DISCLOSURE OF RISKS RELATING TO FLOODING

AND ENVIRONMENTALLY SENSITIVE AREAS

TO: Buyer(s) of Real Estate
FROM: WeLakeside Real Estate/

Flooding can be a frequent naturally occurring hazard in Western Washington. The effect and impact of a flood can be a local matter, affecting only a neighborhood, community, or even just a single property. But likewise, flooding can also have very large sweeping impact, affecting entire river basins covering a span of multiple states.
Purchasers of real property are strongly advised to research the possibility of flooding in the vicinity of the subject property. A flood can be physically catastrophic, and the risk of flooding can impact the value of a piece of property as well as surrounding properties. Moreover, damage caused by flooding usually will not be covered by a standard homeowner's insurance policy. Special coverage for flood protection would likely have to be purchased additionally.

Real estate brokers are not experts on flooding and usually cannot advise as to whether certain real property is subject to flooding risks or concerns. You are advised to conduct your own investigation into flood risks pertaining to real property. As a starting point, you should consult www.fema.gov to examine flood information and areas of concern, and call FEMA at (877) 336-2627.

Furthermore, it is not uncommon for real property to contain protected environmentally sensitive areas such as wetlands, steep slope hazards, endangered species habitats, etc. Designations of such protected areas are made on local, state, and federal levels. Real estate brokers are not experts on identifying such issues, and usually cannot advise as to whether certain real property is subject to such designations. You are further advised to investigate real property for any such designations or protections, and any potential impact it might have on your ownership or the value of the property.

BY SIGNING BELOW, the undersigned hereby acknowledge and understand the disclosures made in this form, and shall not rely on their real estate broker to investigate issues relating to flood hazards or the existence of environmentally sensitive areas, unless otherwise expressly agreed in writing.

Signature:

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BUYER	Date	BUYER	Date