

SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Owner(s) & Address: Amber and Raymond Franks
500 Oak Ave Webster City Iowa 50595

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.

Amber Franks dotloop verified
05/11/23 10:06 AM CDT
YZCJ-VZXM-DOHY-WZTZ

Seller

Date

Buyer

Date

Raymond Franks dotloop verified
05/11/23 11:04 AM EDT
ZGHI-COS3-XCWM-CWMZ

Seller

Date

Buyer

Date

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 Buyer.**

I. **PROPERTY CONDITION & IMPROVEMENTS:** [Section I is Mandatory]

1. **Basement and/or Foundation:** Has there been known water or other problems? ☐ NA ☐ Yes ☐ No ☒ Unkn

If yes, explain:

2. **Roof:** Any known problems? ☐ Yes ☐ No ☒ Unkn

Age: Type of material: Date of repairs:

If yes, explain:

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☐ Yes ☐ No ☒ Unkn

If yes, explain:

4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☐ No ☒ Unkn

[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? ☐ NA ☐ Yes ☐ No ☒ Unkn Age:

Location:

Date of inspection

Has the system been inspected within 2 years or pumped/cleaned within 3 years? Date:

6. **Is the property located in a flood plain?** ☐ NA ☐ Yes ☐ No ☒ Unkn

If yes, what is the flood plain designation?

Seller's Initials

AF
05/11/23
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11:04 AM EDT
dotloop verified

Buyer's Initials

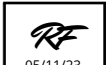
[1 of 3] 2016

Serial#: 003311-000155-5962887

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

formsimplicity

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: _____
Has well water been tested? ☐ Yes ☐ No ☒ Unkn If yes, report results: _____
9. **Sewer:** Are there any known problems? ☐ NA ☐ Yes ☐ No ☒ Unkn
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] No Air Conditioning _____
12. **Plumbing System[s]:** Are there any known problems? ☐ NA ☐ Yes ☐ No ☒ Unkn
If yes, explain: [include date of repairs] _____
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.]
Are there any known problems? ☐ NA ☐ Yes ☐ No ☒ Unkn Date of treatment _____
Any previous infestation damage? ☐ NA ☐ Yes ☐ No ☒ Unkn Date of treatment _____
15. **What is the zoning for this property?** Residential _____ Any non-conforming uses? _____
16. **Asbestos:** Is there any known presence of asbestos in the property? ☐ Yes ☐ No ☒ Unkn If yes, explain:
17. **Radon:** Are there any known tests for the presence of radon gas? ☐ Yes ☐ No ☒ Unkn
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?
19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, 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, \$ _____ / ☐ year ☐ month. _____
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

Seller's Initials  
[2 of 3] 2016 05/11/23 10:06 AM CDT dotloop verified 05/11/23 11:04 AM EDT dotloop verified

Buyer's Initials

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	Incl	Working							NA	Incl	Working					
Dishwasher.	☒	☐	☐	Yes	☐	No	☐	Unkn	Intercom System	☒	☐	☐	Yes	☐	No	☐	Unkn
Dryer	☐	☒	☐	Yes	☐	No	☒	Unkn	Keys for all Locks	☐	☐	☐	Yes	☐	No	☒	Unkn
Microwave	☒	☐	☐	Yes	☐	No	☐	Unkn	Lawn Sprinkler/Irrigation	☒	☐	☐	Yes	☐	No	☐	Unkn
Oven/Range/Cooktop	☐	☐	☐	Yes	☐	No	☒	Unkn	Pet Fence [Underground]	☒	☐	☐	Yes	☐	No	☐	Unkn
Refrigerator	☐	☐	☐	Yes	☐	No	☒	Unkn	Pool Heater, Wall Liner&Equip.	☒	☐	☐	Yes	☐	No	☐	Unkn
Washer	☐	☒	☐	Yes	☐	No	☒	Unkn	Propane Tank	☒	O/R	☐	Yes	☐	No	☐	Unkn
Alarm System	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Dish	☒	☐	☐	Yes	☐	No	☐	Unkn
Attic Fan	☐	☐	☐	Yes	☐	No	☒	Unkn	Satellite Receiver	☒	☐	☐	Yes	☐	No	☐	Unkn
Basketball Hoop	☒	☐	☐	Yes	☐	No	☐	Unkn	Sauna and/or Hot Tub	☒	☐	☐	Yes	☐	No	☐	Unkn
Ceiling Fan	☐	☐	☐	Yes	☐	No	☒	Unkn	Smoke Alarms	☒	☐	☐	Yes	☐	No	☐	Unkn
Central Vacuum	☒	☐	☐	Yes	☐	No	☐	Unkn	Softener/Conditioner/Filter	☒	O/R	☐	Yes	☐	No	☐	Unkn
Doorbell	☐	☐	☐	Yes	☐	No	☒	Unkn	Sump Pump	☒	☐	☐	Yes	☐	No	☐	Unkn
Exhaust Hood Fan	☒	☐	☐	Yes	☐	No	☐	Unkn	Thermostat	☒	☐	☐	Yes	☐	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	☒	☐	☐	Yes	☐	No	☐	Unkn	Windows	☒	☐	☐	Yes	☐	No	☐	Unkn
Garbage Disposal	☒	☐	☐	Yes	☐	No	☐	Unkn	Wood Burning System	☒	☐	☐	Yes	☐	No	☐	Unkn

Explain any "No" responses:

List fixtures, window treatments, appliances, etc. excluded from the sale: Comes As-IS

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties are available for purchase from independent warranty companies.

C. ADDITIONAL ITEMS: [check appropriate response]

- Any significant structural modification or alteration to property? ☐ Yes ☐ No ☒ Unkn Please explain: _____
- Has the property been tested for the presence of mold? [if yes, list date of test and results below] ☐ Yes ☐ No ☒ Unkn
- Has the property been tested for energy efficiency? [if yes, list date of test and results below] ☐ Yes ☐ No ☒ Unkn
- Are there any underground tanks located on the property? [if yes, list location[s] below] ☐ Yes ☐ No ☒ Unkn
- 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
- Are there any known private burial sites on the property? [if yes, list location[s] below] ☐ Yes ☐ No ☒ Unkn
- Are you related to the listing agent? [describe relationship below] ☐ Yes ☒ No
- Are you a licensed Real Estate Agent? ☐ Yes ☒ No
- Are there any known class action law suits regarding this property? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- Are you aware of any environmental concerns? [if yes, list below] ☐ Yes ☒ No ☐ Unkn
- 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 of the items in Section C above is yes, explain: [attach additional sheets if necessary]. _____

1900

Seller has owned property since November 1st, 2022. The residence was built in 1900 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 Anber Franks dotloop verified 05/11/23 10:06 AM CDT XCVG-2GXA-2RPZ-IBSW SELLER Raymond Franks dotloop verified 05/11/23 11:04 AM EDT COYH-NBXV-GEAH-7R49

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 _____ Date _____ BUYER _____ Date _____

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978

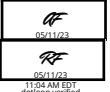
SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

Property Address: 500 Oak Ave Webster City Iowa 50595 Age of dwelling: 123 yrs old

Property Owner: [print per title] Amber and Raymond Franks

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

	1. Presence 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] ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.
	2. Records and reports available to the Seller. [check one below]: ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below] ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

	1. ☐ Buyer has received copies of all information listed above. ☐ No records or reports were available.
	2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.
	3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling. ☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

	1. ☒ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
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CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledge receipt of a copy of this statement.

SELLER <u>Amber Franks</u> dotloop verified 05/11/23 10:06 AM CDT VMK1-5VR6-JFVD-T4V8	BUYER Date
SELLER <u>Raymond Franks</u> dotloop verified 05/11/23 11:04 AM EDT 93SG-GVZD-MGCQ-LUUQ	BUYER Date
AGENT Date	AGENT Date