



Interstate Land Sales (ILS) Registration Wireframes



Designed by
Naureen Ghani
Version 0.20



Welcome John Doe!

Subdivision ID

SEARCH

DASHBOARD

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DISCLAIMER

OMB Control Number: 3170-0012
Expiration Date: 06/30/2015

PAPERWORK REDUCTION ACT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The OMB control number for this collection is 3170-0012. It expires on 06/30/2015. The time required to complete this information collection is estimated to average approximately 20 minutes per response, including the time for reviewing any instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The obligation to respond to this collection of information is mandatory (15 U.S.C. 1703-1704). Comments regarding this collection of information, including the estimated response time, suggestions for improving the usefulness of the information, or suggestions for reducing the burden to respond to this collection should be submitted to Bureau at the Consumer Financial Protection Bureau (Attention: PRA Office), 1700 G Street NW, Washington, DC 20552, or by email to CFPB_Public_PRA@cfpb.gov.

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PRIVACY ACT STATEMENT

The Bureau will not disclose any personally identifiable information collected except to the extent that it is required to do so by law and as provided in the Privacy Act Statement listed below. Additionally, the Bureau will treat the information collected consistent with its confidentiality regulations at 12 C.F.R. Part 1070, *et seq.*

The Privacy Act of 1974, as amended, 5 U.S.C. § 552a (the "Privacy Act"), governs the collection, maintenance, use, and dissemination of certain information about "individuals" by agencies of the Federal Government, including the CFPB. The Privacy Act applies only to information about individuals that exists in an agency's "system of records." The Bureau publishes "System of Record Notices" or "SORNs" that identify its system of records. You can [view these SORNs](#), or [read the full Privacy Act](#).

I have read, understand and accept the terms and conditions stated in the above statement.

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SUBDIVISION PROFILE

Subdivision

Subdivision Number Subdivision Name

County/Parish/Borough

State

Developer

Company Name

Contact Person First Name

Contact Person Last Name

Address 1

Address 2

City

State

Zip

Phone

Email Address



The information can be updated by accessing My Profile.

Property Report History

[Create Initial Statement of Record](#)

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STATEMENT OF RECORD DISCLAIMERS

- (a) If the developer represents either orally or in writing that it will provide or complete roads or facilities for water, sewer, gas, electricity or recreational amenities, it must be contractually obligated to do so (see [§ 1011.15\(f\)](#)), and the obligation shall be clearly stated in the Property Report. While the developer may disclose relevant facts about completion, the obligation to complete cannot be conditioned, other than as provided for in [§ 1011.15\(f\)](#), and an estimated completion date (month and year) must be stated in the Property Report. However, a developer that has only tentative plans to complete may so state in the Property Report, provided that the statement clearly identifies conditions to which the completion of the facilities are subject and states that there are no guarantees the facilities will be completed.
- (b) If a party other than the developer is responsible for providing or completing roads or facilities for water, sewer, gas, electricity or recreational amenities, that entity shall be clearly identified in the Property Report under the categories described in [§ 1010.110](#), [§ 1010.111](#) or [§ 1010.114](#), as applicable.

A statement shall be included in the proper section of the Property Report.

The “Date of This Report” is the date the Statement of Record becomes effective and is not populated until the Property Report is approved and submission has become effective.

In this Property Report, the words “you” and “your” refer to the buyer. The words “we,” “us” and “our” refer to the developer.



Answers to questions and information about this subdivision may be obtained by telephoning the developer at the number listed above.

All currency information in this property report is in US Dollars (\$).

I have read, understand and accept the terms and conditions stated above in the Property Report.

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Scenario 1
Select Yes and no subsequent questions will be displayed

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PURCHASER ENTITLEMENT



Consumer Informational Message: The Federal revocation period is seven (7) days unless the purchaser is entitled to a longer period by operation of state law.

Will the Deed be delivered within 180 days of signing the contract or agreement of sale?
 Yes No



Developer Informational Message: The deed must be a warranty deed, or where such a deed is not commonly used, a similar deed legally acceptable in the jurisdiction where the lot is located. The deed must be free and clear of liens and encumbrances.



Consumer Warning: Under Federal law you may cancel your contract or agreement of sale any time within two years from the date of signing, if a deed is not delivered within 180 days of the signing of the contract or if the necessary provisions are not included in the contract.

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Scenario 2
Select No and then Yes, Yes, Yes, and Yes for subsequent questions

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PURCHASER ENTITLEMENT



The Federal revocation period is seven (7) days unless the purchaser is entitled to a longer period by operation of state law.

Will the Deed be delivered within 180 days of signing the contract or agreement of sale?

Yes No

Are provisions included in the contractor agreement?

Yes No

(A) A legally sufficient and recordable lot description?

Yes No

(B) A provision that the seller will give the purchaser written notification of purchaser's default or breach of contract and the opportunity to have at least 20 days from the receipt of notice to correct the default or breach?

Yes No

(C) A provision that, if the purchaser loses rights and interest in the lot because of the purchaser's default or breach of contract after 15% of the purchase price, exclusive of interest, has been paid, the seller shall refund to the purchaser any amount which remains from the payments made after subtracting 15% of the purchase price, exclusive of interest, or the amount of the seller's actual damages, whichever is the greater.

Yes No



Consumer Warning: Under Federal law you may cancel your contract or agreement of sale any time within two years from the date of signing, if a deed is not delivered within 180 days of the signing of the contract or if the necessary provisions are not included in the contract.

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RISKS OF BUYING LAND

- (1) The future value of any land is uncertain and dependent upon many factors. DO NOT expect all land to increase in value.
- (2) Any value which your lot may have will be affected if the roads, utilities and all proposed improvements are not completed. This paragraph may be omitted if all improvements have been completed or if no improvements are proposed.
- (3) Resale of your lot may be difficult or impossible, since you may face the competition of our own sales program and local real estate brokers may not be interested in listing your lot.
- (4) Any subdivision will have an impact on the surrounding environment. Whether or not the impact is adverse and the degree of impact will depend on the location, size, planning and extent of development. Subdivisions which adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality and noise levels may affect your use and enjoyment of your lot and your ability to sell it.
- (5) In the purchase of real estate, many technical requirements must be met to assure that you receive proper title. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.



Warnings

Throughout this Property Report there are specific warnings concerning the developer, the subdivision or individual lots. Be sure to read all warnings carefully before signing any contract or agreement.

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GENERAL INFORMATION

Subdivision Information

| | | | |
|--|---|--|---|
| Subdivision Number | Subdivision Name | County/Parish/Borough | State |
| <input type="text" value="40001-01-2013"/> | <input type="text" value="Test Subdivision"/> | <input type="text" value="Middlesex"/> | <input type="text" value="New Jersey"/> |


| | |
|----------------------------------|----------------------------------|
| Covered Lots | Proposed Lots |
| <input type="text" value="120"/> | <input type="text" value="120"/> |

Developer Information

Developer Name

| | | |
|--|---|------------------------------------|
| Address 1 | Address 2 | |
| <input type="text" value="123 Test Lane"/> | <input type="text" value="Suite 100"/> | |
| City | State | Zip |
| <input type="text" value="Sayreville"/> | <input type="text" value="New Jersey"/> | <input type="text" value="08872"/> |

| | |
|---|---|
| Phone | Email Address |
| <input type="text" value="(732) 123-4567"/> | <input type="text" value="Test@xyz.com"/> |

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TITLE TO THE PROPERTY AND LAND USE

A person with legal title to property generally has the right to own, use and enjoy the property. A contract to buy a lot may give you possession but doesn't give you legal title. You won't have legal title until you receive a valid deed. A restriction or an encumbrance on your lot, or on the subdivision, could adversely affect your title.

Here we will discuss the sales contract you will sign and the deed you will receive. We will also provide you with information about any land use restrictions and encumbrances, mortgages, or liens affecting your lot and some important facts about payments, recording, and title insurance.

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Scenario 1
Select Yes

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TITLE TO THE PROPERTY AND LAND USE

METHOD OF SALE

Sales Contract and Delivery of Deed

Will the buyer sign a purchase money or installment contract or similar instrument in connection with the purchase of the lot?

Yes No

When will a deed be delivered?



Details can be found within [1010.109\(b\)\(1\)\(i\)](#) 15 U.S.C. §1703(d)

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Scenario 1
Select Yes and subsequent questions will be displayed. Select Yes for the first two and no for rest

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METHOD OF SALE

Sales Contract and Delivery of Deed

Is an Installment Contract being used?

Yes No



If you fail to make your payments required by the contract, you may lose your lot and all monies paid.

Will there be seller financing at the time of the Sale?

Yes No

If, at the time of a credit sale, the developer gives the buyer a deed to the lot, what type of security must the buyer give the seller?

Test information

Can the developer of the subdivision encumber the lots under contract?

Yes No

Can the owner of the subdivision encumber the lots under contract?

Yes No

Can the subdivision creditor encumber the lots under contract?

Yes No



Consumer Warning: The (indicate subdivision developer, owner, or their creditors) can place a mortgage on or encumber the lots in this subdivision after they are under contract. This may cause you to lose your lot and any monies paid on it.

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METHOD OF SALE

Sales Contract and Delivery of Deed

Is an Installment Contract being used?

Yes No



If you fail to make your payments required by the contract, you may lose your lot and all monies paid.

Will there be seller financing at the time of the Sale?

Yes No

If, at the time of a credit sale, the developer gives the buyer a deed to the lot, what type of security must the buyer give the seller?

Can the developer or the owner of the subdivision or their creditors encumber the lots under contract?

Yes No



The lots are to be sold on the basis of an installment contract. However, the developer or the owner of the subdivision or their creditors cannot encumber the lots under contract.

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Scenario
Select No and Quitclaim is selected. Select Yes for the Oil, Gas and Mineral.

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METHOD OF SALE

Sales Contract and Delivery of Deed

Is an Installment Contract being used?

Yes No

Type of Deed

What type of deed will be used to convey title to lots in the subdivision?

Warranty Deed

Quitclaim Deed

Other

Explain Other



The Quitclaim deed used to transfer title to lots in this subdivision gives you no assurance of ownership of your lot.

Oil, Gas and Mineral Rights

Are Oil and Gas rights reserved?

For Lots: Lot # 1, 2,3

Yes No

Are Mineral rights reserved?

Yes No



The oil, gas, or mineral rights to Lot # 1,2,3 in this subdivision will not belong to the purchaser of those lots. The exercise of these rights could affect the use, enjoyment and value of your lot.

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Scenario
Select Yes and then select
or fill in any applicable
information

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ENCUMBRANCES, MORTGAGES AND LIENS

In General

Are any of the lots or common facilities which serve the subdivision, other than recreation facilities subject to a blanket encumbrance, mortgage or lien?

Yes No

Identify the type of encumbrance?

- Easements
- Encroachments
- Liens
- Lis Pendens
- Protective or Restrictive Covenants
- Other

Explain Other:

Identify the type of lien?

- Trust Deeds and Mortgages
- Mechanic's Liens
- Judgments and Attachments
- Tax Liens
- Special Assessments
- Other

Explain Other:

Who is the holder of the lien?

Bank

What lots are covered by the lien?

1,2,3

Are any blanket encumbrance, mortgage or lien not current in accordance with its terms?

Yes No

Explain:

Welcome John Doe!

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Scenario Select or fill in applicable information check for provision B and yes for the questions. This also shows no provisions message and will only be displayed if selected

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ENCUMBRANCES, MORTGAGES AND LIENS

Release Provisions

Explain the effect of any release provisions of any blanket encumbrance, mortgage or lien and select the appropriate statements that pertain.

[input] Test

Included Lots? All or provide the lot numbers.

[input]

- (A) The release provisions for the *(indicate all or particular lots mentioned above)* have not been recorded. Therefore, they may not be honored by subsequent holders of the mortgage. If they are not honored, you may not be able to obtain clear title to a lot covered by this mortgage until we have paid the mortgage in full, even if you have paid the full purchase price of the lot. If we should default on the mortgage prior to obtaining a release of your lot, you may lose your lot and all monies paid.
- (B) The release provisions are recorded and the lot purchaser may pay the release price of the mortgage, supported by documentation supplied in [§ 1010.209](#)

Does the purchaser have to pay release fee?

Yes No

What is the release fee?

[input] 100.00

The amount may be in addition to the contract payments unless there is a bona fide trust or escrow arrangement in which the purchaser's payments are set aside to pay the release price before any payments are made to the developer.

- (C) There are no provisions in the blanket encumbrance for release of an individual purchaser's lot from a blanket encumbrance.

The *(type of encumbrance)* on *(indicate all or particular lots mentioned above)* in this subdivision does not contain any provisions for the release of an individual lot when the full purchase price of the lot has been paid. Therefore, if your lot is subject to this *(type of encumbrance)*, you may not be able to obtain clear title to your lot until we have paid the *(type of encumbrance)* in full, even though you may have received a deed and paid the full purchase price of the lot. If we should default on the *(type of encumbrance)* prior to obtaining a release, you may lose your lot and all monies paid.

Can the provisions for release of individual lots from the blanket encumbrance only be exercised by the developer?

Yes No

The release provisions in the *(type of encumbrance)* on *(indicate all or particular lots)* in this subdivision may be exercised only by us. Therefore, if we default on the *(type of encumbrance)* before obtaining a release of your lot, you may lose your lot and any money you have paid for it.

Welcome John Doe!

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Scenario
Select or fill in applicable information. Select no and no and then Yes and Yes and select none

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RECORDING THE CONTRACT AND DEED

Method or Purpose of Recording

Is there any protection for recording of deeds and contracts for the lot purchaser in your jurisdiction? *of the options*

Yes No Explain Yes

Can the sales contract and deed be recorded?

Yes No Explain Yes

Who will be responsible to record the contact or deed?

Will the developer or subdivision owner have the sales contract officially acknowledged?

Yes No Explain No?

Will the applicable jurisdiction record sales contract?

Yes No Explain No?

Select if any of the following apply at or immediately after, the signing of a contract:

- the contract or a deed transfer to the buyer is not recorded by the developer or owner
- title to the lot is not otherwise transferred of record to a trust
- other sufficient notice of transfer or sale is not placed of record



Consumer Warning: Unless your contract or deed is recorded you may lose your lot through the claims of subsequent purchasers or subsequent creditors of anyone having an interest in the land.

Welcome John Doe!

Subdivision ID

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Scenario 1
Select Yes and provide the necessary information

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PAYMENTS

Escrow

Are any purchasers' deposits, down payments, or installment payments placed in a third party controlled escrow or similar account?

Yes No What type of payment?

Deposit

Down Payment

Installment Payments

Explain

The deposits given in connection with the execution of the sales contract will be held in a separate escrow account.

Escrow Holder Company

Escrow Holder Name

Escrow Holder Company

Escrow Holder Name

Address 1

Address 2

Address 1

Address 2

City

State

Zip

City

State

Zip

Prepayment

Are there any prepayment penalties or privileges?

Yes No Explain

Default

What are the developer's or subdivision owner's remedies against a defaulted purchaser?

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Scenario 2
Select No and the warning message will be provided

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PAYMENTS

Escrow

Are any purchasers' deposits, down payments, or installment payments placed in a third party controlled escrow or similar account?

Yes No

What type of payment?



You may lose your (*indicate deposit, down payment and/or installment payments*) on your lot if we fail to deliver legal title to you as called for in the contract, because (they are/it is) not held in an escrow account which fully protects you.

Prepayment

Are there any prepayment penalties or privileges?

Yes No

Explain

Default

What are the developer's or subdivision owner's remedies against a defaulted purchaser?

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Select No and informational message will be displayed.

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PAYMENTS

Title Insurance

Is the Developer delivering a title insurance policy to the buyer?

Yes No



The purchaser should obtain an attorney's opinion of title or a title insurance policy which will describe the rights of ownership which are being acquired in the lot. It is recommended that an appropriate professional should interpret the opinion or policy.

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Scenario
Select No and informational message will be displayed.

RESTRICTIONS ON THE USE OF YOUR LOT

Restrictive Covenants

Are there any restrictive covenants ?

Yes No



Since there are no restrictive covenants on the use of the lots, they may be used for purposes which could adversely affect the use and enjoyment of surrounding lots.

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Welcome John Doe!

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Scenario
Select Yes to all text messages and appropriate informational messages are displayed

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RESTRICTIONS ON THE USE OF YOUR LOT

Restrictive Covenants

Have any restrictive covenants been recorded against the land in the subdivision?

Yes No

Do they contain items which require the purchaser to secure permissions, approvals or take any other action prior to using or disposing of his lot (e.g., architectural control, developer’s right of first refusal, building deadlines, etc.)?


Yes No


Explain the meaning and effect upon the purchaser of any of the restrictive covenants

Are there any restrictive covenant used that have not been recorded?

Yes No

Explain how will they be imposed?

 The restrictive covenants have not been recorded; that there is no assurance they will be applied uniformly; that they may be changed and that they may be difficult to enforce.

 A complete copy of these restrictions is available upon request.

Welcome John Doe!

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Scenario
Select Yes and Yes add appropriate information and click Add More Easements

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RESTRICTIONS ON THE USE OF YOUR LOT

Easements

Are there easements which may have an effect on the purchaser's building or lot use plans (e.g., large drainage easements along lot lines, high voltage electric transmission lines, pipe lines or drainage easements which encroach upon the building area of the lot or inhibit its use)?

Yes No

| Type of Easement | Warning Text for the Easement |
|----------------------|-------------------------------|
| <input type="text"/> | <input type="text"/> |

Identify easement affected Lots?

State the affect on use of the lots?

Is the subdivision subject to any type of flood control or flowage easements?

Yes No

Identify easement affected Lots?

State the affect on use of the lots?

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Scenario
To Add additional easements

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RESTRICTIONS ON THE USE OF YOUR LOT

Easements

Are there easements which may have an effect on the purchaser's building or lot use plans (e.g., large drainage easements along lot lines, high voltage electric transmission lines, pipe lines or drainage easements which encroach upon the building area of the lot or inhibit its use)?

Yes No

| Type of Easement | Warning Text for the Easement |
|----------------------|-------------------------------|
| <input type="text"/> | <input type="text"/> |

Identify easement affected Lots?

State the affect on use of the lots?

| Type of Easement | Warning Text for the Easement |
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| <input type="text"/> | <input type="text"/> |

Identify easement affected Lots?

State the affect on use of the lots?

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Scenario 1
Select No and a warning message is displayed

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Plats

Have the subdivision plans and plats of specific units been approved by the regulatory authorities?

Yes No



Regulatory authorities have not approved the proposed plats; that they may require significant alterations before they will approve them and they may not allow the land to be used for the purpose for which it is being sold.

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT
Plats

Scenario 2
Select Yes and then No and No

Have the subdivision plans and plats of specific units been approved by the regulatory authorities?

Yes No

Have plats covering the lots in this Report been recorded?

Yes No

Is the description of the lots given in this Report legally adequate for the conveyance of land in the jurisdiction where the subdivision is located?

Yes No



The description of the lots is not legally adequate for the conveyance of the lots and that it will not be until the plat is recorded.

Link to Add Plat Maps

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Scenario 3
Select Yes

PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Plats

Have the subdivision plans and plats of specific units been approved by the regulatory authorities?

Yes No

Have plats covering the lots in this Report been recorded?

Yes No

Where are they recorded?

Link to Add Plat Maps

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT
Zoning

Scenario 2
Select Yes and Yes

For what purpose may the lots be used (e.g., single family homes, camping, commercial)?

Does this use conform to local zoning requirements and the restrictive covenants?

Yes No

Explain

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT
Surveying

Scenario
Select Yes

Has each lot been surveyed and is each lot marked for identification?

Yes No

State estimated cost to the purchaser

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Permits

Scenario
Select Yes and Yes

Does the purchaser need to obtain a building permit before beginning construction on his lot?

Yes No

Where is the permit obtained?

Test Information

Are any other permits necessary to use the lot for the purpose for which it is sold or for construction in connection with its use?

Yes No

Explain

Test Information

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Scenario
Select Yes

PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Environments

Has there been any environmental impact study prepared which considers the effect of the subdivision on the environment?

Yes No Do not know

Summarize any adverse conclusions

Adverse Conclusion Test



Refer to the proper [State Clearinghouse](#) for complete information.

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Environments

Scenario 2
Select Do not know

Has there been any environmental impact study prepared which considers the effect of the subdivision on the environment?

Yes No Do not know



All inquiries should be made to the State or Area Clearinghouse.

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PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Environments

Scenario 3
Select No

Has there been any environmental impact study prepared which considers the effect of the subdivision on the environment?

Yes No Do not know



No determination has been made as to the possible adverse effects the subdivision may have upon the environment and surrounding area.

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ROADS

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Scenario
Select Yes and Yes and fill in any necessary information

ACCESS TO THE SUBDIVISION

Is access to the subdivision provided by public or private roads?

Public Private

What type of surface do they have?

Asphalt
Concrete
Composite Surfaces
Bituminous Surface
Gravel Surface
Other

Explain Other:

How many lanes?

What is the width of the wearing surface?

Who is responsible for their maintenance?

Is there cost to the purchaser?

Yes No Indicate Amount

Are any improvements contemplated?

Yes No

Who will pay for it?

When will they begin?

(MM/YYYY)

When will they be completed?

(MM/YYYY)

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Scenario
Select Yes , No and No and fill in any necessary information

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ROADS

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ACCESS WITHIN THE SUBDIVISION

How have legal and physical access by conventional automobile been or will they be, provided to the lots (e.g., road on recorded easement; right of way dedicated to the public; right of way dedicated to use of lot owners)?

Who is responsible for the road construction?

Is there any construction cost to the purchaser?

Yes No Indicate Amount

Is there any financial assurance of completion?

Yes No



No funds have been set aside in an escrow or trust account and there are no other financial arrangements to assure completion of the roads.

How many lanes do the interior roads have?

Are there separate units or sections in the subdivision which will have different completion dates or different surfaces.

Yes No

Estimated starting date of construction

(MM/YYYY)

Estimated completion date of construction

(MM/YYYY)

The percentage of construction now complete?

Final road surface

Present road surface

Welcome John Doe!

Subdivision ID

Scenario
Select Yes, Yes and Yes and fill in any necessary information

OMB Control Number
Expiration Date: XX/XX

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ACCESS WITHIN THE SUBDIVISION

How have legal and physical access by conventional automobile been or will they be, provided to the lots (e.g., road on recorded easement; right of way dedicated to the public; right of way dedicated to use of lot owners)?

Who is responsible for the road construction?

Is there any construction cost to the purchaser?

Yes No Indicate Amount

Is there any financial assurance of completion?

Yes No

How many lanes do the interior roads have? Are there separate units or sections in the subdivision which will have different completion dates or different surfaces.

Yes No

ROAD CHART

| Unit | Estimated starting date (MM/YYYY) | Percentage of construction now complete | Estimated completion date (MM/YYYY) | Present Surface | Final Surface |
|------|-----------------------------------|---|-------------------------------------|-----------------|---------------|
| 1 | 01/2013 | 5 | 05/2013 | gravel | asphalt |
| 2 | 06/2013 | | 12/2013 | gravel | asphalt |

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Scenario
Select Yes , and No and fill necessary information

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ROADS

ACCESS WITHIN THE SUBDIVISION

Are there arrangements for maintenance?

Yes No

Who is responsible for road maintenance?

If the roads are to be maintained by a public authority, a property owners' association or some other entity at some time in the future, who is responsible for their maintenance during the interim period?

What is the cost to the purchaser during the interim period?

What is the cost to the purchaser after acceptance for permanent maintenance?

Will the roads be maintained so as to provide access to the lots on a year round basis?

Yes No



Access may not be available year round.

Identify the months when access may not be available to lots

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Scenario
Select No and fill necessary information

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ACCESS WITHIN THE SUBDIVISION

Are there arrangements for maintenance?

Yes No



Purchasers are responsible for maintaining the roads and that, if maintenance is not performed, the roads may soon deteriorate and access may become difficult or impossible.

What is the estimated cost of construction to the purchaser?

What is the estimated cost of maintenance to the purchaser?

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Scenario
Add necessary details

ACCESS WITHIN THE SUBDIVISION

NEARBY COMMUNITIES CHART

Complete the Nearby Communities Chart by listing the county seat (identify) and at least two nearby communities. Include at least one community of significant size which offers general services.

| Nearby Communities | Population | Distance Over Paved Roads (in miles) | Distance over Unpaved Roads (in miles) | Total |
|----------------------|----------------------|--------------------------------------|--|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

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Scenario
Select Individual System
No, No and Yes

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UTILITIES

WATER

How is water to be supplied to the individual lots ?

- Central System Individual System

Individual System

Indicate Type of Individual System?

Individual Cistern

Other Individual System



The purity and chemical content of the water cannot be determined until each individual well or source of water is completed and tested.

What are the total estimated costs of the system, including but not limited to, the costs of installation, storage, any treatment facilities and other necessary equipment?

Does the sales contract contains provisions for refund or exchange in the event a productive well cannot be installed?

- Yes No



There is no assurance a productive well can be installed and, if it cannot, no refund of the purchase price of the lot will be made.

Are any hydrological surveys in connection with the use of individual wells or sources of hauled water for cisterns

- Yes No



There is no assurance of a sufficient supply of water for the anticipated population.

Is a permit required to install the individual system to be used?

- Yes No

From whom and where is the permit secured?

Cost of Permit

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Scenario
Select Individual System
No and Yes

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UTILITIES

WATER

How is water to be supplied to the individual lots ?

Central System

Individual System

Individual System

Indicate Type of Individual System?

Individual Private Well

Individual Cistern

Other Individual System



The purity and chemical content of the water cannot be determined until each individual well or source of water is completed and tested.

What are the total estimated costs of the system, including but not limited to, the costs of installation, storage, any treatment facilities and other necessary equipment?

Where will the water to fill the individual Cistern be secured?

Cost of Water

Delivery costs for a supply sufficient to serve the monthly needs of a family of four living in a house on a year-round basis



Water stored for extended periods tends to become stale and may acquire an unpleasant taste or odor.

Are any hydrological surveys in connection with the use of individual wells or sources of hauled water for cisterns

Yes No



There is no assurance of a sufficient supply of water for the anticipated population.

Is a permit required to install the individual system to be used?

Yes No

From whom and where is the permit secured?

Cost of Permit

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UTILITIES

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Scenario
Central System
Select Developer, No

WATER

How is water to be supplied to the individual lots ?

- Central System Individual System

Central System

Who is the supplier?

Developer

Affiliate

Subsidiary

Other

Explain Other

Is the operation of the entity supervised or regulated by a governmental agency?

- Yes No

Supplier Name

Address 1

Address 2

City

State

Zip

Phone



Neither the operation of the water system nor the rates are regulated by a public authority.



We do not own or operate the central water system so we cannot assure its continued availability for your use.

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Scenario
Central System
Select Other, Yes and No

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UTILITIES

WATER

How is water to be supplied to the individual lots ?

- Central System Individual System

Central System

Who is the supplier?

Developer

Affiliate

Subsidiary

Other

Explain Other

Is the operation of the entity supervised by a governmental agency?

- Yes No

Is the supplier of water a governmental agency?

- Yes No

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

Where will the water mains be extended for each lot?

In front of

Adjacent to

Are there are separate units or sections of the subdivision included in the Statement of Record which have different completion dates?

- Yes No

When will the construction begin?

MM/YYYY

What is the present percentage of completion of the water mains and central supply plant?

When will service be available to the individual lots?

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Scenario
Central System
Select Other, Yes and Yes

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WATER

How is water to be supplied to the individual lots ?

- Central System Individual System

Who is the supplier?

Developer
Affiliate
Subsidiary
Other

Central System

Explain Other

Is the operation of the entity supervised by a governmental agency?

- Yes No

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

Where will the water mains be extended for each lot?

In front of
Adjacent to

Are there are separate units or sections of the subdivision included in the Statement of Record which have different completion dates?

- Yes No

WATER CHART

| Unit | Estimated starting date (MM/YYYY) | Percentage of construction now complete | Estimated service availability date (MM/YYYY) |
|----------------------|-----------------------------------|---|---|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

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UTILITIES

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Scenario
Central System
Select No and Yes

WATER

Central System

What is the present capacity of the central plant (i.e., how many connections can be supplied)?

Is the capacity sufficient to serve all lots in the Statement of Record?

Yes No

List of limitations

Number of lots



List of (*limitations*) . (*indicate number of lots*) in this subdivision which can currently be served.

Does it require expansion in phases?

Yes No

Indicate the timetable for each phase to be in service and what will trigger beginning of the expansion for each phase?

WATER CHART

| Phase | Trigger for Expansion | Estimated Start of Phase | Estimated End of Phase |
|----------------------|-----------------------|--------------------------|------------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

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UTILITIES

OMB Control Number: 3170-0047
Expiration Date: XX/XX/XXXX

Scenario
Central System
Yes, No and No or just No for the first question`

WATER

Central System

Have there been any hydrological surveys to determine that a sufficient source of water is available to serve the anticipated population of the subdivision?

Yes No

Has the water in the central system been tested for purity and chemical content?

Yes No

Did the results show that the water meets all standards for a public water supply?

Yes No



There is no assurance of a sufficient supply or that the water is drinkable.

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UTILITIES

OMB Control Number: 3170-XXXX
Expiration Date: XX/XX/XXXX

Scenario
Central System,
No and No

WATER

Central System

Is there any financial assurance of completion of the central system and any future expansion?

Yes No Explain



No funds have been set aside in an escrow or trust account nor have any other financial arrangements been made to assure completion of the water system.

If the developer or an affiliate or subsidiary of the developer operates the central system, have all permits been obtained from the proper agencies for the construction, use and operation of the central system?

Yes No Explain



No funds have been set aside in an escrow or trust account nor have any other financial arrangements been made to assure completion of the water system.

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UTILITIES

OMB Control Number: 3170-XXXX
Expiration Date: XX/XX/XXXX

Scenario
Central System
Yes, & Yes

WATER

Central System

Is the purchaser to pay any construction costs, one-time connection fees, availability fees, special assessments or deposits for the central system?

Yes No

Type of Cost

| | |
|--------------------------------|---|
| Construction Costs | ▲ |
| One-time Connection Fees | ▬ |
| Availability Fees | ▬ |
| Special Assessment Fees | ▬ |
| Deposits | ▼ |

Fees

Add More Fees

Is the purchaser responsible for construction costs of the water mains,?

Yes No

State the cost to install the mains to the most remote lot covered by this report.

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Scenario
Central System
No, Yes, Yes, No, and No

OMB Control Number: 3170-XXXX
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Central System

UTILITIES

WATER

Is the purchaser to pay any construction costs, one-time connection fees, availability fees, special assessments or deposits for the central system?

Yes No



There are no charges other than use fees.

If a purchaser wishes to use a lot prior to the date central water is available to it, may the purchaser install an individual system?

Yes No

Include the information required for individual systems by clicking here.

Add Individual Systems Information

Will the purchaser be required to discontinue use of any individual system and connect to the central system when service is available to the lot?

Yes No

Is the purchaser not required to connect to the central system?

Yes No

Must any construction costs, connection fees, availability fees, special assessments or deposits in connection with the central system still be paid?

Yes No

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UTILITIES

WATER

Central System

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Expiration Date: XX/XX/XXXX

Scenario
Central System
No, No Yes, & Yes

Is the purchaser to pay any construction costs, one-time connection fees, availability fees, special assessments or deposits for the central system?

Yes No



There are no charges other than use fees.

If a purchaser wishes to use a lot prior to the date central water is available to it, may the purchaser install an individual system?

Yes No



Water will not be available until the central system is extended to the lot.

If connection to the system is voluntary and not all purchasers elect to use the system, will the cost to those who do use the system be increased?

Yes No



Connection to the central system is voluntary and those who use the system may have to pay a disproportionate share of the cost of the system and its operation.

Is the developer constructing the system but will later turn it over to a property owners' association for operation and maintenance?

Yes No

Will it be conveyed free and clear of any encumbrance? Yes No

State the estimated date of the conveyance

State conditions of the conveyance

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Scenario
Central System
Yes, No, Yes, Yes, Yes

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WATER

Central System

Is the purchaser to pay any construction costs, one-time connection fees, availability fees, special assessments or deposits for the central system?

Yes No



There are no charges other than use fees.

If a purchaser wishes to use a lot prior to the date central water is available to it, may the purchaser install an individual system?

Yes No



Water will not be available until the central system is extended to the lot.

If connection to the system is voluntary and not all purchasers elect to use the system, will the cost to those who do use the system be increased?

Yes No



Connection to the central system is voluntary and those who use the system may have to pay a disproportionate share of the cost of the system and its operation.

Is the developer constructing the system but will later turn it over to a property owners' association for operation and maintenance?

Yes No Will it be conveyed free and clear of any encumbrance? Yes No

State the estimated date of the conveyance

State conditions of the conveyance

Is there a charge or if the association must assume an encumbrance?

Yes No

State terms for retirement of either obligation.

State the estimated amount of either

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UTILITIES

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Scenario
Yes, No, and Yes

ELECTRICITY

Will electric service be provided to the subdivision? Yes No

Who will provide electrical services to the subdivision?

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

Have primary electrical service lines been extended in front of, or adjacent to, all of the lots?

Yes No

When will the construction begin?

 MM/YYYY

When will service be available?

 MM/YYYY

Under what conditions will construction begin?

Who is responsible for their construction?

Are there separate units or sections having different service availability dates?

Yes No

ELECTRICITY CHART

| Unit | Estimated starting date (MM/YYYY) | Percentage of construction now complete | Estimated service availability date (MM/YYYY) |
|----------------------|-----------------------------------|---|---|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

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Scenario No, and No

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UTILITIES

ELECTRICITY

Is construction of the lines or service to the ultimate consumer provided by an entity other than a publicly regulated utility? Yes No

Who provides, or will provide, the service?

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

Who will be responsible for maintenance?

What is the assurance of completion?

What charges or assessments will the purchaser pay?

If the primary service lines have not been extended in front of, or adjacent to each lot, will the purchaser be responsible for any construction costs?

Yes No

What is the utility company's policy and charges for extension of primary lines?

Based on that policy, what would be the cost to the purchaser for extending primary service to the most remote lot in this Report?

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UTILITIES

ELECTRICITY

Will electric service be provided to the subdivision? Yes No

What is an alternate source (e.g., generators, etc.)

What are the estimated costs?

Are the lines to be installed by some entity other than a publicly regulated utility?

Yes No

Is there any financial assurance?

Yes No



No funds have been set aside in an escrow or trust account nor have any other financial arrangements been made to assure construction of the electric lines.

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Scenario
Yes, No and No

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UTILITIES

TELEPHONE

Is telephone service now, or will it be, available? Yes No

Who will furnish the service?

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

Have the service lines been extended in front of, or adjacent to, each of the lots?

Yes No

Will the purchaser be responsible for any construction costs?

Yes No

When will the construction begin?

When will service be available?

MM/YYYY

MM/YYYY

Under what conditions will construction begin?

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UTILITIES

TELEPHONE

Is telephone service now, or will it be, available? Yes No

Who will furnish the service?

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

Have the service lines been extended in front of, or adjacent to, each of the lots?

Yes No

Will the purchaser be responsible for any construction costs?

Yes No

What is the utility company's policy and charges for

extension of service lines?

Based on that policy, what would be the cost to the purchaser of extending service lines to the most remote lot in this Report?

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Scenario
Add appropriate data

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UTILITIES

FUEL OR OTHER ENERGY SOURCES

What fuel, or other energy source, will be available for heating, cooking, etc. in the subdivision?

 Electricity
 Natural Gas
 Propane Gas
 Oil
 Other

Explain Other

Describe the availability of the fuel or other energy source?

Supplier Name

Address 1

Address 2

City

State

Zip

Phone

If the fuel is natural gas, when will the mains be installed to the lots?

What is the cost to the purchaser for installation fees and connection fees?

Installation Fees

Connection Fees

If oil or propane gas will be used, include the cost of a storage tank.

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Scenario
Yes and no option selected

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FINANCIAL INFORMATION

Has the developer had a deficit in retained earnings or experienced an operating loss during the last fiscal year or, if less than a year old, since its formation?

Yes No

Select one of the following.

- (1) All facilities, utilities and amenities proposed to be completed by the developer in the Property Report and sales contract have been completed so that the lots included in the Statement of Record are immediately usable for the purpose for which they are sold
- (2) The developer is contractually obligated to the purchaser to complete all facilities, utilities and amenities promised by it in the Statement of Record.

Select all that apply.

- (i)The developer has made financial arrangements, such as the posting of surety bonds (corporate or individual notes or bonds are not acceptable), irrevocable letters of credit, escrow or trust accounts, to assure that the facilities, utilities and amenities will be completed by the dates set out in the Property Report or contract.
- (ii)The sales contract provides for delivery of a deed within 180 days of the signing of the contract which conveys title free of any mortgage or lien, or the developer has filed an assurance of title agreement with ILSRP as outlined in § 1010.212(e)
- (iii) Any down payments or deposits are held in an escrow or trust account.



This may affect the developer's ability to complete promised facilities and to discharge financial obligations.

Welcome John Doe!

Subdivision ID

Scenario
Yes and Decline to give an opinion

OMB Control Number: 3170-X
Expiration Date: XX/XX/XXXX

FINANCIAL INFORMATION

Are the developer's financial statements audited?

Yes No

Did the accountant qualify the opinion or decline to give an opinion?

Qualify the opinion Decline to give an opinion

Explain



A copy of our current financial available at the CFPB ILS website by clicking on the link below.

Link to Financials

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Scenario
Add necessary information

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| ○ Hospital |
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| ○ Shopping Facilities |
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LOCAL SERVICES

FIRE PROTECTION

Describe the availability of fire protection.

Fire Department

Address 1

Address 2

City

State

Zip

Phone

Availability (indicate if year round)

Distance in Miles

Any Other Details

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Scenario
Add necessary information

POLICE PROTECTION

Describe the availability of police protection.

Police Department

Address 1

Address 2

City

State

Zip

Phone

Availability

Distance in Miles

Any Other Details

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Scenario
Add necessary information,
Yes

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LOCAL SERVICES

SCHOOLS

Select if elementary, junior high and senior high schools are available to residents of the subdivision.

- Elementary High School** **Junior High School** **Senior High School**

Is school bus transportation available at the subdivision?

- Yes No

Any Other Details

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Scenario
Add necessary information,
Yes

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LOCAL SERVICES

HOSPITAL

Provide name and location of the nearest hospital.

Hospital Name

Location

Is ambulance service available?

Yes No

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Add necessary information

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LOCAL SERVICES

PHYSICIANS AND DENTISTS

Provide name and location of the nearest Physician and Dentist

Physician

Location

Dentist

Location

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Add necessary information

SHOPPING FACILITIES

Provide location of the nearest shopping facilities

Shopping Center Location

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Add necessary information, Yes

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LOCAL SERVICES

MAIL SERVICE

Is Mail Service available to the subdivision?

Yes No

Describe the arrangements the purchasers must make to receive mail service.

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Add necessary information, Yes

PUBLIC TRANSPORTATION

Is there public transportation available in the subdivision or to nearby towns?

Yes No

Give the location of the nearest public transportation and the distance from the subdivision.

Distance in Miles

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Check all that apply

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RECREATIONAL FACILITIES

RECREATIONAL FACILITIES TO BE COVERED

Recreational facilities information shall be provided if any of the following is applicable. Select all that apply.

(1) The developer is contractually responsible to provide or complete recreational facilities which are:

- (i) Within, adjacent or contiguous to the subdivision
- (ii) Maintained substantially for the use of lot owners

(2) Third party is responsible to provide or complete recreational facilities which are:

- (i) Within, adjacent or contiguous to the subdivision
- (ii) Maintained substantially for the use of lot owners

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RECREATIONAL FACILITIES

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Scenario
Enter the Information in the table

RECREATIONAL FACILITY CHART DETAILS

Recreational facilities information should be provided in the below chart based on the details mentioned.

- Facility - Identify each recreational facility. Identify closely related facilities (e.g., swimming pool and bathhouse) separately only if their availability dates differ.
- Percent of construction now complete - State the present percentage of completion of construction for each recreational facility.
- Estimated date of start of construction - Insert the estimated date of the start of construction for the facility (month and year).
- Estimated date available for use - If the construction of the facility is not complete or if it is not available to lot owners for its intended use, indicate the estimated date (month and year) that the facility will be available for use. If the "estimated date available for use" for any facility has been amended to delay it to a later date, indicate such delay in a statement immediately below the chart. Underline the response. This statement shall include the name of the facility and the prior estimated availability date, and it shall be referenced to the appropriate facility listed on the chart by use of an asterisk or other appropriate symbol. If a facility is 100 percent completed and in use, no date is needed.
- Financial assurance of completion - If the construction of the facility is not complete, state whether there is any financial assurance of completion. If none, state "none." If such exists, state the type of assurance (i.e., bond, escrow, or trust). If no documentation for such assurance has been provided in § 1010.214 of the Statement of Record, then do not indicate such assurance on the chart, but in place of such assurance on the chart state "none."
- Buyer's annual cost or assessments -State the lot buyer's annual cost or assessments for using the facility. These costs should include any applicable property owners' association assessment, and the developer's maintenance assessment. If the cost information is lengthy, you may use an asterisk or other appropriate symbol and include the cost information in a paragraph below the chart.

RECREATIONAL FACILITY CHART

| Facility | Percentage of construction now complete | Estimated date of start of construction (MM/YYYY) | Estimated date available for use (MM/YYYY) | Financial assurance of completion | Buyer's annual cost or assessments | Owned by Developer |
|----------------------|---|---|--|-----------------------------------|------------------------------------|--------------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="checkbox"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="checkbox"/> |

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Scenario
No, Yes, No

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RECREATIONAL FACILITIES

RECREATIONAL FACILITY DETAILS

Constructing the facilities

Are the facilities complete?

Yes No

Who is responsible for the construction of the facilities?

Is the purchaser required to pay any of the cost of construction of these facilities?

Yes No

Estimate and disclose such cost

Maintaining the facilities

Who is responsible for the operation and maintenance of these facilities?

Facilities which will be leased to lot purchasers

Are any of the facilities covered here will be leased to a Property Owners' Association or other lot owners in the subject subdivision?

Yes No

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Yes, Yes, Yes, Yes, Yes, Yes

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RECREATIONAL FACILITIES

RECREATIONAL FACILITY DETAILS

Facilities which will be leased to lot purchasers

Are any of the facilities covered here will be leased to a Property Owners' Association or other lot owners in the subject subdivision?

Yes No

State which facilities are or will be leased

Indicate term of lease

Will the lot owners have an opportunity to terminate or ratify the lease after control of the Property Owners' Association is turned over to them?

Yes No

Does the owner of a recreational facility leased to the Property Owners' Association or other lot owners encumber it?

Yes No

Does the holders of such encumbrances acquire the leased facilities and not honor the lease?

Yes No

Are the lease payments increased on an escalating or other basis?

Yes No

What costs or expenses, if any, will be borne by the owner?

Can the lease can be assigned or sublet.

Yes No

Explain

State how the lease can be terminated

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Scenario
Yes, Yes, No

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RECREATIONAL FACILITIES

RECREATIONAL FACILITY DETAILS

Transfer of the facilities

Are there presently any liens or mortgages on any of these recreational facilities?

Yes No

Describe such liens or mortgages

Do the developer, or owner of the subdivision, their principals, or subsidiaries, intend to transfer the title of a listed recreational facility in the future?

Yes No

Explain when the title transfer of a listed recreational facility will happen

Type of conveyance

To whom will the transfer be made

Disclose any adverse effects on, or cost to, lot purchasers which may be caused by such transfer.

If any facility is to be transferred to lot owners as a Property Owners' Association or otherwise, will the facility be transferred free and clear of all liens and encumbrances?

Yes No

State the amount of the encumbrance to be assumed

Disclose any contractual conditions on such transfer which relate to lot purchasers

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RECREATIONAL FACILITIES

RECREATIONAL FACILITY DETAILS

Permits

Are the necessary permits been obtained for the construction and/or use of the facilities?

Yes No

Identify the permit or license

Identify the facilities for which such permits have not been obtained



The (identify the permit or license) has not been obtained and therefore there is no assurance that the lot owners will be able to use the (identify the facility).

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General Public Scenario

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RECREATIONAL FACILITIES

RECREATIONAL FACILITY DETAILS

Who may use the facilities

Indicate who will be permitted to use the recreational facilities (e.g., lot owners, their guests, employees of developer, general public)

- Lot owners
- Lot owner guests
- Employees of developer
- General public**
- Other

Explain Other

Identify the facilities open to use by the general public



The (identify the facility) is open to use by the general public and their use of the facility may limit use of it by lot owners.

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Scenario
Yes, and Yes

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SUBDIVISION CHARACTERISTICS AND CLIMATE

GENERAL TOPOGRAPHY

What is the general topography and the major physical characteristics of the land in the subdivision?

State the percentage of the subdivision which is to remain as natural open space and as developed parkland.

Are there any steep slopes, rock outcroppings, unstable or expansive soil conditions, etc., which will necessitate the use of special construction techniques to build on, or use, any lot in the subdivision?

Yes No

Identify the lots affected

Describe the techniques recommended

Do any lots in the subdivision have a slope of 20%, or more?

Yes No



Some lots in this subdivision have a slope of 20%, or more. This may affect the type and cost of construction.

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Scenario
Yes and complete necessary details

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SUBDIVISION CHARACTERISTICS AND CLIMATE

WATER COVERAGE

Are any lots, or portions of any lots, covered by water at any time?

What lots are affected?

When are they covered by water?

How does this affect their use for the purpose for which they are sold?

Can the condition be corrected?

Yes No

At what cost to the purchaser?

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Yes and complete any necessary information

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SUBDIVISION CHARACTERISTICS AND CLIMATE

DRAINAGE AND FILL

Identify the lots which require draining or fill prior to being used for the purpose for which they are being sold

Who will be responsible for any corrective action?

Is the purchaser responsible?

Yes No

What is the estimated costs?

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Scenario
Yes, Yes and Yes and fill any necessary information

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SUBDIVISION CHARACTERISTICS AND CLIMATE

FLOOD PLAIN

Is the subdivision located within a flood plain or an area designated by any Federal, state or local agency as being flood prone?

Yes No

What lots are affected?

Is flood insurance available?

Yes No

Is it required in connection with the financing of any improvements to the lot?

Yes No Explain

What is the estimated cost of the flood insurance?

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SEARCH

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Yes , Yes , Yes and Yes

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SUBDIVISION CHARACTERISTICS AND CLIMATE

FLOODING AND SOIL EROSION

Does the developer have a program which provides, or will provide, at least minimum controls for soil erosion, sedimentation or periodic flooding throughout the subdivision?

Yes No

Describe the program

Are the program approved by the appropriate government officials?

Yes No

Program Start Date

MM/YYYY

Program Completion Date

MM/YYYY

Is the developer obligated to comply with the program?

Yes No

Is there any financial assurance of completion?

Yes No

Explain



A minimum program will usually provide for: (i) Temporary measures such as mulching and seeding of exposed areas and silt basins to trap sediments in runoff water, and (ii) Permanent measures such as sodding and seeding in areas of heavy grading or cut and fill along with the construction of diversion channels, ditches, outlet channels, waterway stabilizers and sediment control basins.

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Yes , No and No or just No for the first

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SUBDIVISION CHARACTERISTICS AND CLIMATE

FLOODING AND SOIL EROSION

Does the developer have a program which provides, or will provide, at least minimum controls for soil erosion, sedimentation or periodic flooding throughout the subdivision?

Yes No

Describe the program

Are the program approved by the appropriate government officials?

Yes No

Program Start Date

Program Completion Date

MM/YYYY

MM/YYYY

Is the developer obligated to comply with the program?

Yes No

Is there any financial assurance of completion?

Yes No



The measures being taken may not be sufficient to prevent property damage or health and safety hazards.

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SUBDIVISION CHARACTERISTICS AND CLIMATE

NUISANCES

Are there any land uses which may adversely affect the subdivision?

Yes No

Type of Nuisances

- Unusual or unpleasant noises
- Unusual or unpleasant odors
- Pollutants
- Existing or proposed industrial Activity
- Military installations
- Airports
- Railroads
- Truck terminals
- Race tracks
- Animal pens
- Noxious smoke
- Chemical fumes
- Stagnant ponds
- Marshes
- Slaughterhouses
- Sewage treatment facilities
- Other

Explain Other

Describe Nuisance

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NUISANCES

Are there any land uses which may adversely affect the subdivision?

Yes No



There are no nuisances which affect the subdivision.

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Yes , and Yes

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SUBDIVISION CHARACTERISTICS AND CLIMATE

HAZARDS

Are there any unusual safety factors which affect the subdivision ?

Yes No

Type of unusual safety factors

- Dilapidated buildings
- Abandoned mines
- Abandoned wells,
- Air or vehicular traffic hazards
- Danger from fire or explosion
- Radiation hazards
- Other

Explain Other

Is the developer aware of any proposed plans for construction which may create a nuisance or safety hazard or adversely affect the subdivision?

Yes No

Describe the hazard or nuisance



The measures being taken may not be sufficient to prevent property damage or health and safety hazards.

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No and No

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SUBDIVISION CHARACTERISTICS AND CLIMATE

HAZARDS

Are there any unusual safety factors which affect the subdivision ?

Yes No

Is the developer aware of any proposed plans for construction which may create a nuisance or safety hazard or adversely affect the subdivision?

Yes No



There are no unusual safety factors.

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Yes

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SUBDIVISION CHARACTERISTICS AND CLIMATE

HAZARDS

Is the area subject to natural hazards or has it been formally identified by any Federal, state or local agency as an area subject to the frequent occurrence of natural hazards ?

Yes No

Type of unusual safety factors

- Tornadoes
- Hurricanes
- Earthquakes
- Mudslides,
- Forest fires
- Brush fires
- Avalanches
- Flash flooding
- Other

Explain Other

Please describe the natural hazards that frequently occur in the area.

If the jurisdiction in which the subdivision is located has a rating system for fire hazard, state the rating assigned to the land in the subdivision and explain its meaning.

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SUBDIVISION CHARACTERISTICS AND CLIMATE

CLIMATE

What are the average temperature ranges, summer and winter, for the area in which the subdivision is located ?

| Season | Month | High (Degrees Fahrenheit) | Low (Degrees Fahrenheit) | Mean (Degrees Fahrenheit) |
|--------|----------------------|------------------------------|-----------------------------|------------------------------|
| Summer | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Winter | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

What is the average annual rainfall ?

inches

What is the average annual snowfall?

inches

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SUBDIVISION CHARACTERISTICS AND CLIMATE

OCCUPANCY

How many homes are occupied on a full- or part-time basis as of (date of submission)?

Number of Homes

As of Date (MM/DD/YYYYY)

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Scenario
Yes , No

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ADDITIONAL INFORMATION

PROPERTY OWNERS' ASSOCIATION

Will there be a property owners' association for the subdivision?

Yes No

Has it been formed?

Yes No

When will it be formed?

Who is responsible for its formation?

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ADDITIONAL INFORMATION

PROPERTY OWNERS' ASSOCIATION

Will there be a property owners' association for the subdivision?

Yes No

Has it been formed?

Yes No

What is its name?

Is it operating?

Yes No

Does the developer exercise, or have the right to exercise, any control over the Association because of voting rights or placement of officers or directors?

Yes No

For how long will this control last?

Is membership in the association voluntary?

Yes No

What are the association dues?

Can they be increased?

Yes No

Are members subject to special assessments?

Yes No

For what purpose?

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PROPERTY OWNERS' ASSOCIATION

Will there be a property owners' association for the subdivision?

Yes No

Has it been formed?

Yes No

What is its name?

Is it operating?

Yes No

Does the developer exercise, or have the right to exercise, any control over the Association because of voting rights or placement of officers or directors?

Yes No

For how long will this control last?

Is membership in the association voluntary?

Yes No



Since membership in the association is voluntary, you may be required to pay a disproportionate share of the association costs or it may not be able to carry out its responsibilities.

Will non-member lot owners be subject to the payment of dues or assessments?

Yes No

What are the association dues?

Can they be increased?

Yes No

Are members subject to special assessments?

For what purpose?

Yes No

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PROPERTY OWNERS' ASSOCIATION

What are the functions and responsibilities of the association?

Will the association hold architectural control over the subdivision?

Yes No

Are there any functions or services that the developer now provides at no charge for which the association may be required to assume responsibility in the future?

Yes No

Will an increase in assessments or fees be necessary to continue these functions or services?

Yes No

Does the current level of assessments, fees, charges or other income provide the capability for the association to meet its present, or planned, financial obligations including operating costs, maintenance and repair costs and reserves for replacement?

Yes No

How will any deficit be made up?

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Yes

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ADDITIONAL INFORMATION

TAXES

When will the purchaser's obligation to pay taxes begin?

To whom are the taxes paid?

Developer
Other

Explain Other



Should we not forward the tax funds to the proper authorities, a tax lien may be placed against your lot.

What are the annual taxes on an unimproved lot after the sale to a purchaser?

Is the subdivision encompassed within a special improvement district or is a special district proposed?

Yes No

Describe the purpose of the district

State the amount of assessments

Describe the purchaser's obligation to retire the debt.

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VIOLATIONS AND LITIGATIONS

With respect to activities relating to or in violation of a Federal, state or local law concerned with the environment, land sales, securities sales, construction or sale of homes or home improvements, consumer fraud or similar activity, has the developer, the owner of the land or any of their principals, officers, directors, parent corporation, subsidiaries or an entity in which any of them hold a 10% or more financial interest, been

(i) Disciplined, debarred or suspended by any governmental agency, or is there now pending against them an action which could result in their being disciplined, debarred or suspended

Yes No

Provide a brief description of the action and its present status or disposition shall be given.

(ii) Convicted by any court, or is there now pending against them any criminal proceedings in any court?

Yes No

Has the developer, the owner of the land, any principal, any person holding a 10% or more financial or ownership interest in either, or any officer or director of either, filed a petition in bankruptcy?

Yes No

Has an involuntary petition in bankruptcy been filed against it or them or have they been an officer or director of a company which became insolvent or was involved, as a debtor, in any proceedings under the Bankruptcy Act during the last 13 years?

Yes No

Is the developer or any of its principals, any parent corporation or subsidiary, any officer or director a party to any litigation which may have a material adverse impact upon its financial condition or its ability to transfer title to a purchaser or to complete promised facilities?

Yes No

Describes the possible effects which the action may have upon the subdivision



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Subdivision ID

SEARCH

Scenario
Yes, No, Yes and Yes

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RESALE AND EXCHANGE PROGRAM

Are there restrictions which might hinder lot owners in the resale of their lots ?

Yes No

Restriction Types

- A prohibition against posting signs
- Limitations on access to the subdivision by outside brokers or prospective buyers
- The developer's right of first refusal
- Membership requirements
- Other

Explain Other

Briefly explain the restrictions

Does the developer have an active resale program?

Yes No



We have no program to assist you in the sale of your lot.

Does the developer have a lot exchange program?

Yes No

Describe the program

State any conditions

Does the program reserves a sufficient number of lots to accommodate all those wishing to participate.?

Yes No

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UNUSUAL SITUATIONS

Leases

Are leases applicable to this subdivision?

Yes No

What is the term of the lease?

Is it renewable?

Yes No

Is it recordable?

Yes No

Can creditors of the developer, or owner, acquire title to the property without any obligation to honor the terms of the lease?

Yes No

Are the lease payments a flat sum or are they graduated?

Can the lessee mortgage or otherwise encumber the leasehold?

Yes No

Will the lessee be permitted to remove any improvements which have been installed when the lease expires or is terminated?

Yes No

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UNUSUAL SITUATIONS

Foreign Subdivision

Is the owner or developer of the subdivision a foreign country corporation?

Yes No

If legal action is necessary to enforce the contract, must it be taken in the courts of the country where the subdivision is located?

Yes No

Does the country in which the subdivision is located have any laws which restrict, in any way, the ownership of land by aliens?

Yes No What are the restrictions?

Must an alien obtain a permit or license to own land, build a home, live, work or do business in the country where the subdivision is located?

Yes No

Where is such permit or license secured?

How long is the permit valid for?

What is the cost of the permit?

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UNUSUAL SITUATIONS

Time Sharing

Is Time Sharing offered for this subdivision?

Yes No

How is title to be conveyed?

How many shares will be sold in each lot?

How is use time allocated?

How are taxes, maintenance and utility expenses divided and billed?

How are voting rights in any Association apportioned?

Are there management fees?

Yes No What are their amounts and how are they apportioned?

Is conveyance of any portion of the lot contingent upon the sale of the remaining portions?

Yes No

Is the initial buyer responsible for any greater portion of the expense than his normal share until the remaining interests are sold?

Yes No

If the purchase of any of the portions is financed, will the default of one owner have any effect upon the remaining owners?

Yes No Explain

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No

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Memberships

Does the purchaser receive any interest in title to the land?

Yes No



You receive no interest in the title to the land but only the right to use it for a certain period of time.

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Memberships

Does the purchaser receive any interest in title to the land?

Yes No

What is the term of the membership?

Is it renewable?

Yes No

What disposition is made of the membership in the event of the death of the member?

Are the lots individually surveyed and the corners marked?

Yes No

How does the member identify the area which the member is entitled to use?

What is the approximate square footage the member is entitled to use?

Are there different classes of membership?

Yes No

How are the different classes identified and what are the differences between them?

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Yes and No checks

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EQUAL OPPORTUNITY IN LOT SALES

Is the developer in compliance with title VIII of the Civil Rights Act of 1968 by not directly or indirectly discriminating on the basis of race, color, religion, sex, national origin, familial status, and handicap in any of the following general areas: Lot marketing and advertising, rendering of lot services, and in requiring terms and conditions on lot sales and leases.

Yes No

Is the developer, directly or indirectly, because of race, color, religion, sex, national origin, familial status, or handicap :

- (1) Refusing to sell or lease lots after the making of a bona fide offer or to negotiate for the sale or lease of lots or is otherwise making unavailable or denying a lot to any person
- (2) Discriminating against any person in the terms, conditions or privileges in the sale or leasing of lots or in providing services or facilities in connection therewith
- (3) Making, printing, publishing or causing to be made, printed or published any notice, statement or advertisement with respect to the sale or leasing of lots that indicates any preference, limitation or discrimination against any person
- (4) Representing to any person that any lot is not available for inspection, sale or lease when such lot is in fact available
- (5) For profit, inducing or attempting to induce any person to sell or lease any lot by representations regarding the entry or non-entry into the neighborhood of a person or persons of a particular race, color, religion, sex, national origin, familial status, or handicap

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Scenario
Add Lot information

LISTING OF LOTS

Provide a listing of lots which shall consist of a description of the lots included in the Statement of Record by the names or number of the section or unit, if any; the block number, if any; and the lot numbers. The lots shall be listed in the most efficient and concise manner. If the filing is a consolidation, the listing shall include all lots registered to date in the subdivision, except any which have been deleted by amendment

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Scenario Cost Sheet

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COST SHEET

In addition to the purchase price of your lot, there are other expenditures which must be made. Listed below are the major costs.

There may be other fees for use of the recreational facilities.

All Costs are subject to change.

Sales Price

| | |
|-------------------|----------------------|
| Cash Price of Lot | <input type="text"/> |
| Finance Charge | <input type="text"/> |
| Total | <input type="text"/> |

Estimated One-Time Charges

| | |
|--|----------------------|
| 1. Water connection fee/installation or private well | <input type="text"/> |
| 2. Sewer connection fee/installation of private on-site sewer system | <input type="text"/> |
| 3. Construction costs to extend electric and/or telephone services. | <input type="text"/> |
| 4. Other (Identify) <input type="text"/> | <input type="text"/> |
| Total of Estimated Sales Price and One-Time Charges | <input type="text"/> |

Estimated Monthly/Annual Charges, Exclusive of Utilities

| | |
|---|----------------------|
| 1. Taxes—Average unimproved lot after sale to purchaser | <input type="text"/> |
| 2. Dues and Assessments | <input type="text"/> |

The information contained in this Property Report is an accurate description of our subdivision and development plans.

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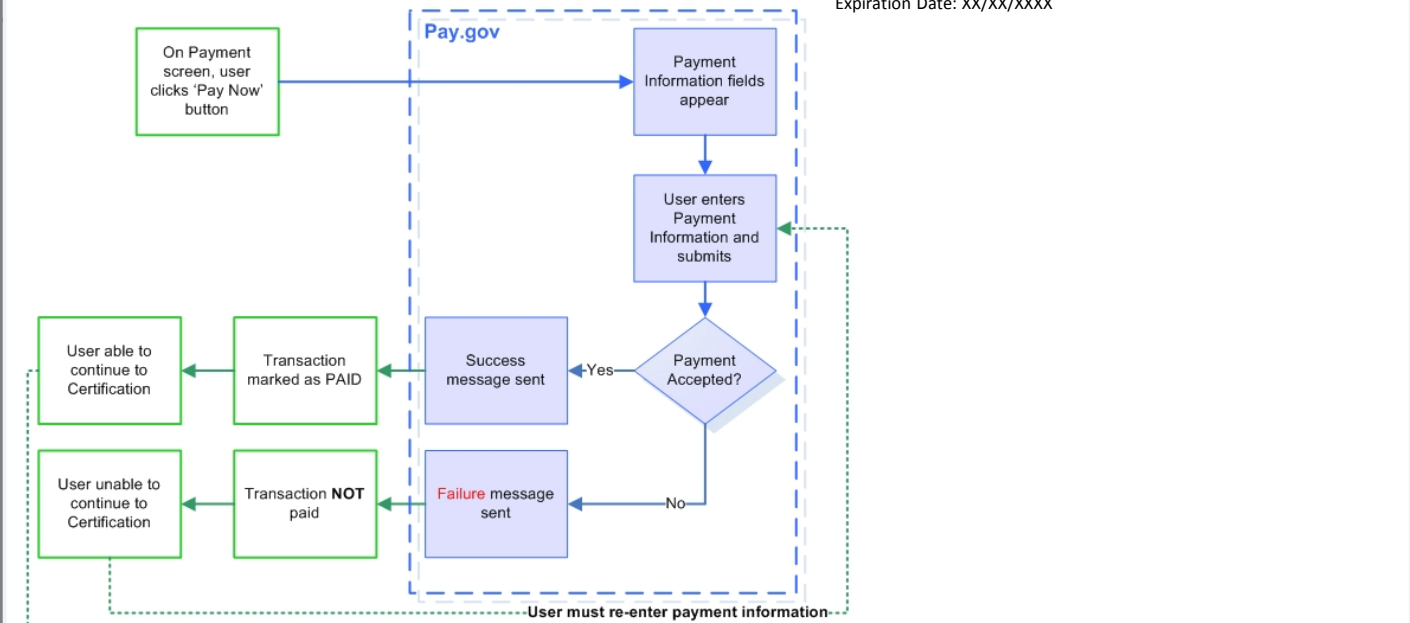
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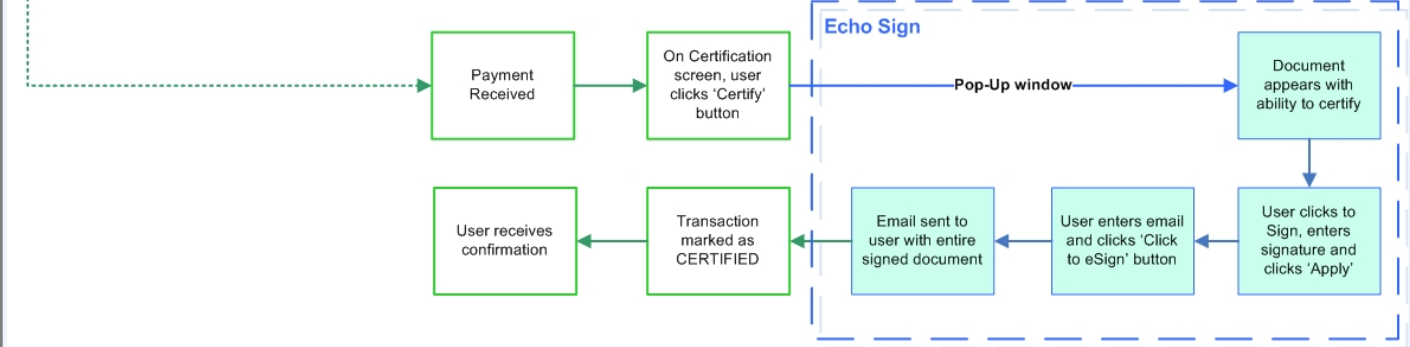
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SAMPLE PROPERTY REPORT - TEMPLATE

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Microsoft Word Document



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ANNUAL FINANCIAL STATEMENT

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- The aggregate sales price of all lots offered pursuant to a common promotional plan equals \$500,000.00 or less.
OR
- Down Payments and deposits are held in an escrow or trust account (MANDATORY)
AND
- The contract provides for delivery of a deed which conveys title free of any mortgage or lien within 180 days of the signing of the contract. (In Lieu of delivery of a deed, the developer may submit an Assurance of Title Agreement (MANDATORY))
- The aggregate sales prices of all lots pursuant to a common promotional plan is at least \$500,000 but less than 1,500,000 **OR**
- All facilities, utilities, and amenities proposed by the developer in the Property Report or sales contract have been completed so that the lots in the Statement of Record are immediately usable for the purpose for which they are sold. **OR**
- The developer is contractually obligated to the purchaser to complete all facilities, utilities, and amenities proposed by the developer in the Property Report and sales contract so that all lots included in the Statement of Record will be useable for the purpose for which they are sold by the dates set out in the Property Report.
AND
- The developer has made financial arrangements, such as the positing of surety bond(corporate bonds or individual notes or bonds are not acceptable) , irrevocable letters of credit or the establishment of escrow or trust accounts, which assure completion of all facilities, utilities and amenities proposed by the developer in the property report or contract.

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Subdivision Information

Subdivision Number

Subdivision Name

Effective Date of Initial Statement of Record

No of Unsold Remaining Registered Lots

Developer Information

Developer Name

Address 1

Address 2

City

State

Zip

Phone

Email Address



The information can be updated by accessing My Profile.

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Developer is still engaged in land sales activity for mentioned subdivision and that no material changes have occurred since the last effective date.

OR

Developer is still engaged in land sales activity for mentioned subdivision and that material changes have occurred since the last effective date and that corrective pages to both property report and AID accompany the report.

OR

Developer is no longer engaged in land sales activity for the mentioned subdivision.

Provide Reason:

Create an Amendment

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