SAMPLE FORM 1

GENERAL CONTRACTOR RESIDENTIAL PROPERTY DISCLOSURE

________________________________________ (“General Contractor”) provides to
________________________________________ (Property Owner(s) or Purchaser(s))
this disclosure statement as required under Idaho Code § 45-525.

In connection with a contract to construct, alter or repair improvements on
residential property or a contract to sell newly constructed residential property, general
contractors are required to advise homeowners or residential property purchasers of their
rights under Idaho Code § 45-525:

1. The right, at reasonable expense of the homeowner or residential real
   property purchaser, to require that the general contractor obtain lien
   waivers from any subcontractors providing services or materials to the
   general contractor.
2. The right to receive from the general contractor proof that the general
   contractor has a general liability insurance policy including completed
   operations in effect and proof that the general contractor has worker’s
   compensation insurance for his employees as required by Idaho law:
3. The right and opportunity to purchase an extended policy of title insurance
   from a title insurance company which would provide insurance coverage
   covering certain liens which may be unfilled or unrecorded; and
4. The right to require at the homeowner or residential real property
   purchaser’s expense, a surety bond in an amount up to the value of the
   construction project.

Acknowledgement

________________________________________ the homeowner(s) or residential real property
purchaser(s), hereby acknowledge(s) receipt of a copy of this General Contractor
Residential Property Disclosure.

Dated this _____ day of ________, 20____.

Signed

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Signed