



# Interstate Land Sales (ILS) Registration Wireframes



Designed by  
Naureen Ghani  
Version 0.20



Welcome John Doe!

Subdivision ID

SEARCH

DASHBOARD

SUBDIVISION LIST

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DISCLAIMER

PAPERWORK REDUCTION ACT

OMB Control Number:  
3170-0012 Expiration Date:  
12/31/2018

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](mailto: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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The Developer Details will be pre-populated.

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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.**

**View Property Report**

**Previous**

**Save**

**Save & Continue**

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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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The Developer Details will be pre-populated.

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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"/>

 The information can be updated by accessing My Profile.



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## TITLE TO THE PROPERTY AND LAND USE

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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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**SEARCH**

**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?

180 days after the sale



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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**TITLE TO THE PROPERTY AND LAND USE**

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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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**Scenario 2**  
Select Yes and subsequent questions will be displayed. Select Yes for the first and no for next.

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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 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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Welcome John Doe!

Subdivision ID

**SEARCH**

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

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**TITLE TO THE PROPERTY AND LAND USE**

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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:

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.

Welcome John Doe!

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**SEARCH**

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:

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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.

Included Lots? All or provide the lot numbers.

- (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? What is the release fee?

Yes  No



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.



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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!

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**SEARCH**

**Scenario 1**  
Select Yes and provide the necessary information

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**TITLE TO THE PROPERTY AND LAND USE**

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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

Address 1

Address 2

Test Drive 1  Suite 120

City

State

Zip

Parlin  New Jersey  08859

**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?

Welcome John Doe!

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Scenario 2  
Select No and the warning message will be provided

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## TITLE TO THE PROPERTY AND LAND USE

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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?

Welcome John Doe!

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Scenario  
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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## TITLE TO THE PROPERTY AND LAND USE

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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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**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.

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Welcome John Doe!

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**SEARCH**

**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

Identify easement affected Lots?

State the affect on use of the lots?

**Add More Easements**

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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**TITLE TO THE PROPERTY AND LAND USE**

OMB Control Number: 3170-001  
Expiration Date: 12/31/2018

Scenario  
To Add additional easements

**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
<input type="text"/>	<input type="text"/>

Identify easement affected Lots?

State the affect on use of the lots?

**Add More Easements**





Welcome John Doe!

Subdivision ID

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## TITLE TO THE PROPERTY AND LAND USE

OMB Control Number  
Expiration Date: 12/31/2015

Scenario 1  
Select No and a warning message is displayed

### 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.**

View Property Report

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Welcome John Doe!

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Scenario 2  
Select Yes and then No and No

OMB Control Number: 3170-0  
Expiration Date: 12/31/2018

## TITLE TO THE PROPERTY AND LAND USE

### 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

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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## TITLE TO THE PROPERTY AND LAND USE

OMB Control Number: 3170-0012  
Expiration Date: 12/31/2018

**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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Welcome John Doe!

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## TITLE TO THE PROPERTY AND LAND USE

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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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Welcome John Doe!

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## TITLE TO THE PROPERTY AND LAND USE

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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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Welcome John Doe!

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**Scenario**  
Select Yes and Yes

### PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT Permits

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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## TITLE TO THE PROPERTY AND LAND USE

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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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Welcome John Doe!

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## TITLE TO THE PROPERTY AND LAND USE

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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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Welcome John Doe!

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## TITLE TO THE PROPERTY AND LAND USE

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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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Welcome John Doe!

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**ROADS**

OMB Control Number: 3170-0010  
Expiration Date: 12/31/2018

**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)

Welcome John Doe!

Subdivision ID

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

OMB Control Number: 317  
Expiration Date: 12/31/20

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**ROADS**

**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  
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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

Welcome John Doe!

Subdivision ID

OMB Control Number: 3170-0012  
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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



Welcome John Doe!

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**SEARCH**

**Scenario**  
Select No and fill necessary information

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## ROADS

### 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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**ROADS**

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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



Welcome John Doe!

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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

Welcome John Doe!

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**SEARCH**

Scenario  
Central System  
Select Developer, 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 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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**UTILITIES**

**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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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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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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**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	▬
<b>Special Assessment Fees</b>	▬
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

**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

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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**Scenario**  
Central System  
No, No Yes, & Yes

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**UTILITIES**

**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

Welcome John Doe!

Subdivision ID

**SEARCH**

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

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**UTILITIES**

**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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**Scenario**  
Yes, No, and Yes

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**UTILITIES**

**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?

When will service be available?

MM/YYYY

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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SEARCH

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**

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**Scenario**  
No, No and No

**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

[input]

Address 1

Address 2

[input]

[input]

City

State

Zip

Phone

[input]

[input]

[input]

[input]

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?

[input]

MM/YYYY

[input]

MM/YYYY

Under what conditions will construction begin?

[input]

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Scenario  
Yes, No and Yes

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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.



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## FINANCIAL INFORMATION

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**Scenario**  
Yes and Decline to give an opinion

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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**LOCAL SERVICES**

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**Scenario**  
Add necessary information

**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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**LOCAL SERVICES**

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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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**SEARCH**

**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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**Scenario**  
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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**LOCAL SERVICES**

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**Scenario**  
Add necessary information

**SHOPPING FACILITIES**

Provide location of the nearest shopping facilities

Shopping Center Location

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**Scenario**  
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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**LOCAL SERVICES**

**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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**Scenario**  
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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## RECREATIONAL FACILITIES

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**Scenario**  
Yes, Yes, Yes, Yes, Yes, Yes

### 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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## RECREATIONAL FACILITIES

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**Scenario**  
Yes, Yes, No

### 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

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**Scenario**  
No

### 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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Scenario  
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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## SUBDIVISION CHARACTERISTICS AND CLIMATE

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**Scenario**  
Yes and complete necessary details

### 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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Scenario  
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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**Scenario**  
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

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

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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**Scenario**  
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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**Scenario**  
Yes

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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

**Add More**

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## SUBDIVISION CHARACTERISTICS AND CLIMATE

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Scenario  
No

### 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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**Scenario**  
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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**Scenario**  
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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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Scenario  
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**

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**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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Enter required data

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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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**ADDITIONAL INFORMATION**

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**Scenario**  
Yes , No

**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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Scenario  
Yes , Yes , Yes, Yes. , No, Yes, and Yes

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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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Welcome John Doe!

Subdivision ID

**SEARCH**

**Scenario**  
Yes , Yes , Yes, Yes. , Yes, Yes,  
Yes and Yes

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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



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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Scenario  
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**ADDITIONAL INFORMATION**

**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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**ADDITIONAL INFORMATION**

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**Scenario**  
Yes

**TAXES**

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

To whom are the taxes paid?

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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**ADDITIONAL INFORMATION**

**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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**ADDITIONAL INFORMATION**

**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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**ADDITIONAL INFORMATION**

**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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Welcome John Doe!

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### ADDITIONAL INFORMATION

#### 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?

[input box for 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?

[input box for permit location]

How long is the permit valid for?

[input box for permit duration]

What is the cost of the permit?

[input box for permit cost]

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**ADDITIONAL INFORMATION**

**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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### ADDITIONAL INFORMATION

#### UNUSUAL SITUATIONS

#### 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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**UNUSUAL SITUATIONS**

**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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**Scenario**  
Yes and No checks

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**ADDITIONAL INFORMATION**

**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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**ADDITIONAL INFORMATION**

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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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**Save & Continue**



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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"/>

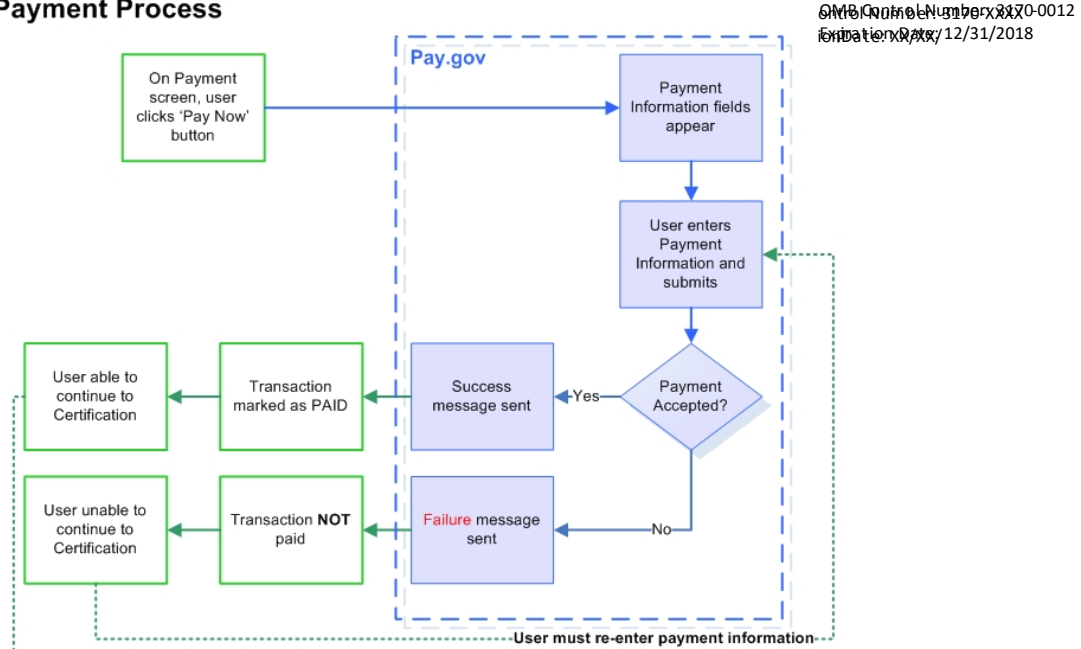
The information contained in this Property Report is an accurate description of our subdivision and development plans.

Welcome John Doe!

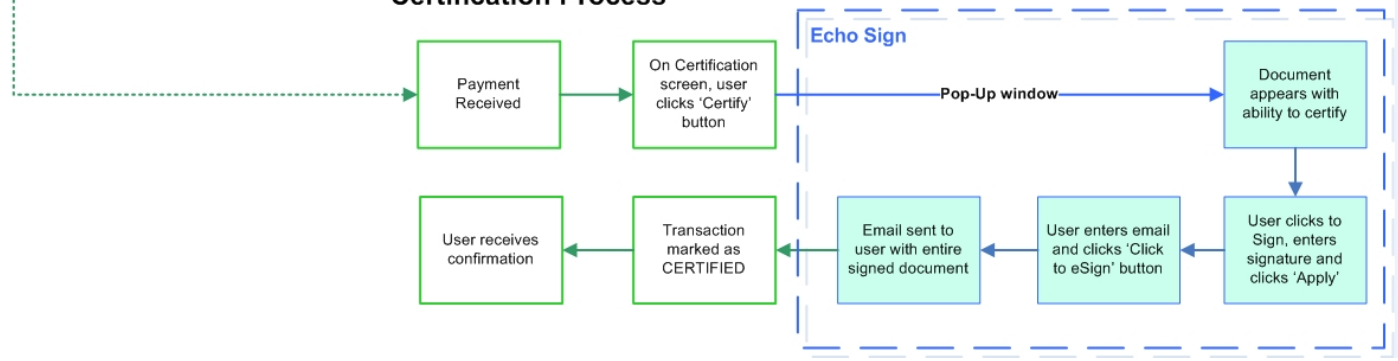
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**Payment Process**



**Certification Process**



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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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## ANNUAL REPORT INFORMATION

### 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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Additional Information &

Documentation (AID)

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- Upload AID

Amendment

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ANNUAL REPORT INFORMATION

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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

View Property Report

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Save & Continue