

SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Owner(s) & Address: Lawrence Bain Trust- Bain Ranch (Brenda Davis-signature authority)
3296 NE 54TH AVE
DES MOINES, IA 50317-8912

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.

<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <i>Brenda Davis</i> </div> <div style="font-size: small; margin-bottom: 5px;"> dotloop verified 03/19/24 10:23 AM MST ESPO-H3JW-OM9A-M50P </div> <div style="display: flex; justify-content: space-between;"> Seller Date </div>	<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> Seller Date </div>
<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> Buyer Date </div>	<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> Buyer Date </div>

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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:

Noticeable roof from wind and/or age. Leaks are detectable when walking through home.
3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☐ Yes ☐ No ☒ Unkn
If yes, explain:

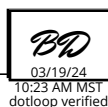
The commencing date of the Listing Agreement is:
4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☐ No ☒ Unkn
[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]
5. **Septic Tank/Drain Fields:** Are there any known problems? ☐ 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 <div style="display: inline-block; border: 1px solid black; padding: 2px; margin: 0 10px;"> <i>BD</i> </div> <div style="border: 1px solid black; width: 60px; height: 30px; display: inline-block; vertical-align: middle;"></div>	Buyer's Initials <div style="display: inline-block; border: 1px solid black; width: 60px; height: 30px; display: inline-block; vertical-align: middle;"></div> <div style="border: 1px solid black; width: 60px; height: 30px; display: inline-block; vertical-align: middle;"></div>
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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] _____
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?** Agriculture 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



Buyer's Initials



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: 3296 NE 54TH AVE., DES MOINES, IA 50317-8912 Age of dwelling: _____

Property Owner: [print per title] Lawrence Bain Trust- Bain Ranch

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]

BD

03/19/24

10:23 AM MST

dotloop verified

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.

BD

03/19/24

10:23 AM MST

dotloop verified

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]

DM

03/19/24

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dotloop verified

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.

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.

Seller

Brenda Davis

dotloop verified
03/19/24 10:23 AM MST
7F8V-F3PJ-HW05-ZWZR

Seller Date _____

AGENT

David Whitaker

dotloop verified
03/19/24 10:36 PM CDT
YQVD-B0PE-SCAA-EZ0V

AGENT Date _____

Buyer hereby acknowledge receipt of a copy of this statement.

BUYER Date _____

BUYER Date _____

AGENT Date _____