

# ARIZONA SPDS/CLUE WAIVER FORM

The seller on this real estate transaction has elected to not provide:

Seller Property Disclosure Statement (SPDS)

Insurance Claims History Report (CLUE)

The SPDS form is divided into six general sections, Ownership and Property, Building and Safety, Utilities, Environmental Information, Sewer/Waste Treatment and other conditions. Freestand Realty does not endorse waiving either disclosure. All parties to the Purchase Contract have received and reviewed a blank copy of the SPDS for their consideration and review.

The Arizona Association of Realtors SPDS form is designed to assist the sellers in making legally required disclosures and avoid inadvertent nondisclosure of material facts. The SPDS form is designed to help the buyer understand the types of disclosures that are important to review.

By executing this agreement both buyer(s) and seller(s) have agreed to exclude these documents from the purchase contract and hold all agents and brokers harmless. Freestand Realty additionally recommends that the buyer hire a home inspector during the buyers inspection period.

The Insurance Claims Report (CLUE) (Comprehensive Loss Underwriting Exchange) provides dates of claims, insurance companies involved, the type of policy, whether loss was related to a named catastrophe (hurricane, etc.), location of the loss (on or off property), the amount paid and cause of the loss.

I have read and understand the SPDS/CLUE waiver and wish to continue with the purchase contract without receiving (Buyers) or providing (Sellers) these documents.

Subject Property Address \_\_\_\_\_

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date