

Schulder, Judith

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From: lsmckissick@aol.com
Sent: Monday, May 17, 2010 4:53 PM
To: Schulder, Judith
Subject: Proposed Regulations for Seller Property Disclosure Statements

I do not understand when a Seller would be permitted to mark a Seller's Disclosure "REFUSED".

There are circumstances where a Seller might not have knowledge of a property and not complete the Seller's Disclosure or any portions of the Seller's Disclosure where they have no knowledge.

However, section 35.284a and it's proposed subsection (b) indicate that a seller may choose to mark a disclosure 'refused', and that is supposed to comply with the Pennsylvania Law?

I recommend that Seller's I propose to represent have a property inspection, but what one inspector sees another may not... I try to encourage the seller to answer all questions honestly and completely, because it is what is not disclosed that causes problems.

Is subsection (c) indicating that all agents are now responsible for questioning and verifying all information provided by every seller?

Thank you for your time. I appreciate and look forward to hearing from you.

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