

Material Fact

The ghosts from house hunting have been following me ever since. For a long time, I made my husband drive around the city to visit those houses. I watched many of them for two years, new owners moved in, old fences were torn down, young trees were planted and new packages arrived at the door again. On the ride, I would retell the story of our journey. Each time I told the story, the ghosts were listening intently.

“East of Lake, north of New York.” is a guideline we gathered from locals. “The property holds value,” they said. Yet, after 13 years living in the city, I somehow always landed outside of the quadrant. East of Lake, north of New York, east of Lake, north of New York... the local’s saying resurfaced to my mind like a spell.



Bella no.2 is located east of Lake, a tree-lined street nearby a weekly farmer's market and a well maintained park. The house has a red fire clay roof and peach color stucco walls that are faded by excessive sun. From the street, the property hadn't changed much except the new owner had painted the window shutters to celadon green. I asked to park our car a block away so I could walk to the house without looking suspicious. I saw a red wagon on the front porch and next to the driveway a blue stroller with a broken leg leaned on the bushes. It was a peaceful Saturday afternoon quiet enough for the whole neighborhood to take a nap. My sight is stretching to the back of the house and I am wondering if those palm trunks are still standing in the backyard? Their incomplete bodies distracted me from browsing the rest of the house.

“The co-owner took his life in the property a few months ago.” Bella is also a house with a death disclosure.

This is not the first house we have visited and made an offer on in which a death had occurred in the property not long before. We once visited a beautiful craftsman style house where an elderly lady had passed away from heart failure. I learned that “death” is considered a *material fact* that sellers are required to disclose.

*“Material fact is **a fact** that is important, significant or essential to a reasonable person in deciding whether to engage or not to engage in a particular transaction, issue or matter at hand. It is **a fact** that is significant or essential to the issue or matter at hand. The term material fact is also used to distinguish the unimportant or trivial detail.” - Legal Dictionary of U.S. Legal, Inc.*

As I keep reading, I find along with death in the home, other types of material fact include issues with home condition and repair, haunted houses, and presence of animals.



Death = a material fact

Death = important, significant and essential

Death = not unimportant or trivial

So is home condition and repair

So is a haunted house

So is the presence of animals

Why doesn't written language work like math? Equations make everything clear for problem solving.

