

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 3263 West County Road 250 South, Versailles, IN 47042 1. The following are in the conditions indicated: None/Not None/Not Do Not Not Do Not Not A. APPLIANCES Included Defective C. WATER & SEWER SYSTEM Defective Defective Defective Know Know Rented Rented Built-in Vacuum System \boxtimes П Cistern ଯ Clothes Dryer ⍃ Septic Field/Bed П П Æ Clothes Washer ষ П П Hot Tub 図 Dishwasher П П 囚 П П N П Plumbing X П Disposa Aerator System R П K Freeze Sump Pump \boxtimes Gas Grill Ø K П Irrigation Systems Hood 风 Water Heater/Electric × \Box Microwave Oven 囚 Water Heater/Gas \boxtimes Oven Ø Water Heater/Solar 图 N Range Water Purifier ⋈ 忍 Refrigerator Water Softener প্ৰ Room Air Conditioner(s) 忆 丒 П П П Trash Compactor তা П প্ৰ П Septic and Holding Tank/Septic Mound TV Antenna/Dish M Geothermal and Heat Pump 図 Other Other Sewer System (Explain) Swimming Pool & Pool Equipment Do Not No Yes Know П Are the structures connected to a public water system? × B. Electrical None/No Not Do Not Defective ∇ Are the structures connected to a public sewer system? System Included Defective Know Are there any additions that may require improvements to Rented Ø Air Purifier the sewage disposal system? N If yes, have the improvements been completed on the Burglar Alarm M sewage disposal system? Ceiling Fan(s) Are the improvements connected to a private/community П \boxtimes П water system? Garage Door Opener / Controls \mathbf{z} П Are the improvements connected to a private/community Ø Inside Telephone Wiring \mathbf{x} and Blocks/Jacks D. HEATING & COOLING Do Not Defective Intercom Included M SYSTEM Defective Know П П П Rented Light Fixtures \boldsymbol{x} Attic Fan M Г П Sauna M П П Central Air Conditioning Ø П Smoke/Fire Alarm(s) X П Hot Water Heat X П Switches and Outlets 図 Furnace Heat/Gas \boxtimes Vent Fan(s) Ø Furnace Heat/Electric × 60/100/200 Amp Service (Circle one) 私 Solar House-Heating 図 П Woodburning Stove 囡 Generator Ø NOTE: Means a condition that would have a significant"Defect" Fireplace $oldsymbol{\boxtimes}$ П П effect on the value of the property, that would significantly impair the health Fireplace Insert 1 П \mathbf{z} or safety of future occupants of the property, or that if not repaired, removed Air Cleaner \boxtimes or replaced would significantly shorten or adversely affect the expected normal life of the premises. Humidifier ম্ব Propane Tank K Other Heating Source п The information of ertifies to the truth disclosure form is closure form may n prospective buye red to disclose any the purchaser at ame as it was who acknowledge rece Date (mm/dd/yy) Signature o Signature of Buyer Signature of Seller Signature of Buyer The Seller hereby certifies that vas when the Seller's Disclosu Date (mm/dd/yy) Signature of Seller (at closing) Signature of Seller (at closing) Date (mm/dd/yy)

3263 West County Road 250 South, Versailles,		:000)				
2. ROOF a coultry	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES YES NO	DO NOT	
Age, if known Years.					KNOW	
Does the roof leak?		×		Do structures have aluminum wiring?		
Is there present damage to the roof?		R		structures?		
Is there more than one layer of shingles on the	×	\$ \$		Are there any encroachments?		
house?	M			Are there any violations of zoning, building codes, or restrictive covenants?		
If yes, how many layers?	1000			Is the present use of non-conforming use?		
			DO NOT	Explain:		
3. HADARDOUS CONDITIONS	YES	NO	KNOW			
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		×				
Is there any contamination caused by the				Is the access to your property via a private road?		
manufacture or a controlled substance on the property that has not been certified as		X		Is the access to your property via a public road?	· -	
decontaminated by an inspector approved under IC 13-14-1-15?		, .		Is the access to your property via an easement?		
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?		
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Are there any structural problems with the building?		
Evoluin:				Have any substantial additions or alterations been made without a required building permit?		
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		
				Is there any damage due to wind, flood, termites, or rodents?		
				Have any structures been treated for wood destroying insects?		
				Are the furnace/woodstove/chimney/flue all in working order?		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain?		
Tose education pages, it recessary)				Do you currently pay for flood insurance?		
	tank(s)?					
				Is the homeowner a licensed real estate salesperson or broker?		
ž	Is there any threatened or existing litigation regarding the property?					
	Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?					
Is the próperty locate airport?				Is the property located within one (1) mile of an airport?		
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.						
Signature of Seller				Signature of Buyer		
Signature of Seller Signature of Buyer						
The Seller hereby certifies that the condition of the property is substantially the sam Signature of Seller (at closing)				ne as it was when the Seller's Disclosure form was originally provided to the Buyer. Signature of Seller (at closing)		
Organizate of Control (as Closing)				B		



FORM #03.

