

## Addendum to Seller Disclosure Statement

This addendum is provided as a supplement to the Washington State Form 17 Seller Disclosure Statement for the property located at:

**3019 62nd Ave SW Unit D, Seattle, WA 98116**

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**1. CC&Rs (Covenants, Conditions, and Restrictions)** There are recorded CC&Rs on the property. These primarily cover shared access, maintenance expectations, and preservation of the architectural aesthetic. There is no HOA or HOA dues, and no formal enforcement body is in place.

**2. Shared Spaces** The townhome shares pedestrian access pathways and common-use fencing and landscaping features with adjacent units. These are managed informally between homeowners with no formal agreements in place.

**3. Sewage Hookup** Although the property is connected to the public sewer system, there is an ongoing monthly charge associated with a sewer hookup line installation made by the builder. This charge is separate from standard utility billing and is paid directly to Seattle Public Utilities.

**4. Mini-Split Repair** In 2022, a hose on the primary bedroom mini-split caused minor condensation due to lack of insulation. The issue was resolved by insulating the hose. The unit itself has not required repair and has been maintained per manufacturer guidance.

**5. Appliances and Improvements** The seller installed a washer and dryer upon move-in in 2020. No other structural or permitted alterations have been made.

**6. Owner Occupancy** The home is currently owner-occupied and will be actively lived in during the sale process. Some photos used in marketing may show professional staging from 2020 when the unit was new. The layout and condition of the home remain consistent with the original staging.

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Seller certifies that this information is true and correct to the best of their knowledge as of the date signed below.

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**Seller Signature**

Date: \_\_\_\_\_