Tale of the second

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

06 02 21

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.

	tions indicated	U								
The following are in the condit A. APPLIANCES	None/Not	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defecti	ve	Do Not Know
Built-in Vacuum System	V.				Cistern	V	The state of the s			
Clothes Dryer			V.		Septic Field / Bed	V/				
Clothes Washer			V.		Hot Tub	V,		/		
Dishwasher	,	e Vale	1/		Plumbing	/		V		
Disposal	1/.				Aerator System	VI				
Freezer	1/	72.0			Sump Pump	VI	15	Sept.)	
Gas Grill	11		-	Series .	Irrigation Systems	1/	1,41	/		
Hood	-		/		Water Heater / Electric			1		
	-		,		Water Heater / Gas					
Microwave Oven			1		Water Heater / Solar	1				711
Oven			1/1		Water Purifier	1//				
Range	A CONTRACTOR	rest North	1//	Control of the contro	Water Softener	1/	14.50			
Refrigerator	/		1	100	Well	VI.	1000			
Room Air Conditioner(s)	N/				Septic & Holding Tank/Septic Mound	1//				
Trash Compactor TV Antenna / Dish	1				Geothermal and Heat Pump	V			707	
					Other Sewer System (Explain)	014	V			
Other:					Swimming Pool & Pool Equipment	1/1	/			
					Swilling Foot & Foot Equipment	1 1			/-	Do No
								Yes	Vo	Know
				1.11	Are the structures connected to a publ	ic water sy	stem?	VX		3 12
		100000			Are the structures connected to a publ	ic sewer sy	stem?	V		
	None/Not	D. 6 - 4 -	Not	Do Not	Are there any additions that may requi	re improve	ments			/
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?				1	
Air Purifier	V//	100			If yes, have the improvements been co sewage disposal system?	mpietea or	tne			1
Burglar Alarm	1/				Are the improvements connected to a	private/com	nmunity			/
Ceiling Fan(s)			/		water system?		. marrier			
Garage Door Opener / Contro	ls	E CONTRACTOR	VI	1000	Are the improvements connected to a sewer system?	private/con	imunity			
Inside Telephone Wiring and Blocks / Jacks	./		V,		D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defect		Do Not Know
Intercom	V,		/		Attic Fan	Nemed /				
Light Fixtures			V.		Central Air Conditioning	VI				
Sauna	V		1		Hot Water Heat	1			1	
Smoke / Fire Alarm(s)	77.1		11		Furnace Heat / Gas	. /		V		
Switches and Outlets	/		V		Furnace Heat / Electric	1./				
Vent Fan(s)	V		100	11.00		1				
60 / 100 / 200 Amp Service			1 - 11 -		Solar House-Heating	1				
(Circle one)	/				Woodburning Stove	/		11.00		
Generator	·V			The state of	Fireplace Insert	/	-	14714		
NOTE: "Defect" means a conditio	n that would ha	ve a signif	icant adve	rse effect	Fireplace Insert	1				45 (1.5)
on the value of the property, that	would significa	ntly impair	the health	or safety	Air Cleaner	VI				
of future occupants of the proper	ty, or that if not	repaired, r	emoved or	replaced	Humidifier	1				
would significantly shorten or ad	versely affect t	he expecte	d normal l	ife of the	Propane Tank	11/				
premises.					Other Heating Source	-		0.11	-	10000
ACTUAL KNOWLEDGE. A dis substitute for any inspections of any material change in the phy same as it was when the dis	closure form or warranties t	is not a w hat the pro n of the pro was provi	spective loperty or of ided. Sel	ouyer or ow	e Seller, who certifies to the truth ther r or the owner's agent, if any, and the mer may later obtain. At or before settle e purchaser at settlement that the condi rchaser hereby acknowledge receipt	ment, the tion of the of this Di	owner is reproperty	required is subs by sig	to to	disclos
Signature of Seller	en	Date (mm.		21	Signature of Buyer	e, 1	Date (mm/d	***		
0100-000		I Data (mm	Idd/m/		Signature of Buyer		Date (mm/d	U/VV)		
Signature of Seller		Date (mm	ruuryy) 1							
	e condition of t	1		ntially the sa	ume as it was when the Seller's Disclosure				to th	ne Buye

Property address (number and street, city, state, and ZIP of	(3/2		Nashington St., Warsan	N, IN	405	A LOT OF PERSONS AND ADDRESS.
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO /	DO NOT
	N			Do structures have aluminum wiring?		N	
Age, if known: Years.				Are there any foundation problems with the structures?		V,	1
Does the roof leak?		1		Are there any encroachments?			
s there present damage to the roof?		/		Are there any violations of zoning, building codes, or restrictive covenants?		1/	
on the house?		V		Is the present use a non-conforming use?			
f 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?		N					
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?		V		Is the access to your property via a			
Has there been manufacture of		./		private road?	/		in the
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		v		Is the access to your property via a public road?	1	/	1
Explain:				Is the access to your property via an easement?		V	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
				Are there any structural problems with the building?		V	,
				Have any substantial additions or alterations been made without a required building permit?		V	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	NS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		V	
				Is there any damage due to wind, flood, termites or rodents?		0	
				Have any structures been treated for wood destroying insects?	/	V	
				Are the furnace/woodstove/chimney/flue all in working order?	1	4	
				Is the property in a flood plain?		V	1
				Do you currently pay flood insurance?		V	
				Does the property contain underground storage tank(s)?		10	
				Is the homeowner a licensed real estate salesperson or broker?		V,	
				Is there any threatened or existing litigation regarding the property?		V,	100
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V	/
				Is the property located within one (1) mile of an airport?		/	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant 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	rarranty be the prosper dition of the true form to the tr	y the owne ective buye he property	Seller, who certifies to the truth thereof, base r 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 ted. Seller and Purchaser hereby acknowledge	ement, the the conditi receipt of	owner is oon of the this Disc	require propert
Signature of Seller	Date (mn			Signature of Buyer	Date (mm/c		
Signature of Seller	Date (mn			Signature of Buyer	Date (mm/c		
			ntially the sa	me as it was when the Seller's Disclosure form was	The state of the s		the Buye
Signature of Seller (at closing)	Date (mn	n/aa/yy)		Signature of Seller (at closing)	Date (mm/	uuryy)	



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.

Seller's Disc	losure (initially)		Initial:	
	k below which best app	olies:		
I.	Presence of lead-ba	sed paint and or lead-bas	sed hazards:	
	Explain:		paint hazards are present in the housing.	
X	Seller has no knowl	edge of lead-based paint	or lead-based paint hazards in the hous	sing
II.	Reports & Records	available to the seller		
	and/or lead-based p	aint hazards. Please list		
X	Seller has no report	s or records pertaining to	lead-based paint & hazards in the house	sing.
Purchaser's	Acknowledgement (in	nitial)	Initial:	
III.	Purchaser has recei	ved copies of all informa	ation listed above	
IV.	Purchaser has recei	ved the pamphlet "Prote	ct Your Family from Lead in Your Hon	ne"
V.	Purchaser has: (che	ck which applies)		
	Received a 10-day	opportunity, or mutually	agreed upon time period, to conduct a	risk assessment or
	inspection for the p	resence of lead-based pa	int &/or hazards or have	
			sessment or inspection for the presence	of lead-based paint
	&/or lead-based pa	int hazards		
Agent's Ack	Agent has informed responsibility to en	d the seller of the seller's	obligation under 42 U.S.C. 4852(d) an	d is aware of his or he
Certification	n of Accuracy		I swiff to the heat of their knowledge	no that the information
The following provided is to	g parties have reviewed rue and accurate.	a the information above	and certify to the best of their knowledg	e mai me mjormanom
Han	da Olsen			
Seller's Sign	ature	Date	Seller's Signature	Date
	7	06-02-	2/	Deta
Agent's Sign	nature	Date	Agent's Signature	Date
Purchaser's	Sionature	Date	Purchaser's Signature	Date



Purchaser

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 Property	Services, LLC,	and all agents	associated w	vith the listing	broker solely	represent the
owner.						

owner.	Metzger Property Services, LLC, and	an agents associated with the its	ting broker solely represent the
N	Metzger Property Services, LLC and	John Burnau (MPS, LLC Ager	nts) represent,
	The Owner: X	he Purchaser: (check w	hich applies)
owner, said agent m conceding their kno Your signature belo	ed agent representation occurs, where tust give signed documentation of su wledge of such transaction. w confirms that you have received, r	ch an agreement signed by both to be a seen and understand the information	the purchaser and the owner ion within Metzger Property
Services, LLC's Ag purchase real estate.	ency Disclosure Form and that this i	nformation was provided to you	before signing a contract to
Warda Ols	en 6-2-21		
Owner	Date	Owner	Date
Owner	Date	Owner	Date

Date

Purchaser

Date



260-982-0238

EXPANDING YOUR HORIZON...

- ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

www.MetzgerAuction.com

Average Utilities

	Company	Ave	erage Amount
		1.	15000
Gas	Nipsco	\$	130
Electric	Nipsus	5 \$	
Water		\$	25 00
Other		\$	
НОА		\$	