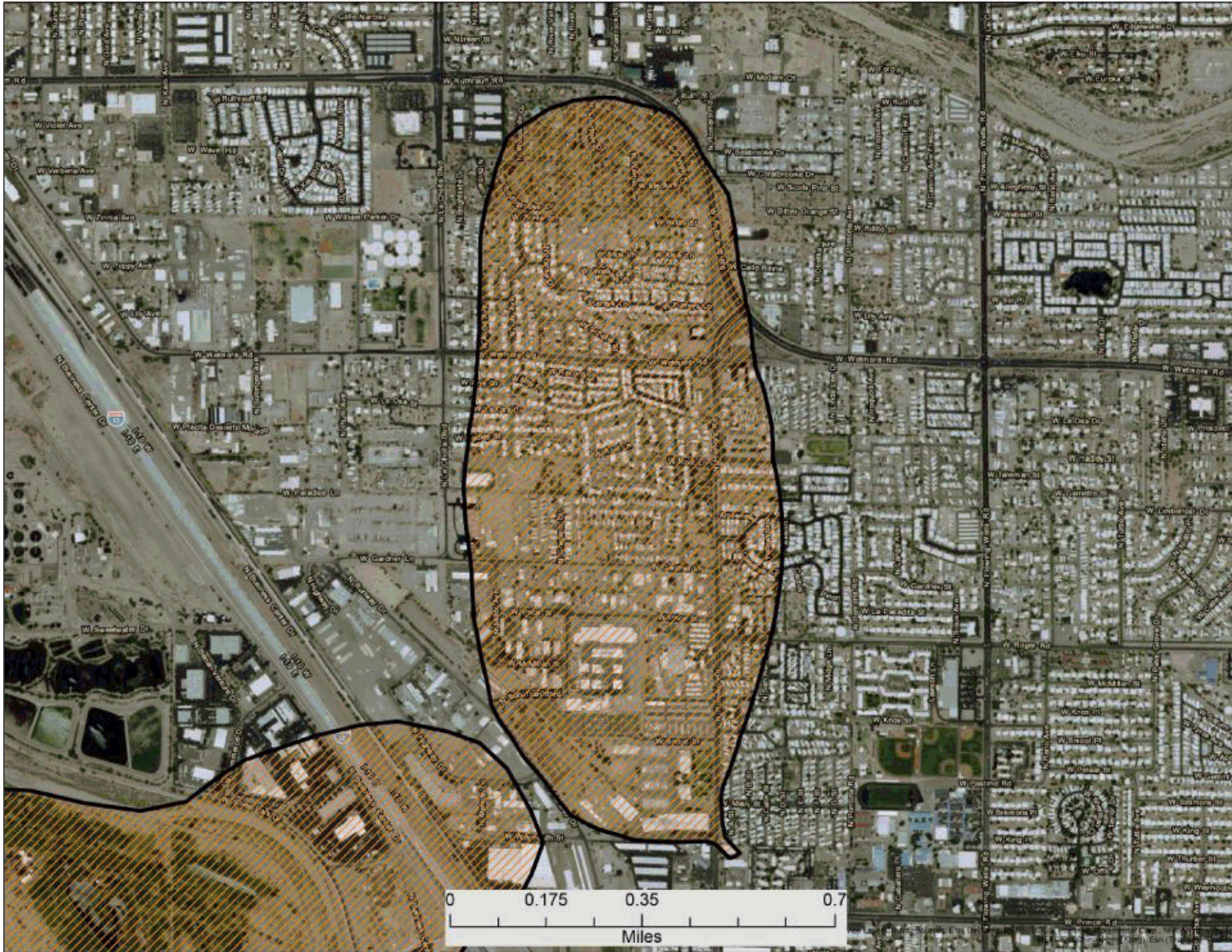



Publication Number: M 15-49

DJ.Crouse S:\gisdev\dc7\WQARF\WQARF_11x17.mxd

P.C. April 2016

MIRACLE MILE



 Water Quality Assurance
Revolving Fund Site
(WQARF)

Plume Data Update: 4/1/2014



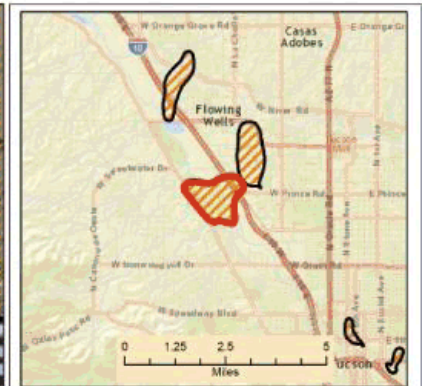
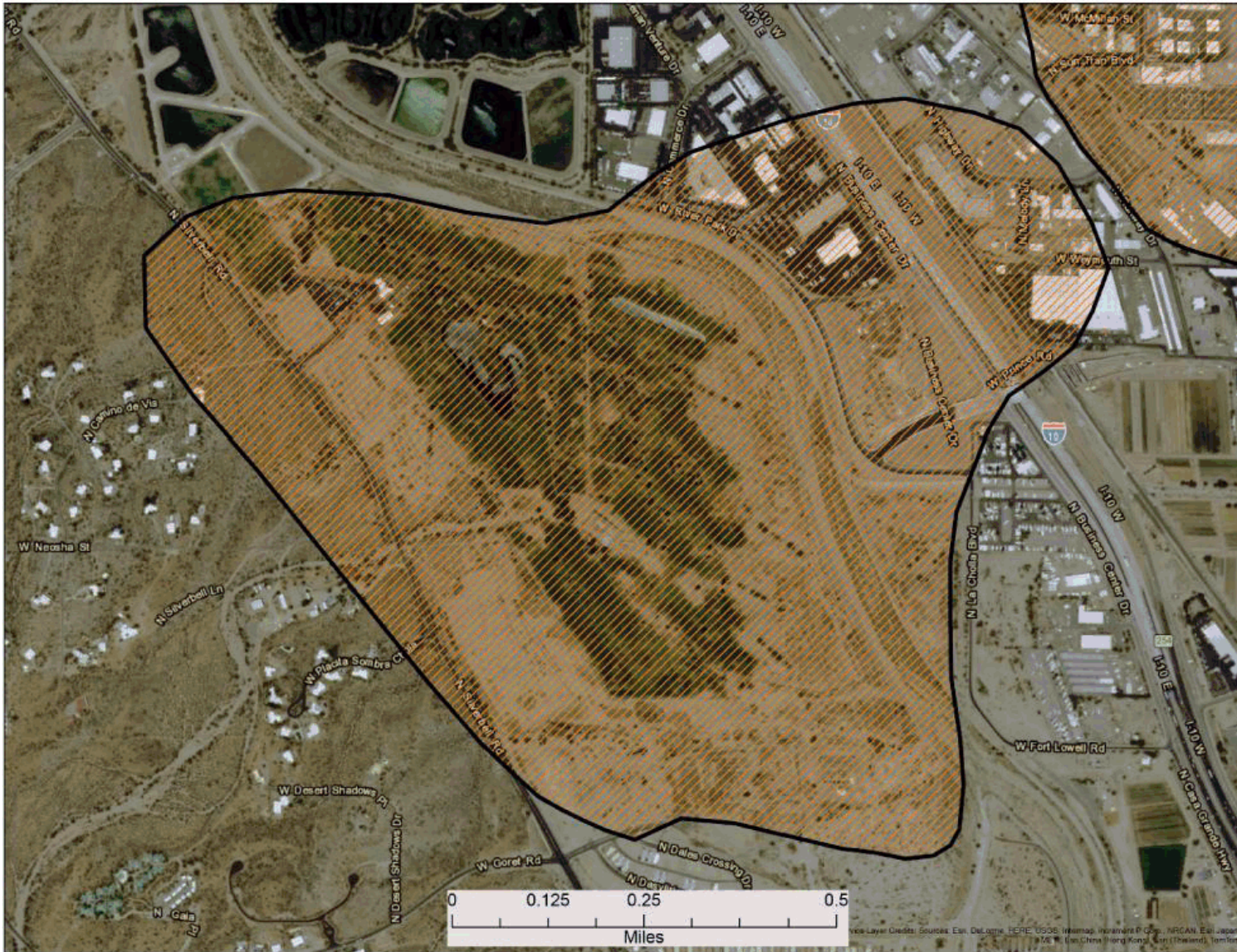
Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.


Date Map Saved: 6/9/2015

ADEQ
Arizona Department
of Environmental Quality
Publication Number: M 15-47

DJ:Crouse S:\gisdev\dc7\WQARF\WQARF_11x17.mxd

SILVERBELL JAIL ANNEX LANDFILL



 Water Quality Assurance
Revolving Fund Site
(WQARF)

Plume Data Update: 10/1/2014



Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.


Date Map Saved: 6/9/2015

ADEQ
Arizona Department
of Environmental Quality
Publication Number: M 15-50

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7TH STREET AND ARIZONA AVENUE



 Water Quality Assurance
Revolving Fund Site
(WQARF)

Plume Data Update: 3/1/2013



Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.

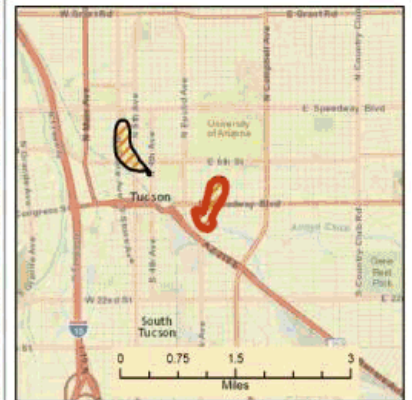
Date Map Saved: 6/9/2015


ADEQ
Arizona Department
of Environmental Quality
Publication Number: M 15-44

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P.C. April 2016

PARK-EUCLID



 Water Quality Assurance
Revolving Fund Site
(WQARF)

Plume Data Update: 4/1/2014



Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.

Date Map Saved: 6/9/2015

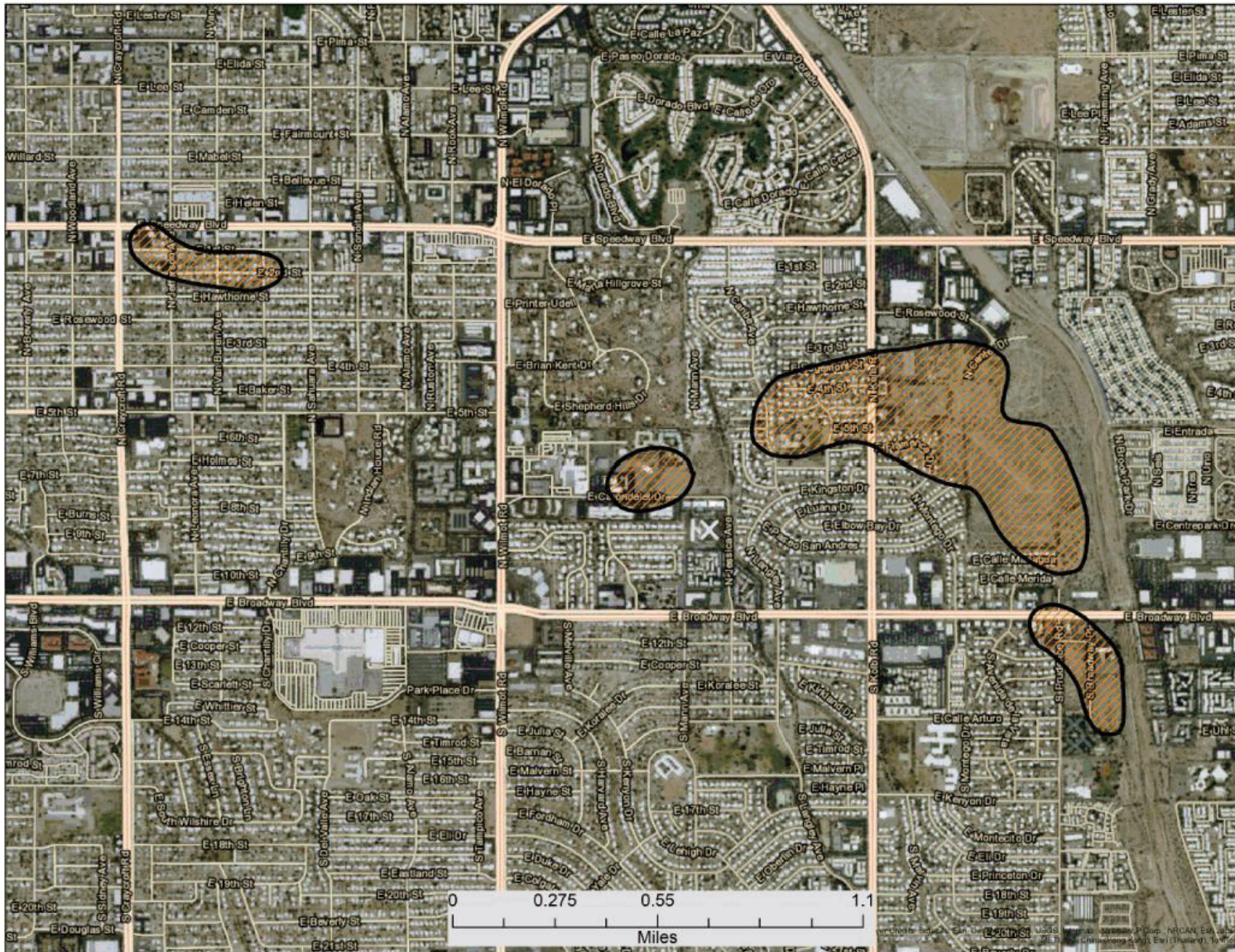



Publication Number: M 15-48

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P.C. April 2016

BROADWAY PANTANO



 Water Quality Assurance Revolving Fund Site (WQARF)

Plume Data Update: 9/1/2011



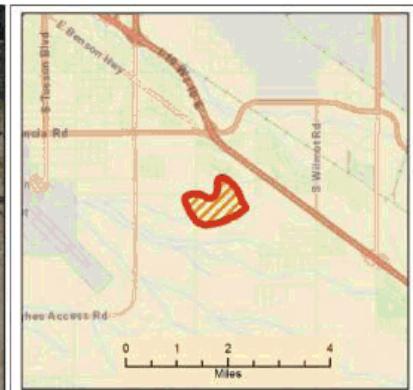
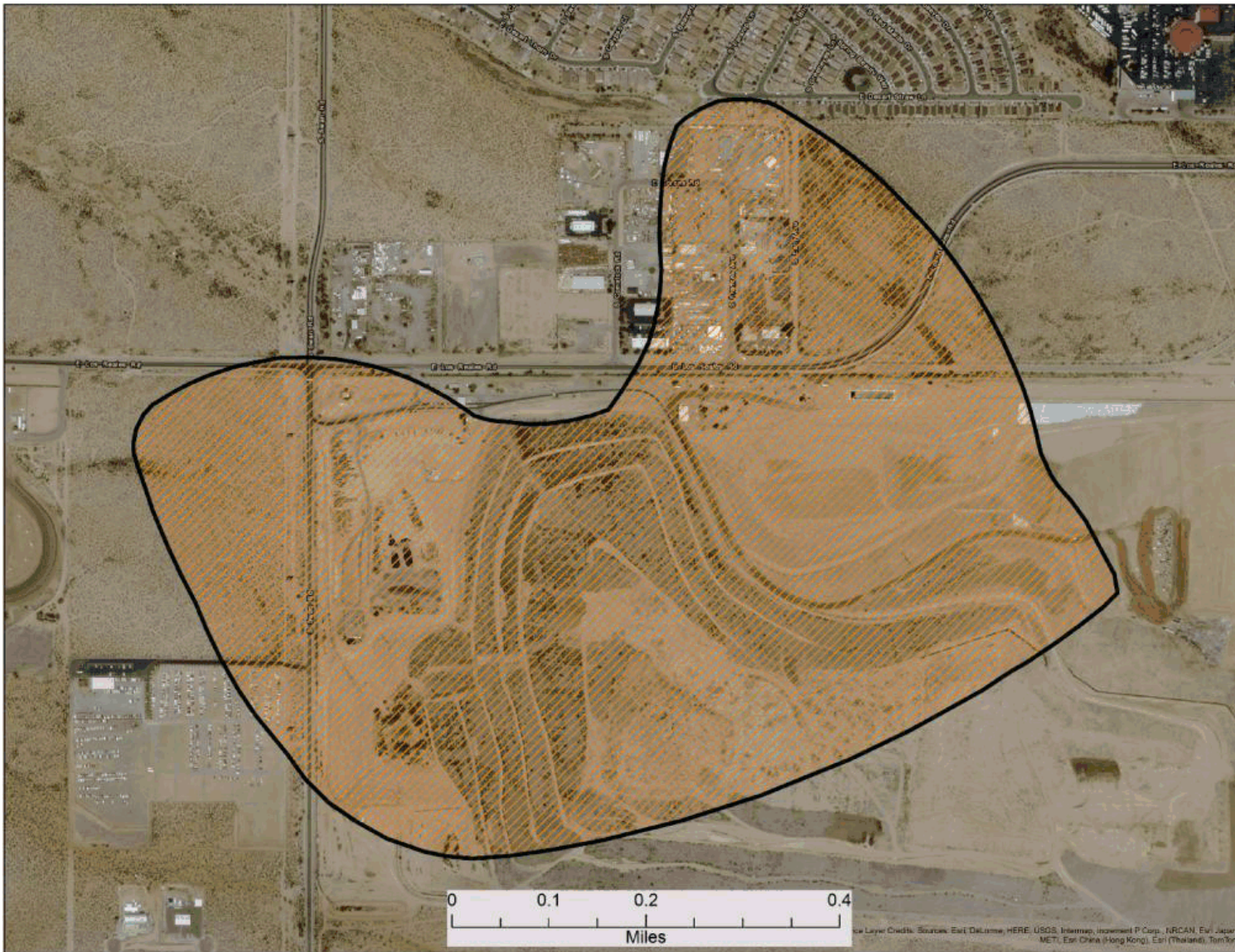
Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.


Date Map Saved: 6/9/2015

ADEQ
Arizona Department of Environmental Quality
Publication Number: M 15-45

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LOS REALES LANDFILL



 Water Quality Assurance
Revolving Fund Site
(WQARF)

Plume Data Update: 7/1/2014



Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.

Date Map Saved: 6/9/2015



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COMPARISON TO TAKING TITLE IN ARIZONA



COMMUNITY PROPERTY	JOINT TENANCY	TENANCY IN COMMON	TENANCY IN PARTNERSHIP	TITLE HOLDING TRUST
PARTIES Only husband & wife.	PARTIES Any number of persons (can be husband & wife)	PARTIES Any number of persons (can be husband & wife).	PARTIES Only partners (any number).	PARTIES Individuals, groups of person, partnerships or corporations, a living trust.
DIVISION Ownership & managerial interests are equal except control of business is solely with managing spouse	DIVISION Ownership interests must be equal.	DIVISION Ownership can be divided into any number of interests equal or unequal.	DIVISION Ownership interest is in relation to interest in partnership.	DIVISION Ownership is a personal property interest & can be divided into any number of interests.
TITLE Title is in the "community." Each interest is separate but management is unified.	TITLE Sale by joint tenant severs joint tenancy.	TITLE Each co-owner has a separate legal title to his/her undivided interest.	TITLE Title is in the "partnership"	TITLE Legal and equitable title is held by the trustee.
POSSESSION Both co-owners have equal management and control	POSSESSION Equal right of possession.	POSSESSION Equal right of possession.	POSSESSION Equal right of possession, but only for partnership purposes	POSSESSION Right of possession as specified in the trust provisions
CONVEYANCE Personal property (except "necessaries") may be conveyed for valuable consideration without consent of other spouse; real property requires written consent of other spouse, & separate interest cannot be conveyed except upon death.	CONVEYANCE Conveyance by one co-owner without the others breaks the joint tenancy.	CONVEYANCE Each co-owner's interest may be conveyed separately by its owner.	CONVEYANCE Any authorized partner may convey whole partnership property for partnership purposes.	CONVEYANCE Designated parties within the trust agreement authorize the trustee to convey property. Also, a beneficiary's interest in the trust may be transferred.
PURCHASER'S STATUS Purchaser can only acquire whole title of community; cannot acquire a part of it.	PURCHASER'S STATUS Purchase will become a tenant in common with the other co-owners in the property.	PURCHASER'S STATUS Purchaser will become a tenant in common with the other co-owners in the property.	PURCHASER'S STATUS Purchaser can only acquire the whole title.	PURCHASER'S STATUS A purchaser may obtain a beneficiary's interest by assignment or may obtain legal & equitable trust from the trust.
DEATH On co-owner's death, 1/2 belong to survivor in severalty. 1/2 goes by will to descendants devisee or by succession to survivor.	DEATH On co-owner's death his/her interest ends & cannot be disposed of by will. Survivor owns the property by survivorship.	DEATH On co-owner's death his/her interest passes by will to devisee or heirs. No survivorship rights.	DEATH On partner's death his/her interest passes to the surviving partner pending liquidation of the partnership. Share of deceased partner then goes to his/her estate.	DEATH Successor beneficiaries may be named in the trust agreement, eliminating the need for probate.
SUCCESSOR'S STATUS If passing by will, tenancy in common between devisee & survivor results.	SUCCESSOR'S STATUS Last survivor owns property.	SUCCESSOR'S STATUS Devisee or heirs become tenants in common.	SUCCESSOR'S STATUS Heirs or devisee have rights in partnership interest but not specific property.	SUCCESSOR'S STATUS Defined by the trust agreement, generally the successor becomes the beneficiary & the trust continues.
CREDITOR'S RIGHTS If passing by will, tenancy in common between devisee & survivor results.	CREDITOR'S RIGHTS Co-owner's interest may be sold on executive sale to satisfy creditor. Joint tenancy is broken. Creditor becomes a tenant in common.	CREDITOR'S RIGHTS Co-owner's interest may be sold on executive sale to satisfy his/her creditor. Creditor becomes a tenant in common.	CREDITOR'S RIGHTS Partner's interest cannot be seized or sold separately by his/her personal creditor but his/her share of profits may be obtained by a personal creditor. Whole property may be sold on execution sale to satisfy partnership creditor.	CREDITOR'S RIGHTS Creditor may seek an order for execution sale of the beneficial interest or may seek an order that the trust estate be liquidated & the proceeds distributed.
PRESUMPTION Strong presumption that property acquired by husband & wife is community.	PRESUMPTION Must be expressly stated.	PRESUMPTION Favored in doubtful cases except husband & wife case.	PRESUMPTION Arise only by virtue of partnership status in property placed in partnership.	PRESUMPTION A trust is expressly created by an executed trust agreement.

(520) 918-4853 phone | (520) 352-0006 efax | LongTitle.com



COMMON WAYS TO TAKE TITLE IN ARIZONA



ARIZONA IS A COMMUNITY PROPERTY STATE. THERE IS A STATUTORY PRESUMPTION THAT ALL PROPERTY ACQUIRED BY HUSBAND AND WIFE IS COMMUNITY PROPERTY.

COMMUNITY PROPERTY: Community property is a method of co-ownership for married persons only. Upon the death of one of the spouses, the deceased spouse's interest will pass by either a will or intestate succession.

COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP: A community property with right of survivorship estate can be held by a husband and wife when created by express language in the vesting document. Upon the death of a spouse, the estate is vested in the surviving spouse and an Affidavit Terminating Right of Survivorship, together with a certified copy of the death certificate is recorded.

CORPORATION: Title may be taken in the name of a corporation provided that the corporation is duly formed and in good standing in the state of its incorporation.

GENERAL PARTNERSHIP: Title may be taken in the name of a corporation provided that the corporation is duly formed and in good standing in the state of its incorporation.

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP: Joint tenancy is a method of co-ownership that gives title to the real property to the last survivor. Title to real property can be acquired by two or more individuals. If a married couple acquires title as joint tenants with right of survivorship, they must specifically accept the joint tenancy to avoid the presumption of community property.

LIMITED LIABILITY COMPANY: A limited company formed by two or more persons under the law of Arizona or another state. A limited liability company operates similar to a partnership with protection which is similar to a corporation. An Arizona limited liability company must be filed with the State of Arizona.

LIMITED PARTNERSHIP: A partnership formed by two or more persons under the laws of Arizona or another state and having one or more limited partners. A certificate of limited partnership must be filed in the office of the Secretary of State.

SOLE AND SEPARATE: Real property owned by a spouse before marriage or any acquired after marriage by gift, devise, descent, or specific intent. If a married person acquires title as sole and separate property, his or her spouse must execute a disclaimer deed.

TENANCY IN COMMON: A method of co-ownership when parties do not have survivorship rights and each owns a specific undivided interest in the entire title. Each co-owner has a separate title to his/her interest, and can transfer his/her interest without the other co-owners.

This document is intended for information purposes only. Each particular method of taking title has certain legal and tax consequences, thus you are encouraged to obtain advice from your Attorney and/or Certified Public Accountant to determine which way is best for you.

(520) 918-4853 phone | (520) 352-0006 fax | LongTitle.com

P.C. April 2016



REALTY
MORTGAGE
TITLE &
INSURANCE

PROVIDING THE
SERVICES YOU NEED



(520) 918-2411
longmortgage.com

Long Mortgage is one of the top lenders in Southern Arizona. Long Mortgage is part of a nationally recognized company, HomeServices Lending, LLC, which is a wholly owned subsidiary of HomeServices of America, a Berkshire Hathaway Affiliate. HomeServices of America is the second largest full-service residential real estate brokerage firm and the largest brokerage-owned Core Service provider in the United States. Our Mortgage Consultants are located in every Long Realty office and are there to provide you with the top-notch products, pricing and customer service that you deserve. Our lending investors have products that cover a wide array of needs. Our goal is to put you in the right program for you, with competitive pricing and guide you through the lending process to make it smooth and easy.



(520) 918-4853
longtitle.com

Long Title Agency was established an in-house title agency in August 2000, to provide title examination and help facilitate the title insurance needs, which is an integral part of real estate process. Long Title Agency is dedicated to providing its customers with a seamless transaction. We work with three national underwriters. Old Republic Title Insurance Group has been the highest rated Title Insurance Company in the nation for 18 straight years and has been in existence for 101 years with a rating of A+ by Moody's, Standard, Poor's and Fitch. First American Title Insurance Company is a fortune-500 company, whose history dates back to 1889, with a rating of A by Moody's, Standard and Poor's and Fitch. Our third underwriter is Title Resource Group. TRG began business in 1984 as a Texas title insurance underwriter serving independent title insurance agents. It has since expanded into 28 states and the District of Columbia and continues to grow. Title Resources' financial stability status issued by Demotech, Inc. is A Prime.



(520) 918-6565
longinsurance.com

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Long Realty is an affiliate of Long Mortgage Company. Please speak to your real estate agent for more information on this affiliation. HomeServices Lending, LLC, dba Long Mortgage Company does not offer loans in all states. Arizona Mortgage Bankers License Number, 0918282.

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P.C. April 2016

Arizona Department of Financial Institutions



SUBSTANTIVE POLICY STATEMENT

Section: Escrow Agents
Subject: Funds Disbursement Statute

March 25, 2010
Policy Statement # EA-3

This substantive policy statement is advisory only. A substantive policy statement does not include internal procedural documents that only affect the internal procedures of the agency and does not impose additional requirements or penalties on regulated parties or include confidential information or rules made in accordance with the Arizona administrative procedure act. If you believe that this substantive policy statement does impose additional requirements or penalties on regulated parties you may petition the agency under Arizona Revised Statutes § 41-1033 for a review of the statement.

Escrow Agents must not disburse money from an escrow account until funds related to the transaction have been deposited and are available in accordance with A.R.S. § 6-843.

Disbursement Guide

Type of Deposit Into Escrow Agent's Depository Account	Same Day	Next Day * (1 st Business Day)	2 nd Day *	5 th Day *
Cash, Bank Wire, Electronic Payment or Transfer	X			
Cashier's, Certified Teller's, and Official Checks	X			
Checks made by an affiliate of a state or federally regulated depository institution where the check is drawn on the affiliated depository	X			
U.S. Treasury Checks, Postal Money Orders		X		

P.C. April 2016

Section: Escrow Agents
Subject: Funds Disbursement Statute
Page: 2

March 25, 2010
Policy Statement # EA-3

Type of Deposit Into Escrow Agent's Depository Account	Same Day	Next Day * (1st Business Day)	2nd Day *	5th Day *
Federal Reserve, Federal Credit Union & Federal Home Loan Bank Checks		X		
State, County & Municipal Government Checks		X		
Personal, Corporate, Credit Union, Money Market & Traveler's Checks			X	
All other Money Orders (Non – U.S. Postal)				X
Drafts: <u>No disbursement</u> until funds received and collected				

***Business Day:** Funds are potentially available on the *Business Day indicated above. A business day is defined as a calendar day other than Saturday or Sunday, and excluding most major holidays. If January 1, July 4, November 11 or December 25 fall on a Sunday, the next Monday is excluded from the definition of a business day. Note that individual banks may require additional “hold” periods longer than shown above. *Late-day may be considered deposited on the next business day.*

Effective February 27, 2010, there will only be a single check processing region for purposes of regulation CC and there will no longer be any checks that are considered non-local.



Quick Guide to Helpful Phone Numbers for Pima County

AREA CODE FOR SOUTHERN ARIZONA IS 520

CABLE TV/INTERNET

Cox Communication 884-0133
Comcast Digital Cable 744-1900

CITY/TOWN OF... MAIN

Marana 382-1900
Oro Valley 229-4700
Sahuarita 882-8800
South Tucson 917-1562
Tucson 791-4911

DRIVER'S LICENSES/REGISTRATION

Tucson Area 629-9808
Green Valley 625-9654

ELECTRIC

Tucson Electric Power 623-7711
TRICO Cooperative 744-2944

FIRE DEPARTMENTS (NON-URGENT)

Avra Valley 682-3255
City of Tucson 791-4512
Corona De Tucson 762-5007
Drexel Heights 883-4341
Golder Ranch 825-9001
Green Valley 625-9400
Northwest 887-1010
Oracle Volunteer 896-2980
Picture Rocks 682-7878
Rural Metro 297-3600
S. Tucson Merlin Mail 622-3309
Del Sol (GV) 629-9200

GAS

Southwest Gas 877-860-6020

NEWSPAPERS

Arizona Daily Star 800-695-4492
Green Valley News 625-5511
Sahuarita Sun 625-5511

Tucson Citizen TucsonCitizen.com (online only)

PIMA COUNTY

All Departments 724-9999
Sheriff 351-4900

POLICE DEPARTMENTS (NON-URGENT)

Green Valley 625-9400
Marana 682-4032
Oro Valley 229-4900

POLICE DEPARTMENTS (NON-URGENT) (CONTINUED...)

Sahuarita 351-4900
South Tucson 622-0655
Tucson 791-4444
Highway Patrol 746-4500

POST OFFICE

Main Number 800-275-8777

PUBLIC TRANSPORT

Sun Tran Buses 792-9222
Sun Van (formerly Van Tran) 620-1234

SANITATION/GARBAGE

City Solid Waste 791-3171
Pima County Sewer 760-6602
Saguaro Environmental 745-8820
Waste Mgmt. Tucson 744-2600

SCHOOL DISTRICTS

Amphitheater 696-5000
Catalina Foothills 209-7500
Continental (GV) 625-4581
Flowing Wells 696-8800
Marana 682-3243
Sahuarita 625-3502
Sunnyside 545-2000
Tanque Verde 749-5751
TUSD 225-6000
Vail 879-2000

TELEPHONE

Century Link (Formerly Qwest) 877-837-5738
Cox Communications 884-0133

TAX ASSESSOR

Pima County 724-8630

WATER-TUCSON AREA

Avra Water Co-op 682-7331
City of Tucson 791-3242
Epcor Water 800-383-0834
Flowing Wells Irrig. 887-4192
Lago Del Oro 825-3423
Las Quintas Serenas 625-8040
Lazy C Water Service 382-2570
Marana, Town of 382-2570
Metropolitan 575-8100
Mt. Lemmon Co-op 576-1538

WATER-TUCSON AREA (CONTINUED...)

Oro Valley Water Co. 229-5000
Ray Water Company 623-1332
Sandario Water Co. 623-5172
Sahuarita Water Co. 399-1105
Tucson Water 791-3242
Vail Water 647-3679
Winterhaven 327-0111

WATER-GREEN VALLEY

Community Water (N of Continental) 625-8409
Las Quinta (N of Duval Mine; does not service GV. Services SAH) 625-8040
Green Valley Water Dept. (S of Continental) 625-9112
Farmer's Water Co. (E of I-10, S of Continental) 791-2852

ZONING

City 791-5550
County 791-5550
Marana 382-2600
Oro Valley 229-4800

OTHER FREQUENTLY CALLED #S

Better Business Bureau 888-5353
Chambers of Commerce:
Green Valley 682-4314
Marana 682-4314
Tucson Metro 792-2250
Convention & Visitors Bureau 624-1817
or 800-638-8350

Parks & Recreation:

Tucson 791-4873
Pima County 877-6000
YMCA - Central 623-5511
YMCA - East 885-2317
YMCA - North 229-9001
Pima Community College 206-4500
Tucson Library 791-4010
Tucson Convention Center 791-4101

University of Arizona 621-2211

Long Realty Company, Main Switchboard: (520) 888-8844

BENEFITS FOR THE HOME BUYER



Ask your real estate professional to include an American Home Shield Real Estate Home Warranty in your real estate transaction.

Call 800 735 4663
or visit ahshome.com



Buying a new home is a major investment. An American Home Shield® Home Warranty can help you safeguard your investment by covering the cost of unexpected bills for covered repairs to the home's plumbing, electrical, heating, air conditioning, appliances and more.

An AHS® Home Warranty will help you:

- ▶ **Gain confidence** knowing your hard-earned investment is covered by an industry leader
- ▶ **Protect** yourself against covered repair bills related to undetectable pre-existing conditions (like lack of maintenance and mismatched systems)
- ▶ **Maintain** your budget by managing potentially costly situations
- ▶ **Trust** that your home is in reliable hands with our nationwide network of professional home service contractors

Additional benefits:

- ▶ Customers receive exclusive discounts on brand-name appliances with the AHS Appliance Discount Program — so you can furnish your new home with brand new appliances once you move
- ▶ Receive up to 50% off retail prices on AC/Furnace filters for your home by visiting discountfilterprogram.com
- ▶ AHS helps you access the knowledge you need from the convenience of your computer. Check out these great online resources:
 - WelcomeHomeResource.com
 - OpenHouseResource.com
 - FirstHomeResources.com
 - Homestructions.com
 - AHS.com/home-matters
 - YouTube.com/TheAHSTeam

BENEFITS FOR THE HOME SELLER



Ask your real estate professional to include American Home Shield Real Estate Home Warranty in your real estate transaction.

Call 800 735 4663
or visit ahshome.com



When you're selling your home an American Home Shield® Home Warranty can help your property stand out and give potential buyers added confidence in their decision making.

A home warranty adds value to your home by protecting you and your buyer from unexpected costs for covered repairs to plumbing, electrical, heating, air conditioning and more.

An AHS® Home Warranty will help you:

- ▶ **Mitigate** unexpected issues from the home inspection to keep the sale of your home on track
- ▶ **Maintain** your budget by managing the high costs of covered repairs on covered systems*
- ▶ **Focus** on your next home and upcoming move instead of the property you are trying to sell
- ▶ **Sell** your home for an average of \$2,314 more and an average of 11 days faster **

Additional benefits:

- ▶ Customers receive exclusive discounts on brand-name appliances with the AHS Appliance Discount Program. This savings opportunity can help your home show its best by giving it a high-end feel with brand-new appliances.
- ▶ Receive up to 50% off retail prices on AC/furnace filters for your home by visiting discountfilterprogram.com.
- ▶ AHS helps you access the knowledge you need from the convenience of your computer. Check out these great online resources:

- WelcomeHomeResource.com
- OpenHouseResource.com
- FirstHomeResources.com
- Homestructions.com
- AHS.com/home-matters
- YouTube.com/TheAHSTeam

Refer to your agreement for complete coverage details.

*Subject to \$2,000 cap during listing period.

**Information above is based on data collected by AHS and a large national real estate firm of the firm's listings that closed between January 1, 2012, and December 31, 2012. We studied 24,230 listings from across the country ranging in price from \$100,000 to \$500,000. These results were verified by Cannon & Company, a third-party accounting firm.

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P.C. April 2016



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2-10 Home Buyers Warranty has been in the home ownership business for more than 34 years, helping new home buyers safeguard their largest investment, their homes.

As home systems and appliances have grown more sophisticated, the cost of repairing them has grown as well. Get protection from unexpected repairs with 2-10 Home Buyers Warranty.

Coverage includes the repair or replacement of a home's systems and appliances that are not covered by most homeowner's insurance policies.*



SELLER/BUYER BENEFITS:

- ▶ Protect your biggest investment
- ▶ No negotiating with contractors
- ▶ Easily place claims online
- ▶ Quick and easy resolution
- ▶ Less out of pocket costs for repairs

“Just one call and no claim forms to fill out? I love my 2-10 HBW home warranty!”

—BRICE R. EUGENE, OREGON

ASK YOUR REAL ESTATE PROFESSIONAL TO ENROLL SELLER COVERAGE DURING THE TIME THE HOME IS LISTED OR BUYER COVERAGE AT CLOSING.

*See Terms & Conditions for exact coverage and limitations.

2-10.com | 800.795.9595 | LONG LIVE HAPPY HOMESSM

Arizona residents: Home Buyers Resale Warranty Corporation d/b/a 2-10 Home Buyers Warranty. All terms and conditions are subject to change.

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P.C. April 2016

Understanding the Pool Barrier Laws

Because of the number of drownings and near-drownings in Arizona, most of which involve small children, the State of Arizona and most counties and cities within the state have enacted swimming pool barrier laws. Generally, these laws require that all affected swimming pools (or certain other contained bodies of water) be protected by an enclosure surrounding the pool area, or by another barrier, that meets specific requirements.

In general, pool barrier laws require that a swimming pool be completely enclosed by a fence to restrict access to the swimming pool from adjoining property. These pool barrier laws also generally require that certain barriers be installed to restrict easy access from the home to the swimming pool. Therefore, pool barrier laws contain specific requirements regarding the height and type of fences, gates and doors from the home leading directly to the swimming pool and regarding windows that face the swimming pool.

The Arizona Association of REALTORS® has developed this brochure to assist you in obtaining the information to determine which pool barrier law applies to your property and the specific requirements of the applicable law. You should obtain and read the entire current applicable pool barrier law prior to purchasing a home with an existing pool; prior to erecting pool barriers; prior to altering, repairing or replacing pool barriers; or prior to building a pool.

To the right are answers to some commonly asked questions regarding swimming pool barrier laws.

QUESTION: I'm ready to make an offer on a house with a pool. What information should I receive?

ANSWER: The Arizona Association of REALTORS® (AAR) Residential Resale Purchase Contract, used in most resale home transactions, includes a "Notice to Buyer of Swimming Pool Barrier Regulations," in which the buyer and seller acknowledge the existence of state laws as well as possible county and municipal laws, and the buyer agrees to investigate and comply with these laws. The seller is required by law to give the buyer a copy of the pool safety notice from the Arizona Department of Health Services. The contract also requires the buyer be given a Seller's Property Disclosure Statement, which discloses any known code violations on the property.

QUESTION: The house I want to buy has a fence around the pool, but it doesn't meet code. Who is responsible for bringing it up to code and how long do we have?

ANSWER: The AAR Purchase Contract states: "During the Inspection Period, Buyer agrees to investigate all applicable state, county, and municipal swimming pool barrier regulations and, unless reasonably disapproved within the Inspection Period, agrees to comply with and pay all costs of compliance with said regulations prior to possession of the Premises." Check city and county ordinances for their specific requirements.

QUESTION: We have an above-ground pool in our backyard, so we don't have to worry about pool barrier laws, do we?

ANSWER: Above-ground pools are covered by the same state legal requirements for an enclosure around the pool. The pool must be at least four feet high with a wall that is not climbable and steps or ladders that are locking or removable. Again, check city or county ordinances for different requirements.

Below is local area contact information for governmental departments in Arizona with information on swimming pool barrier law requirements affecting your property. If your area isn't listed, contact your local governmental offices to find out if a swimming pool barrier law has been enacted; if not, current state laws are in effect.

FOR MORE INFORMATION, CONTACT:

APACHE JUNCTION Development Services Dept: (480) 671-5156
ARIZONA STATE LAW, A.R.S. §36-1681 Arizona Maricopa County Law Library: (602) 506-3461
AVONDALE Building Safety: (623) 333-4000
BUCKEYE Building Safety: (623) 349-6200
BULLHEAD CITY Community Development Dept: (928) 763-0124
CAREFREE Building Department: (480) 488-3686
CASA GRANDE Building Department: (520) 421-8651
CAVE CREEK Building Department: (480) 488-1414
CHANDLER Development Services: (480) 782-3000
COCONINO COUNTY Community Development: (928) 679-8850
EL MIRAGE Building Safety: (623) 933-8318
FLAGSTAFF Building Division: (928) 779-7631
FOUNTAIN HILLS Building Safety: (480) 816-5177
GILBERT Building Department: (480) 503-6700
GLENDALE Development Services: (623) 930-2800
GOODYEAR Building Safety: (623) 932-3004
GUADALUPE Code Enforcement: (480) 505-5380
KINGMAN Development Services Dept: (928) 753-8123
LAKE HAVASU Development Services Dept: (928) 453-4149
LITCHFIELD PARK Building Safety: (623) 935-1066
MARANA Building Services Dept: (520) 382-2600
MARICOPA COUNTY Planning Department: (602) 506-3201
MESA Office of City Clerk: (480) 644-4273
ORO VALLEY Building Safety: (520) 229-4830
PARADISE VALLEY Town of Paradise Valley: (480) 348-3692
PEORIA Building Safety Division: (623) 773-7225
PHOENIX Development Services Dept: (602) 262-7811
PIMA COUNTY Building Codes: (520) 740-6490
SCOTTSDALE Planning & Development: (480) 312-2500
SURPRISE Building Safety: (623) 583-1088
TEMPE Building Safety Dept: (480) 350-8341
TOLLESON Building Inspector: (623) 936-7111
YAVAPAI COUNTY Development Services: (928) 771-3214
YUMA Development Services: (928) 817-5000

Phone numbers are subject to change without notice.



Arizona Association of REALTORS®
255 E. Osborn Road, Ste. 200 • Phoenix, AZ 85012
(602) 248-7787 • www.aaronline.com



The purpose of this notice is to educate residential pool* owners on the legal requirements of pool ownership and proper pool safety. Each year in Arizona, too many young children are victims of drowning or near drowning. The Arizona State Legislature recognized this threat to the health and safety of children and passed A.R.S. § 36-1681 to prevent children from gaining unsupervised access to residential swimming pools. In A.R.S. § 36-1681(E), the Legislature requires that all pool owners receive the legal requirements of pool ownership and a safety notice explaining the Arizona Department of Health Services' recommendations on pool safety.

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Pool Enclosure Requirements

At a residence with a swimming pool where one or more children under six years of age live in the residence:

A.R.S. § 36-1681 requires that a swimming pool be protected by an enclosure (wall, fence, or barrier) that surrounds the pool area. Unless a local code provides otherwise, the enclosure of a belowground or aboveground pool must:

- Entirely enclose the pool area;
- Be at least 5 feet high;
- Have no openings other than doors or gates, through which an object 4 inches in diameter can pass;
- Have no openings, handholds, or footholds accessible from the exterior side that can be used to climb the barrier; and
- Be at least 20 inches from the water's edge.

If, however, a residence or living area makes up part of the enclosure required by A.R.S. § 36-1681(B), there must be:

- A wall, fence, or barrier located between the swimming pool or other contained body of water and the residence or living area that:
 - Has a height of at least four feet;
 - Has no openings through which a spherical object four inches in diameter can pass;
 - Has a gate that opens outward from the pool and is self-closing and self-latching;
 - Has no openings, handholds, or footholds accessible from the exterior side of the enclosure that can be used to climb the wall, fence, or barrier; and
 - Is at a distance of at least twenty inches from the water's edge;
- A motorized safety pool cover that requires a key switch and meets the American Society of Testing and Materials (ASTM) standards in F1346-91 (www.astm.org);
- For each door or window in the residence or living area that has direct access to the pool:
 - A self-latching device that is located not less than fifty-four inches above the floor; and
 - Either a screwed in wire mesh screen covering a dwelling or guest room window or a keyed lock that prevents a dwelling or guest room window from opening more than four inches; or
- For an aboveground swimming pool, non-climbable exterior sides which are a minimum height of four feet and access ladders or steps that are removable and able to be secured when the pool is not in use.

Gate Requirements

According to A.R.S. § 36-1681(B)(3), any gate in either the five-foot-tall wall, fence, or barrier enclosing a pool or the four-foot-tall wall, fence, or barrier between the residence or other living area and a pool must:

- Open outward from the pool
- Be self-closing and self-latching; and
- Have a latch:
 - Located at least fifty-four inches above the underlying ground;
 - Located on the pool side of the gate with the latch's release mechanism located at least five inches below the top of the gate and no opening greater than one-half inch with twenty-four inches of the release mechanism; or
 - Located at any height if secured by a padlock or similar device which requires a key, electric opening, or integral combination.

Arizona Department of Health Services Pool Safety Recommendations

- Never leave a child unattended in the pool or pool area.
- Because flotation devices and swimming lessons are not substitutes for supervision, a child should always be watched when in or around the pool area.
- CPR/CCR instructions and the 911 emergency number (or local emergency number) should be posted in the pool area.
- A phone should be located in the pool area or easily accessible in case of an emergency.
- All residential pool owners should attend water rescue and CPR/CCR classes. Lifesaving equipment should be easily accessible and stored in the pool area.
- All gate locks and latches should be checked regularly to insure they are working properly.
- A gate should never be left propped open.
- All items that could be used to climb a pool barrier should be removed from around the barrier.
- In an emergency:
 - Shout for help;
 - Pull the child from the water;
 - Call 911 (or local emergency number) for help; and
 - After checking the child's airway and breathing, immediately begin CPR/CCR if necessary.

Note: The state requirements contained in A.R.S. § 36-1681 may be superseded by local requirements that are equal to or more restrictive than the state requirements. Check with your local city and county governments to see if they have adopted different pool barrier requirements.

* "Pool" means an in-ground or aboveground swimming pool or other contained body of water 18 or more inches in depth, wider than 8 feet at any point, and intended for swimming, pursuant to A.R.S. § 36-1681(A).

September 2012

P.C. April 2016