

DISCLOSURE FOR "13 SEER" REQUIREMENTS

Copy and paste this text on to your company letterhead.

As of **January 23, 2006**, the United States Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of **13 SEER** or above. Most systems installed in homes prior to this date are rated at an 8 to 10 SEER. If the central air conditioner or heat pump, or any of the component parts, need to be replaced after January 23, 2006, the central air conditioner or heat pump system must be replaced with 13 SEER rated equipment. 13 SEER rated equipment may be much larger and heavier than the equipment that is being replaced. Such replacement may require substantial and costly modifications to the coil, gas lines, line sets, valves, transitions, plenum, electrical, pads, stands and/or other components.

Real Estate Agents and Brokers cannot and will not verify the SEER rating of central air conditioners or heat pumps that are currently installed in any property. The Buyer(s) is advised to verify the SEER rating of the central air conditioning or heat pump system of the subject property through the home inspector or other professional.

The Buyer is further advised to inquire of the Home Warranty Company selected by the Buyer, if 13 SEER rated replacement equipment may be included in the Home Warranty.

Buyer(s) acknowledges receipt of a copy of this Disclosure.

Dated: _____

Buyer(s)