

Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting
 counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase
 agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Pr	operty Services, LLC, and a	all agents associated v	vith the listing broker sole	ely represent the
owner.				
Metzg	ger Property Services, LLC a	and Tim Pitts repres	sent, (MPS, LLC Agent)	

If dual and or limited agen	nt representation occurs,	where the broker and or age	ent is representing both t	he purchaser and

The Purchaser:

(check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Owner Date Owner Date

Purchaser Date

Date

Purchaser Date



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient 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. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

	losure (initially)		Initial:	JF.
Chec	k below which best applies	:		
I.	Presence of lead-based		sed hazards:	
	Known lead-based paint	and/or lead-based	paint hazards are present in the house	ing
	Explain:			
X	Seller has no knowledge	e of lead-based pair	t or lead-based paint hazards in the h	ousing
II.	Reports & Records avai	lable to the seller		
	Seller has provided the	purchaser with all a	vailable records & reports pertaining	to lead-based paint
	and/or lead-based paint			
	List:			
<u>X</u>	Seller has no reports or	records pertaining t	o lead-based paint & hazards in the l	nousing.
	Acknowledgement (initia		Initial:	
III.	Purchaser has received of			
IV.			ect Your Family from Lead in Your F	Home"
V.	Purchaser has: (check w			
	Received a 10-day oppo	rtunity, or mutually	agreed upon time period, to conduc	t a risk assessment or
	inspection for the presen	nce of lead-based pa	aint &/or hazards or have	
			ssessment or inspection for the presen	nce of lead-based paint
	&/or lead-based paint ha		1	F
	•			
A 42 - A - I				
Agent's Acki	nowledgment (initial)	11 0.1 11 1		
	Agent has informed the	seller of the seller's	s obligation under 42 U.S.C. 4852(d)	and is aware of his or her
	responsibility to ensure	compliance.		
Certification	of Accuracy			
		information above	and certify to the best of their knowle	ada that the information
provided is tr	rue and accurate.	injormation above	and certify to the best of their knowle	age that the information
provided is it	ne andaccurate.			
110	1110			1 1/1/20
Seller's Signa		D /	9 11 9	6/11/21
seuer's signa	uure	Date	Seller's Signature	Date
Agent's Signo	ature	Date	Agent's Signature	Data
Agent's Signa	ature	Date	Agent's Signature	Date

Date (month, day, year)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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)

A. APPLIANCES		Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM		Defective	No Defe		Do No
Built-in Vacuum System	Rented		Delective		Cistern	Rented				×
Clothes Dryer	×				Septic Field / Bed			_		~
Clothes Washer	12				Hot Tub	_		-		1
			42-			X		-		
Dishwasher			NEW		Plumbing	_		-		_
Disposal			NEW		Aerator System			-		~
Freezer	×				Sump Pump			-		X
Gas Grill	X				Irrigation Systems	X		-		
Hood			NEW		Water Heater / Electric	X		-		-
Microwave Oven			NEW		Water Heater / Gas	,		X		
Oven			NEW		Water Heater / Solar	X		-		
Range			NEW		Water Purifier	<u> </u>		-		-
Refrigerator			NEW		Water Softener			-		X
Room Air Conditioner(s)			X		Well			-		X
Trash Compactor					Septic & Holding Tank/Septic Mound			-		X
TV Antenna / Dish	X				Geothermal and Heat Pump	>		-		
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do No Know
					Are the structures connected to a publi	c water sy	stem?		×	
					Are the structures connected to a publi	c sewer sy	stem?		X	
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may require to the sewage disposal system?	e improve	ments			×
Air Purifier	X				If yes, have the improvements been co	mpleted or	the			~
Burglar Alarm	5				sewage disposal system? Are the improvements connected to a private/community				X	
Ceiling Fan(s)	1		X		water system?			_		^
Garage Door Opener / Co	ontrols		X		Are the improvements connected to a p sewer system?	rivate/con	imunity			X
Inside Telephone Wiring Blocks / Jacks	and			×	D. HEATING & COOLING SYSTEM	None/Not Included/ Defective Defecti			Do No Know	
Intercom	×				Attic For	Rented		Dele	cuve	X
Light Fixtures			X		Attic Fan			-		_
Sauna	×				Central Air Conditioning			1	_	
Smoke / Fire Alarm(s)			X		Hot Water Heat			X		-
Switches and Outlets			X		Furnace Heat / Gas		-	X		-
Vent Fan(s)			X		Furnace Heat / Electric	X	-			-
60 / 100 / 200 Amp Service	e		X		Solar House-Heating			-		-
(Circle one)					Woodburning Stove	X	-			
Generator	X				Fireplace	X		-		
NOTE: "Defect" means a co	ndition that would he	ve a signif	icant adver	se effect	Fireplace Insert	X		-		
on the value of the property,	that would significa	ntly impair	the health	or safety	Air Cleaner	X				
of future occupants of the p	roperty, or that if not	repaired, r	emoved or	replaced	Humidifier	X		-		
would significantly shorten	or adversely affect t	he expecte	ed normal li	ife of the	Propane Tank	X		-		
premises.					Other Heating Source	×				
ACTUAL KNOWLEDGE. substitute for any inspecti any material change in the	A disclosure form ons or warranties to physical condition	is not a w hat the pro of the pro	arranty by ospective bo operty or c	the owner ouyer or ow ertify to the	Seller, who certifies to the truth them r or the owner's agent, if any, and the o mer may later obtain. At or before settler e purchaser at settlement that the condi- irchaser hereby acknowledge receipt	nent, the tion of the	form may owner is re property	not equire	be used to	sed as disclos tially th
Signature of Setter		Date (mm	/dd/yy)	,	Signature of Buyer		Date (nam/do	לעצים		
Signature of Seller		Date (mm	(dd/yy)	/	Signature of Buyer	[Date (mm/de	dyy	1	
The Seller hereby certifies th	nat the condition of the	ne property	is substan	tially the sa	me as it was when the Seller's Disclosure f	orm was o	riginally pr	ovide	d to f	he Buve
		fr. also. c)					2 bu			
Signature of Seller (at closing)		Date (mm	/dd/vv)		Signature of Seller (at closing)		Date (mm/d	d/vv)		

Property address (number and street, city, state, and ZIP o	746 N	Kalora		eesburg, IN 46538			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: Years.			X	Do structures have aluminum wiring?		X	
Does the roof leak?		×	1	Are there any foundation problems with the structures?			×
Is there present damage to the roof?		×		Are there any encroachments?			X
Is there more than one layer of shingles on the house?		×		Are there any violations of zoning, building codes, or restrictive covenants? Is the present use a non-conforming use?			×
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT 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 contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X		Is the coope to your property via			
Has there been manufacture of methamphetamine or dumping of waste				Is the access to your property via a private road?		\times	
from the manufacture of methamphetamine in a residential structure on the property?		1X		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		×	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		×	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?			×
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATIO	NS:		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?			X
				Have any structures been treated for wood destroying insects?			×
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?			×
				Do you currently pay flood insurance? Does the property contain underground		X	
				storage tank(s)?			X
				Is the homeowner a licensed real estate salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		×	
				Is the property located within one (1) mile of an airport?		×	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warranti to disclose any material change in the phys is substantially the same as it was when the signing below.	s not a wies that to ical cond disclos	varranty be prospected the prospecte	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge in the settlement that the disclosure of the settlement that the settleme	re form m ment, the he conditi receipt of	owner is oon of the this Disc	e used as required property
Signature of Seller	Date (mn	/dd/yy)		Signature of Buyer	Date (mm/c	dayy	/
Signature of Seller	Date (mi	1121			Date (mm/c		
The seller hereby certifies that the condition of the Signature of Seller (at closing)	ne propert Date (mn		intially the sa	me as it was when the Seller's Disclosure form was of Signature of Seller (at closing)	originally p		the Buyer.
organization of control (at thousing)	Date (IIII)	- (Layy)		orginature of other (at oloonig)	Date (IIIIV	~ yy)	