



Seller Disclosure Statement: Your Guide to Form 17

Welcome to this comprehensive overview of the Seller Disclosure Statement (Form 17) for Washington State property sellers. This presentation will guide you through the key aspects of this crucial document.



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Understanding Form 17

Legal Requirement

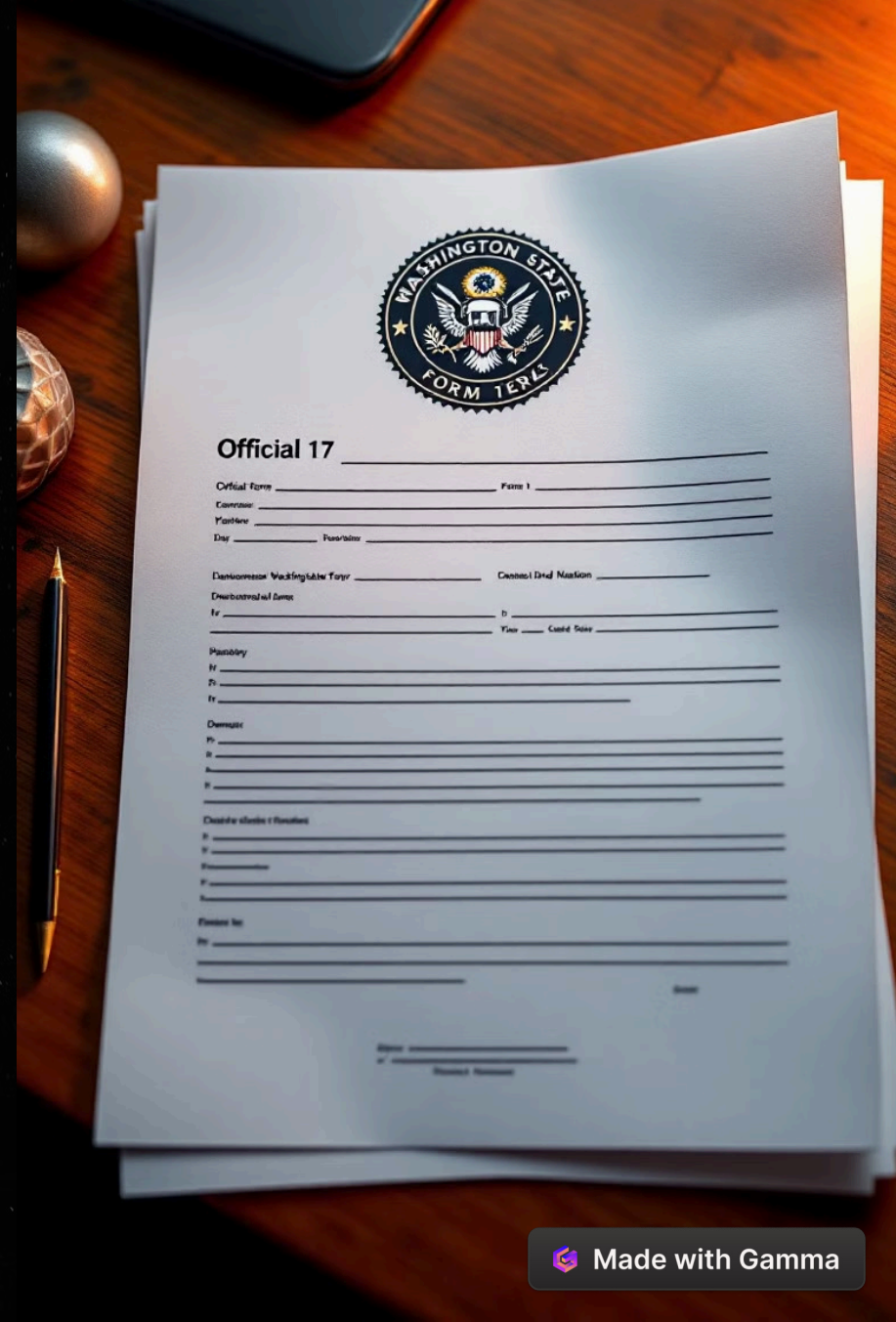
Form 17 is mandated by Washington State law for residential property sales.

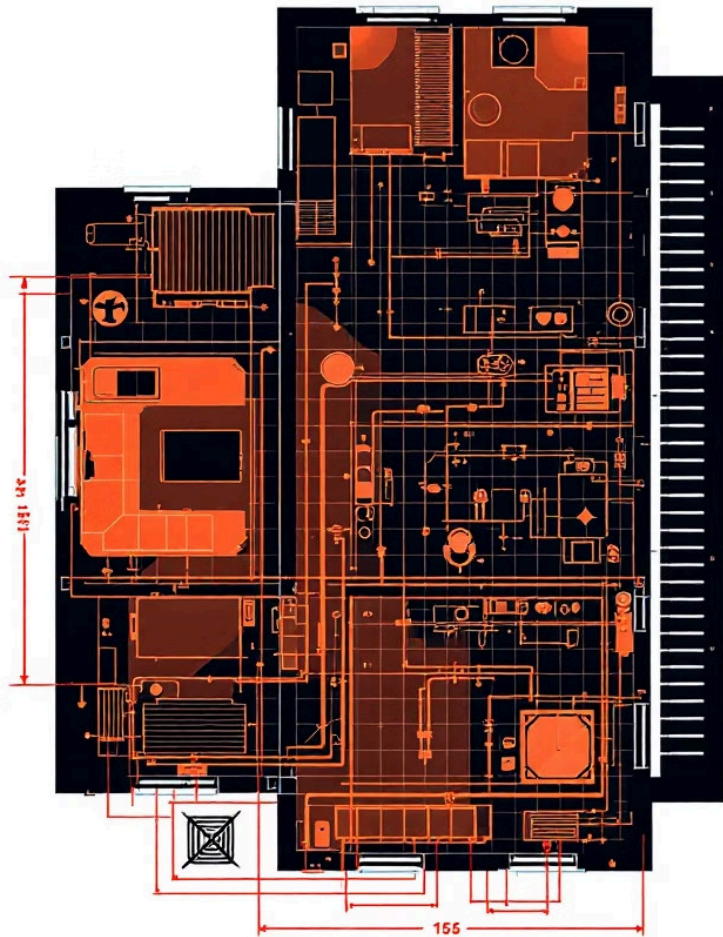
Exemptions

Some sellers, like estate representatives or bankruptcy trustees, are exempt.

Seller's Responsibility

Sellers must disclose known property conditions to potential buyers.





Key Areas Covered in Form 17



Title

Ownership details, easements, and potential boundary disputes.



Water and Sewer

Information about water sources, wells, and sewer systems.



Structure

Past repairs, leaks, or remodeling information.



Systems and Fixtures

Condition of electrical, plumbing, heating, and appliances.



Environmental Considerations

Flooding

Disclose any history of flooding or water damage on the property.

Hazardous Materials

Report presence of asbestos, lead-based paint, or other harmful substances.

Nearby Farms

Inform buyers about agricultural activities that may affect the property.



Filling Out Form 17: Best Practices

1

Be Honest

Disclose all known issues about your property to the best of your knowledge.

2

Be Thorough

Provide detailed information for each section of the form.

3

Be Timely

Complete and share the form soon after signing a purchase agreement.

4

Seek Help

Consult with a real estate professional if you're unsure about any section.



Importance of Full Disclosure

1

Protects Seller

Reduces risk of future legal disputes over undisclosed issues.

2

Informs Buyer

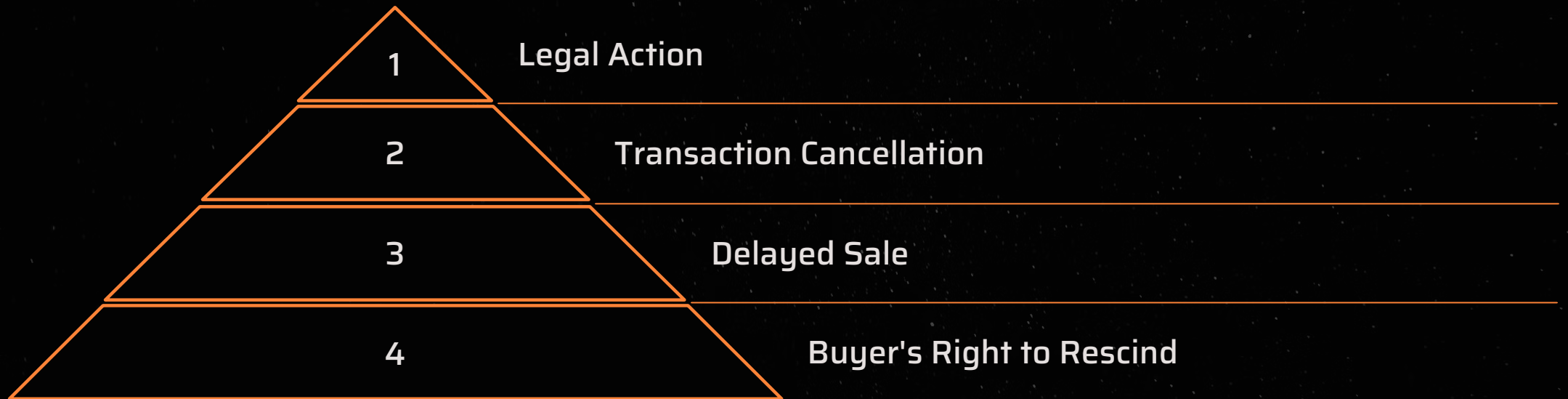
Provides crucial information for the buyer's decision-making process.

3

Smooths Transaction

Helps prevent delays or cancellations due to surprise discoveries.

Consequences of Non-Compliance



Failing to provide a complete Form 17 can lead to serious consequences, escalating from minor delays to potential lawsuits.

Key Takeaways

Form 17 is Crucial

It's a legal requirement for most residential property sales in Washington State.

Honesty is the Best Policy

Full disclosure protects you from future legal issues and ensures a smoother transaction.

Seek Professional Guidance

When in doubt, consult with a real estate professional to ensure compliance.