SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

| Pro | perty Owner(s) & Address: | Jania Elliato | and Charle | es Free w | lan taxat Taxa | | | | | | | |
|--|---|---|--|---|--|--|--|--|--|--|--|--|
| Purpose of the Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property. | | | | | | | | | | | | |
| Exempt Properties: Properties exempted from the Seller's disclosure requirement include [IA Code 558A]: Bare ground, property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings. Seller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may stop here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure. | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | Seller | Date | Sel | ler | Date | | | | | | | |
| | | | | 70* | Date | | | | | | | |
| | Buyer | Date | Buy | | | | | | | | | |
| Instructions to the Seller: [1] Provide information in good faith and make a reasonable effort to ascertain the required information. [2] Complete this form yourself and fill in all blanks. [3] Report known conditions materially affecting the property. [4] Additional pages or reports may be attached. [5] If some items do not apply to your property, check or write "NA" [not applicable]. [6] All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". [7] Keep a copy of this statement for your records. Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant | | | | | | | | | | | | |
| to B | Suyer. PROPERTY CONDIT | ON & IMDDOVEMEN | NTC. [Section Lie | Mandatoryl | | | | | | | | |
| 1. | Resement and/or Foun | dation. Has there been k | cnown water or oth | er problems? | NA [Yes No [Unkn | | | | | | | |
| | If yes, explain: | | | L. | | | | | | | | |
| | Roof: Any known probl Age: Type of mat If yes, explain: | ems? [Yes No L erial: Shingles | Unkn Da | te of Hew R | pof June 2021 | | | | | | | |
| 3. | Physical Problems: An If yes, explain: The com | y known settling, floodin nencing date of the Listii | ng, drainage or grad ng Agreement is: | ding problems? | Yes No Unkn | | | | | | | |
| | Lead-Based Paint: Any [See DISCLOSURE OF if applicable.] | known to be present in FINFORMATION ON I | the structure? [| NA [] Yes [] INT AND LEA | No [] Unkn D-BASED PAINT HAZARD, | | | | | | | |
| | Septic Tank/Drain Fiel Location: Has the system been ins | | Ι | Date of inspection | Unkn Age: n_ August 9034 Date Aug 968 | | | | | | | |
| 6. | Is the property located If yes, what is the flood | in a flood plain?[_]NA plain designation? | ∆ [□Yes [XNo [□ | Unkn | | | | | | | | |
| Sel | ler's Initials JE 3] 2016 Serial#: 003311-000155-5962887 | 15f | | Buyer | s Initials forms implicity | | | | | | | |

Prepared by: Taylor Bjornberg | CENTRAL IOWA BOARD OF REALTOR | mls@centraliowamls.com |

| 7. | Structural Damage: Are there any known problems? [NA [Yes No [Unkn |
|------------------|--|
| | If yes, explain: |
| 8. | Well & Pump: Any known problems? [NA [Yes [No [Unkn If yes, explain: |
| | Age: Location: Type: Depth: Diameter: |
| | Age: Location: Type: Depth: Diameter: Has well water been tested? Ves No Unkn If yes, report results: |
| Q | Sewer: Are there any known problems? NA Yes No Unkn |
| ٦. | If yes, explain: [include date of repairs] |
| | |
| 10. | Heating System[s]: Are there any known problems? [NA [Yes No [Unkn |
| | Age:If yes, explain: [include date of repairs] |
| 11. | Central Cooling System[s]: Are there any known problems? [NA [Yes No [Unkn |
| | Age:If yes, explain: [include date of repairs] |
| 10 | DI LI G. 4 I LA 4 I LA 1 LA |
| 12. | Plumbing System[s]: Are there any known problems? NA Yes No Unkn If yes, explain: [include date of repairs] |
| | If yes, explain. [metude date of fepairs] |
| 13. | Electrical System[s]: Are there any known problems? [NA [Yes No [Unkn |
| | If yes, explain: [include date of repairs] |
| 14 | Pest Infestation: [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.] |
| 1 1. | Are there any known problems? Are there any known problems? Are there any known problems? |
| | Any previous infestation damage? NA Yes No Unkn Date of treatment |
| | This previous micession annuage. |
| 15. | What is the zoning for this property? Any non-conforming uses? |
| 16 | Asbestos: Is there any known presence of asbestos in the property? [Yes No [Unkn If yes, explain: |
| 10. | Assestes: Is there any known presence of assestes in the property: [1] Tespenty [1] Onkir if yes, explain. |
| | |
| 17. | Radon: Are there any known tests for the presence of radon gas? [Yes No Wunkn |
| | If yes, explain: (include date of test and results) |
| 18. | Covenants: Any known restrictive covenants on the property? [Yes No [Unkn. If yes, and the buyer |
| | desires to view the covenants prior to offer, where may they be found? |
| 10 | Homeowners Association Are there any encroachments, easements, "common areas" (pools, tennis courts, |
| 17. | walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, |
| | which has authority over the property? NA Yes No Unkn |
| | Are there dues? If so, \$ / \(\square\) year \(\square\) month. |
| | |
| 20 | And there for the order of the control of the contr |
| 20. | Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property? Yes No Unkn |
| | " Tes poisibility for maintenance may have an effect on the property. Tes parts property. |
| | |
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| | |
| Ç ₀ 1 | ler's Initials DE DEF Buyer's Initials |
| | rer's initials 100 1 2016 Buyer's initials 1 1 1 1 |
| | Serial# 003311-000155-5962887 formsimplicity |
| | Prepared by: Taylor Bjornberg CENTRAL IOWA BOARD OF REALTOR mls@centraliowamls.com |

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978 SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

| Property Add | ress: (| 2185 Rolling Quem | Ave Wintersel IA Age of dwelling: 20 year | | | | | | | | |
|---|---|--|---|--|--|--|--|--|--|--|--|
| Property Own Lead-Based P 1978, is notifi developing le reduced intell women. The hazards from | ner: [print Waint | arning: Every Buyer of any interest in resident such property may represent exposure to lead oning. Lead poisoning in your children may p quotient, behavioral problems, and impaired n of any interest in residential real property is re- | tial real property on which a residential dwelling was built prior to from lead-based paint that may place young children at risk of produce permanent neurological damage including learning disabilities, memory. Lead poisoning also poses a particular risk to pregnant quired to provide the Buyer with any information on lead-based paint sion and notify the Buyer of any known lead-based paint hazards. A | | | | | | | | |
| A. SELLER'S | DISCI | OSURE: [initial below, check appropriate respo | nse] | | | | | | | | |
| DECE 1. | Preser | ce of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below] Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below] | | | | | | | | | |
| 0 | _ | 2 " | | | | | | | | | |
| Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling. | | | | | | | | | | | |
| ge Deg 2. | Recor | ds and reports available to the Seller. [check o | | | | | | | | | |
| Seller has provided the Buyer with all available records and reports pertaining to lead-based paint a based paint hazards in the dwelling. [list records and reports below] | | | | | | | | | | | |
| | 図 | Seller has no reports or records pertaining to | lead-based paint and/or lead-based paint hazards in the dwelling. | | | | | | | | |
| B. BUYER'S | ACKN | OWLEDGEMENT: [initial below, check appropriate of the control of t | | | | | | | | | |
| 1. | Buyer has received copies of all information listed above. No records or reports were available. | | | | | | | | | | |
| 2. | | Buyer has received the pamphlet Protect You Iowa Families, or a similarly approved book | ur Family from Lead in Your Home, Lead Poisoning, How to Protect let. | | | | | | | | |
| 3. | | or inspection for the presence of lead-based | mutually agreed upon period of time] to conduct a risk assessment paint and/or lead-based paint hazards in the dwelling. | | | | | | | | |
| | | Buyer WAIVES the opportunity to conduct and/or lead-based paint hazards in the dwelling | a risk assessment or inspection for the presence of lead-based paint ing. | | | | | | | | |
| AGENT'S AC | CKNOV | VLEDGEMENT: [initial below, check appropria | ite response] | | | | | | | | |
| 1. | | Agent has informed the Seller of the Seller's to ensure compliance. | obligation under 42 U.S.C. 4852d and is aware of his/her responsibility | | | | | | | | |
| CERTIFICAT | E OF A | ACCURACY: | | | | | | | | | |
| | | | r knowledge, that the information provided by the signatory is true | | | | | | | | |
| Seller hereby ack | nowledge | s Seller has retained a copy of this statement. | Buyer hereby acknowledge receipt of a copy of this statement. | | | | | | | | |
| SELLER | ane | & Elleott | BUYER | | | | | | | | |
| SELLER | had | es Etierman 1 | BUYER | | | | | | | | |
| AGENT | Jan | | AGENT | | | | | | | | |

[Page 1 of 1] - document only necessary for dwellings built prior to 1978 -

Revised 05/16

NOTE: Section B & C are for the convenience of Buyer/Seller and are not mandatory.

B. APPLIANCES, SYSTEMS, & SERVICES: [check all that apply]

Note: Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any

| agreement. | | | | | | | | | | | | | | | | |
|--|--|-------|------|---------|---------|--------|--------|--------|--------|--|-------|---------|---------|--------|--------|------|
| | NA | Inc | ld | | | Woı | king | | | | NA | Incld | | W | orking | |
| Dishwasher. | | IX | П | X | Yes | | No | | Unk | Intercom System | K | | | Yes | No | Unkn |
| Dryer | X | | П | | Yes | | No | | Unk | Keys for all Locks | | [X] | IM | Yes | No | Unkn |
| Microwave | M | | П | | Yes | | No | | Unk | Lawn Sprinkler/Irrigation | M | | | Yes [| No | Unkn |
| Oven/Range/Cooktop | | IZ. | П | 区 | Yes | | No | | Unk | Pet Fence [Underground] | N | | | Yes [| No | Unkn |
| Refrigerator | | IK | П | N | Yes | | No | | Unk | Pool Heater, Wall Liner&Equip | IX | | | Yes | No | Unkn |
| Washer | M | 1 | П | | Yes | | No | | Unk | Propane Tank | | OR | | Yes | No | Unkn |
| Alarm System | M | | П | | Yes | | No | ī | Unk | Satellite Dish | X | | Till | Yes | No | Unkn |
| Attic Fan Yes No Unkn Satellite Receiver Yes No Unkn Satellite Receiver | | | | | | | | | | | | Unkn | | | | |
| Basketball Hoop Yes No Unkn Sauna and/or Hot Tub Yes No Unkn | | | | | | | | | | | | | Unkn | | | |
| | Ceiling Fan Yes Yes No Unkn Smoke Alarms Yes X Yes No Unkn | | | | | | | | | | | | | | Unkn | |
| Central Vacuum Yes No Unkn Softener/Conditioner/Filter Yes No Unkn | | | | | | | | | | | | | Unkn | | | |
| Doorbell Yes No Unkn Sump Pump I X Yes No Unkn Sump Pump | | | | | | | | | | | | Unkn | | | | |
| Exhaust Hood Fan Yes No Unkn Thermostat Yes Ves No Unkn | | | | | | | | | | | | | | | | |
| Fireplace/Chimney Yes No Unkn Water Heater Yes No Unkn | | | | | | | | | | | | | | | | |
| Furnace Humidifier Yes No Unkn Window Air Conditioner Yes No Unkn | | | | | | | | | | | | | | | | |
| Garage Door Remote | m | IX | П | N | Yes | | No | | | Windows | П | X | T Z | Yes | No | Unkn |
| Garbage Disposal | IX | | П | | Yes | | | | Unk | Wood Burning System | | | ΪX | | | Unkn |
| | 1400 | | _ | | | | | | | | 1.9 | | Library | 1.9 | | |
| Explain any "No" responses: | | | | | | | | | | | | | | | | |
| List fixtures, window to | reatm | ents, | apj | pliar | ices, | etc. e | exclud | led | from t | ne sale: | | | | | | |
| | TOTIC | TTT-1 | \T : | TO 4 | DDT I | A BT | ODC | A TO I | E NO | THE STATE AND A STATE OF THE STATE OF | ATT I | A TOTAL | OF C | TOCINI | C | |
| ALL I | 1003 | | | | | | | | | UNDER WARRANTY BEYO hase from independent warranty | | | OF C | LUSIN | G. | |
| | | | VV & | III all | illes a | ıc a | vanau | 10 10 | or pur | mase from independent warranty | comp | ailles. | | | | |
| C. ADDITIONAL ITEMS: [check appropriate response] 1. Any significant structural modification or alteration to property? [Yes No Unkn Please explain: 2. Has the property been tested for the presence of mold? [if yes, list date of test and results below] [Yes No Unkn 3. Has the property been tested for energy efficiency? [if yes, list date of test and results below] [Yes No Unkn 4. Are there any underground tanks located on the property? [if yes, list location[s] below] [Yes No Unkn 5. Has there been a property/casualty loss, an insurance claim, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? [Yes No Unkn If yes, has the damage been repairs or replaced? [Yes No 6. Are there any known private burial sites on the property? [if yes, list location[s] below] [Yes No [Unkn 7. Are you related to the listing agent? [describe relationship below] [Yes No 8. Are you a licensed Real Estate Agent? [Yes No 9. Are there any known class action law suits regarding this property? [if yes, list below] [Yes No [Unkn 10. Are you aware of any environmental concerns? [if yes, list below] [Yes No [Unkn 11. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? [Yes No [Unkn | | | | | | | | | | | | | | | | |
| If the answer to any o | f the | item | s in | Sec | ction | C al | ove i | • | _ | lain: [attach additional sheets if n | | · · | | | | |
| Seller has owned property since as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees [brokers or salespersons]. Seller hereby acknowledges Seller has retained a copy of this statement. | | | | | | | | | | | | | | | | |
| Seller acknowledges requirement that Buyer will be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. | | | | | | | | | | | | | | | | |
| SELLER Charles & Freeman J. | | | | | | | | | | | | | | | | |
| Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement. | | | | | | | | | | | | | | | | |
| BUYER | | | | | | | | | | BUYER | | | | | | |
| [3 of 3] 2016 | | | | | _ | _ | | | | | _ | | | | | |

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