



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 - 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties owed by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, **Fairbanks Youth Advocates** _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))
Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee.

I/We understand that **Traci Schachle /Chelsea Stanya** of **KW Alaska Group Fairbanks**
(licensee name) (brokerage name)
will be working with me/us under the relationship(s) selected below.

(Initial)

- Specific assistance without representation.**
- Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)
- Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)
- Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: _____
(Licensee) **Traci Schachle /Chelsea Stanya**

Date: 1/8/2024 | 4:28 PM AKST Signature: _____
(Consumer) **Fairbanks Youth Advocates**

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT



EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL
THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ CAREFULLY

The SELLER hereby employs the Real Estate Brokerage Office of Keller Williams Alaska Group Fairbanks hereinafter referred to as the "Broker", the sole and exclusive right to sell that certain real property (the "Property") described as:

114 10th Avenue, Fairbanks, AK 99701, located in the 4th Judicial District, 401 Recording District, State of Alaska, for the price of \$ 225,000.00 on the following terms: Cash/Refinance. The Broker agrees to use due diligence in effecting a sale of the Property.

SELLER hereby warrants that the information provided to the Broker is true and correct and will provide good and marketable title to said real property and that it is free from all mortgages except Unknown and other encumbrances except taxes not yet due and payable.

Interest, taxes, rents, insurance and other items of income or expense will be prorated to the date of closing as applicable. This relationship shall continue irrevocably for the period beginning 01/02/2024 to midnight, 08/02/2024. SELLER agrees to pay broker a commission of Six percent (6.000 %) of the selling price as compensation if the property is sold or transferred by anyone including SELLER during the contract period or if sold or transferred within 180 days after expiration of that period to anyone who negotiated in writing during the period of this agreement with Broker or any other person authorized by the Broker to sell or negotiate for the sale of the property. Broker is authorized to compensate other real estate brokerages if they are acting as a representative of the buyer. Broker shall compensate the other real estate brokerages the amount of 3%. SELLER agrees to refer to Broker all prospects located by the SELLER or who contact the SELLER during the listing period. This Brokerage is paying a Referral Fee in the amount of percent (N/A) of the listing side of the commission to: N/A.

The undersigned SELLER hereby grants permission to the above Real Estate Brokerage and its assigns to obtain any information regarding mortgages, taxes, insurance, utilities, and any other encumbrances on this property. Broker is authorized to accept earnest money deposits to bind a purchase. If a Buyer forfeits the earnest money deposit, Broker shall be entitled to one-half thereof, but not to exceed the amount of commission agreed to herein. Seller authorizes Broker to market the above described property, to photograph the property and use such photos in sales negotiations, advertising and/or internet site, to have access to property at reasonable hours, to place a sign on the property, to put the listing and sales description data and other allied information into the MLS database for statistical reporting purposes, and to furnish any and all information contained herein, or required elsewhere by lending agencies, appraisers, prospective purchasers and other allied real estate organizations to effect the proposed sale herein.

Broker agrees to use diligence in procuring a sale and to SUBMIT THIS LISTING TO THE MULTIPLE LISTING SERVICE WITHIN 72 HOURS. The MLS is not directly or indirectly a party to any contractual relationship with the Seller herein.

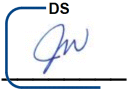
Lead Based Paint. Sellers and Brokerage must comply with the Residential Lead Based Paint Hazard Reduction Act of 1992. They must 1) Disclose all information they have regarding the use of lead-based paint on the premises; 2) give the prospective buyer an EPA-approved pamphlet about lead hazards; 3) include a warning of lead hazards in the written sales contract; and 4) sellers must provide prospective purchaser a 10-day lead hazard contingency period. This property was built in 1955.

**Target housing is built before 1978. EPA and HUD consider "housing constructed before 1978" to mean housing for which a construction permit was obtained (or if no permit was obtained, housing in which construction was started) before January 1, 1978.

The property is an EPA/HUD target property [] Yes. [X] No. If the answer is yes, include the required Lead-Based Paint Disclosure and Acknowledgment Form.

SELLER HEREBY CERTIFIES THAT HE/SHE HAS NOT MADE ANY MISREPRESENTATIONS CONCERNING THE DESCRIBED PROPERTY AND THAT NO DEFECTS ARE KNOWN TO EXIST THAT HAVE NOT BEEN DISCLOSED TO THE BROKER AND/OR LISTING LICENSEE. HE/SHE FURTHER STATES THAT HE/SHE AGREES TO HOLD HARMLESS THE ABOVE-MENTIONED REAL ESTATE BROKERAGE AND ASSIGNS FROM ANY AND ALL DAMAGES RESULTING FROM ANY MISREPRESENTATION OR HIDDEN DEFECTS WITH REGARDS TO THE PROPERTY REFERRED TO HEREIN.

Additional Terms and Conditions: **Seller to pay \$150 Brokerage Fee at closing.**

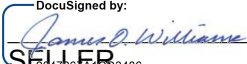
-  Seller has received and signed a copy of the Alaska Real Estate Commission Consumer Pamphlet.
- Seller hereby authorizes Broker/Listing Licensee to act as a NEUTRAL LICENSEE in procuring a sale for the property and has signed the Waiver of Right to be Represented.
- Seller does not authorize Broker/Listing Licensee to act as a NEUTRAL LICENSEE in procuring a sale for the property.

SELLER ACKNOWLEDGES THAT HE/SHE HAS READ AND RECEIVED A COPY OF THIS AGREEMENT.

Dated this _____ day of _____.

Keller Williams Alaska Group Fairbanks
LISTING OFFICE

LISTING LICENSEE
Traci Schachle

DocuSigned by:

SELLER 1/8/2024 | 4:28 PM
721472872103486...

SELLER



Listing Service Authorization

The undersigned, the owner of real property located at **114 10th Avenue, Fairbanks, AK 99701**, does hereby authorize the listing licensee, who has listed said real property through a listing dated **January 2, 2024**, to place said listing in the MULTIPLE LISTING SERVICE (MLS). I direct that all information contained in this listing be made available only to authorized participants in the Multiple Listing Service in accordance with its Multiple Listing Service's Rules and Regulations concerning the confidentiality of Multiple Listing Service information. It is my desire that the listing be processed and circulated to all participants in said Service, and the licensee is authorized and instructed to submit the listing and information, and any subsequent additions or changes to said Service, within 72 hours from the date of signature below.

YES NO

- Licensee is authorized to place a "For Sale" sign on property.
- Licensee is authorized to install a lockbox on the property
- Licensee is authorized to provide details and sales price information to MLS when property is reported sold **after the close of escrow**, for distribution to members, approved lenders and appraisers.
- Licensee is authorized to advertise property through use of newspapers, television, internet, or any other media.
- Licensee is authorized to place listings on the internet.
- Display of Consumer Comment for listing is allowed.

Showing Instructions


1. Call Listing Licensee. Please call the listing licensee to schedule a showing.
2. Call First, Then Show. Call the Listing Licensee for permission to show. If there is no answer, GO. (Listing licensees should ensure that the seller or occupant understands that they may not be notified of showings.)
3. Appointment Only. Call the listing licensee/listing office for an appointment. Do not make the appointment yourself.
4. Listing Licensee to Accompany. Listing licensee is to accompany any licensee(s) when showing the property.
5. Vacant. The house is vacant -go show it. As a courtesy, please inform the listing licensee of any comments that your buyer made.
6. Lockbox. There is a lockbox on the property. Please follow listing instructions.
7. Key at listing office.



- 8. Beware of pets.
- 9. Call Owner. Please call the owner directly at the number given in the system to schedule a showing.
- 10. Call Tenant. Please call the tenant directly at the number given in the system to schedule a showing.
- 11. 24-Hour Notice Required. This may involve tenants, etc. that require at least 24 hours notice in order to show the property.
- 12. Other / See Remarks. Please follow the directions in the remarks section of the system to schedule a showing.

DATED: 1/8/2024 | 4:28 PM AKST

In Process

DocuSigned by:

 SELLER
 Fairbanks Youth Advocates, Inc

Keller Williams Alaska Group Fairbanks
 LISTING OFFICE

SELLER

LISTING LICENSEE
 Traci Schachle



of **ALASKA** Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement Waiver by Agreement

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

Legal Description:	Lot 11A, Block 107, Townsite of Fairbanks
Property Address/ City:	114 10th Avenue, Fairbanks, AK 99701

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.



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




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




By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller Signature:	 <small>2047267A1C03486</small>	Fairbanks Youth Advocates, Inc	Date:	1/8/2024 4:28 PM AKST
Seller Signature:			Date:	

Buyer Signature:		Date:	
Buyer Signature:		Date:	

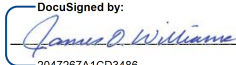
	1/8/2024 4:28 PM AKST	114 10th Avenue		
Seller's Initials	Date	Fairbanks, AK 99701	Buyer's Initials	Date
		Property Address		



- Fuel Company Alaska Fuel Distributors
- GVEA-ms@gvea.com
- GHU/College Util. -
- City of Fairbanks - vcroll@fairbanks.us
- Water Company _____
- Propane _____
- FNG
- City of NP

I, Fairbanks Youth Advocates, Inc Owner(s) of:
114 10th Avenue, Fairbanks, AK 99701, authorize my
 licensee, Traci Schachle, of Keller Williams Fairbanks to obtain any and
 all utility information regarding my property. Please fax/email my information to:

- Email to: chelseastanya@gmail.com
- FAX to: _____

DocuSigned by:

 2047267A1CD3486... Signature: _____
Fairbanks Youth Advocates, Inc

1/8/2024 | 4:28 PM AKST

Date: _____

Signature: _____

Date: _____



Contaminated Water Disclosure

Seller: **Fairbanks Youth Advocates, Inc**

Buyer: _____

Property Address: **114 10th Avenue, Fairbanks, AK 99701**

Legal Description: **Lot 11A, Block 107, Townsite of Fairbanks**

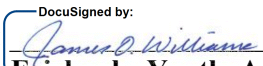
There are known areas within the Fairbanks North Star Borough that have contaminated water. Any information the Seller may have regarding these issues shall be disclosed and any reports copied to the buyer. Buyer is independently responsible for researching whether or not the property in the affected area, or if it may be in the future. This information is available at the following locations: Dept. of Environmental Conservation (DEC) and the following websites.

<https://dec.alaska.gov>

www.northpolegroundwater.com

https://dec.alaska.gov/commish/press_releases/2015/15-23-eielson-afb-schedules-public-meeting-with-moose-cree-residents.pdf

<https://dec.alaska.gov/spar/csp/sites/fairbanksfiretrainingcenter.htm>

Seller: DocuSigned by:  _____ Date: **1/8/2024 | 4:28 PM AKST**
Fairbanks Youth Advocates, Inc

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



SOLID FUEL-FIRED HEATING DEVICE DISCLOSURE

Property Address 114 10th Avenue, Fairbanks, AK 99701

Legal Description Lot 11A, Block 107, Townsite of Fairbanks

For property located in the greater Fairbanks or North Pole area, specifically the Fairbanks North Star Borough Nonattainment area, solid fuel-fired heating devices must meet the following regulatory requirements.

Alaska Department of Environmental Conservation (ADEC) regulations 18 AAC 50.077, 18 AAC 50.079, and the State Air Quality Control Plan **require** that coal-fired heating devices and outdoor cordwood hydronic heaters be **removed before a property is sold, leased, or conveyed. All other non-exempted solid fuel-fired heating devices** (including wood, pellet, and coal stoves; pellet hydronic heaters; and fireplace inserts) that are at least 25 years old with emissions above 2.0 g/hr, OR that are not certified by the Environmental Protection Agency, **must be removed and made inoperable before a property is sold, leased, or conveyed and may not be reinstalled.** This rule applies to devices located anywhere on a property, including inside the home, in a garage, and in outbuildings. All remaining solid fuel-fired heating devices **must be registered** with ADEC.

All solid fuel-fired heating devices are subject to the visible emission standards of 18 AAC 50.075(a)(2) and must maintain emissions below 20% opacity (excluding a fifteen-minute startup period). Solid fuel-fired heating devices are not permitted to operate during an air quality episode or alert unless ADEC has issued the appropriate waiver to that specific device.

Failure to comply with these regulations may result in civil liability. More information regarding regulations, requirements, and the affected geographical areas and appliances may be found at:

Environmental Protection Agency

<https://www.epa.gov/burnwise>

Fairbanks North Star Borough Air Quality Division

<https://www.co.fairbanks.ak.us/transportation/Pages/Air-Quality.aspx>

Nonattainment Area Map

<https://www.arcgis.com/home/webmap/viewer.html?webmap=40e054cc6ea84fdaa0e16018a4379697>

Alaska Department of Environmental Conservation

<http://dec.alaska.gov/air/>

Real Estate Regulation Information

<https://dec.alaska.gov/air/anpms/communities/fbks-pm2-5-real-estate>

I/We acknowledge having read and understood this Solid Fuel-Fired Heating Device Disclosure, and I/We understand that it may be submitted to ADEC upon request.

Seller DocuSigned by:

Fairbanks Youth Advocates, Inc

Date 1/8/2024 | 4:28 PM AKST

Seller _____

Date _____

Buyer _____

Date _____

Buyer _____

Date _____



Vacant Property Listing Addendum

With regard to the agreement between Fairbanks Youth Advocates, Inc, the Seller, and Keller Williams Realty Alaska Group. to list FOR SALE that property at 114 10th Avenue, Fairbanks, AK 99701 with the legal description of Lot 11A, Block 107, Townsite of Fairbanks, the Seller acknowledges that the Keller Williams Realty Alaska Group. and its associates do not assume any responsibility for the maintenance of the vacant properties.

Sellers are advised to issue a key for the home to a neighbor, friends, or relative so that the person may periodically check the heating, plumbing, and electrical systems. Furthermore, sellers are advised to contact appropriate professionals with regard to the benefits of services such as snow removal, winterization, and security systems for vacant properties. Licensee recommends the following for vacant homes: 1) have the home winterized 2) add Glycol to the heating system 3) purchase/install freeze alarm 4) have the boiler/furnace cleaned, tuned, and inspected 5) set up fuel to be auto-filled. 6) **Notify Homeowners Insurance Company.**

This addendum does not relieve LICENSEE of due diligence with regard to showing vacant properties. However, LICENSEEs, nor Keller Williams Realty Alaska Group., accept any liability for inspecting premises or for damage which may occur as a result of the property being vacant.

DocuSigned by:
James D. Williams
Seller
Fairbanks Youth Advocates, Inc

1/8/2024 | 4:28 PM AKST
Date

Seller

Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

DocuSigned by: 		1/8/2024 4:28 PM AKST	
Seller Fairbanks Youth Advocates, Inc	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent Traci Schachle	Date	Agent	Date