

Buyer's Accessibility Features Report

The Buyer's Accessibility Features Report (AFR) is a form designed to identify features that may be desirable to a homebuyer with disabilities.

Too often the terms "accessible" or "accessibility" are tossed about without any underlying common understanding on what they exactly mean. Because there is no clear and concise definition, the terms may be used inconsistently. What one person says is accessible may be rejected by another as having too many barriers.

The Buyer's AFR may be used by buyers to identify and prioritize the architectural features they find desirable in a residential property. A buyer's completed AFR may be helpful to the agent working with the buyer as they search for compatible properties in the MLS and when they tour or preview properties that have potential as homes for persons requiring specific features that accommodate persons with disabilities. The AFR can also be used as a checklist for buyers and agents to use when attending showings and open houses to keep records of the features in the properties they visit. The Buyer's AFR may also be useful to individuals looking for rental housing or making plans for remodeling.

The left-hand column of the buyer's AFR lists different features that may be important for a person with disabilities. The middle column provides brief explanations or examples of the listed features. This is followed by a grid where the person completing the report may check the corresponding box for either "Yes," if the feature is a priority/is present, "No," if the feature is not necessary/not present, or "Easily Adaptable," if the buyer would accept a property capable of modification or the property is capable of modification to provide the desired benefit. Using the AFR will help define and prioritize the desired property features, rather than leave the real estate agents to determine what is or isn't an "accessible" or barrier-free" property.

Please note that there is a separate Seller's Accessibility Features Report has been created especially for sellers and use as an associated document on the MLS.

CAUTION: Any AFR is for informational purposes only. Any person considering a property based upon an AFR should most definitely inspect and evaluate the property for him or herself.