

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

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 disclosure 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 st	reet, city, stat	e, and ZIP co	de) (1	57 V	v. Sholling Ray	NICEN	tone,	10 40	539
1. The following are in the condition	ons indicated	:			, ,		(
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not included Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System					Cistern				
Clothes Dryer					Septic Field/Bed				
Clothes Washer					Hot Tub				
Dishwasher					Plumbing				
Disposal					Aerator System				
Freezer					Sump Pump				
Gas Grill					Irrigation Systems				
Hood					Water Heater/Electric				
Microwave Oven					Water Heater/Gas				
Oven					Water Heater/Solar				
Range					Water Purifier				
Refrigerator					Water Softener				
Room Air Conditioner(s)					Well				
Trash Compactor					Septic and Holding Tank/Septic Mound				
TV Antenna/Dish					Geothermal and Heat Pump				
Other:					Other Sewer System (Explain)				
					Care Conc. System (Explant)				
					Swimming Pool & Pool Equipment				
								Yes No	Do Not Know
					Are the structures connected to a p	ublic water sy	stem?		Talov
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a p				
System	Included/ Rented	Boildaire	Defective	Know	Are there any additions that may re				
Air Purifier	Kenteu				the sewage disposal system?				
Burglar Alarm					If yes, have the improvements been sewage disposal system?	completed o	n the		
Ceiling Fan(s)					Are the improvements connected to a private/community				
Garage Door Opener / Controls					water system?				
Inside Telephone Wiring					Are the improvements connected to sewer system?	a private/cor	nmunity		
and Blocks/Jacks					D. HEATING & COOLING	None/Not	Defective	Not	Do Not
Intercom					SYSTEM	Included Rented		Defective	Know
Light Fixtures					Attic Fan	110.1100			
Sauna					Central Air Conditioning				
Smoke/Fire Alarm(s)					Hot Water Heat				
Switches and Outlets					Furnace Heat/Gas				
Vent Fan(s)					Furnace Heat/Electric				
60/100/200 Amp Service					Solar House-Heating				_
(Circle one)					Woodburning Stove				
Generator					Fireplace				
NOTE: Means a condition the effect on the value of the property					Fireplace Insert				
or safety of future occupants of	of the proper	ty, or that if	not repaired	, removed	Air Cleaner				
or replaced would significant normal life of the premises.	lly shorten	or adversely	affect the	expected					
normal me of the premises.					Humidifier				
					Propane Tank				
					Other Heating Source				
disclosure form is not a warranty prospective buyer or owner may the purchaser at settlement that acknowledge receipt of this Disc	by the owner later obtain. At the condition	r or the owner at or before se on of the prop	r's agent, if ar ettlement, the perty is subs	ny, and the commer is reconstructed the commer is reconstructed to the commercial threat the commercial threat is a second to the commercial threat t	certifies to the truth thereof, based of disclosure form may not be used as a ulred to disclose any material change same as it was when the disclosure Signature of Buyer	substitute for in the physic	any inspection of	ons or warrant of the property	or certify to see hereby
Signature of Seller Signature of Seller	llin		Date (m)	100	Signature of Buyer Signature of Buyer			Date (mm	
organization of content			Date (IIII		- Similar of Edjor			-5.0 (-,,,
A CONTRACTOR OF THE PROPERTY O	condition of	the property is			s it was when the Seller's Disclosure for	rm was origina	ally provided t		
Signature of Seller (at closing)	Control of the same of the sam		Date (mi	m/dd/yy)	Signature of Seller (at closing)			Date (mm	/dd/yy)

Fax:

	KNOW	A. OTHER DISCLOSURES Do structures have aluminum wiring? Are there any foundation problems with the structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants? Is the present use of non-conforming use?	YES	NO	KNOW
		Are there any foundation problems with the structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants?			
		structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants?			
		Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants?			
		Are there any violations of zoning, building codes, or restrictive covenants?			
+					
NO	DO NOT KNOW	Explain:			
		Is the access to your property via a private road?			
		Is the access to your property via a public road?			
		Is the access to your property via an easement?			
		Have you received any notices by any governmental or quasi-governmental agencies			
		Are there any structural problems with the			
		Have any substantial additions or alterations been made without a required building permit?			
		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?			
		destroying insects? Are the furnace/woodstove/chimney/flue all in			
				-	
		Does the property contain underground storage			
		Is the homeowner a licensed real estate salesperson			
		Is there any threatened or existing litigation regarding the property?			
		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			
			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? Have any substantial additions or alterations been made without a required building permit? 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? Have any structures been treated for wood destroying insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Do you currently pay for flood insurance? Does the property contain underground storage tank(s)? Is the homeowner a licensed real estate salesperson or broker? Is there any threatened or existing litigation regarding the property?	Is the access to your property via a public road? 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? Have any substantial additions or alterations been made without a required building permit? 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? Have any structures been treated for wood destroying insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Do you currently pay for flood insurance? Does the property contain underground storage tank(s)? Is the nomeowner a licensed real estate salesperson or broker? Is there any threatened or existing litigation regarding the property?	Is the access to your property via a public road? 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? Have any substantial additions or alterations been made without a required building permit? 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? Have any structures been treated for wood destroying insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Do you currently pay for flood insurance? Does the property contain underground storage tank(s)? Is the nomeowner a licensed real estate salesperson or broker? Is there any threatened or existing litigation regarding the property? Is the property subject to covenants, conditions and/or



FORM #03.





260-982-0238

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Average Utilities

	Company	Average Amount
Gas	Private	\$
Electric	REMC	\$ [#] 70
Water		\$
Other		\$
НОА		\$



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.

C. II. I. D.			T-1/1-1-	A92	
	closure (initially) ck below which best applies:		Initial:	0-00	
I.	Presence of lead-based pa	int and or lead-ba	sed hazards:		
	Known lead-based paint a			e present in the housing	
	Explain:				
<u>X</u>	Seller has no knowledge of	of lead-based pain	t or lead-based	paint hazards in the hou	sing
п	Reports & Records availa	hle to the seller			
II.	Seller has provided the pu		vailable records	& reports pertaining to	lead-based paint
	and/or lead-based paint ha			a reports pertaining to	read oused paint
	List:	azaras. Trease ns.	Colon		
X	Seller has no reports or re	cords pertaining t	o lead-based pa	int & hazards in the hou	using.
					建设场面积
Durchasar's	Acknowledgement (initial)		Initial:		
III.	Purchaser has received co			ve	
IV.	Purchaser has received the				me"
V.	Purchaser has: (check wh				
	Received a 10-day opport		agreed upon ti	me period, to conduct a	risk assessment or
	inspection for the presenc				
	Waived the opportunity to				e of lead-based paint
	&/or lead-based paint haz				
A comette A all					
	nowledgment (initial) Agent has informed the se	aller of the seller's	s obligation und	er 12 II S C 1852(d) er	nd is aware of his or her
CAM	responsibility to ensure co		s obligation und	ei 42 0.5.C. 4652(u) ai	id is aware of his of her
	responsibility to ensure co	omphance.			
Certification	of Accuracy				
	g parties have reviewed the ir	nformation above	and certify to th	e hest of their knowleds	ge that the information
	rue and accurate.	yormanon acore	and certify to th	to bear of men money	se man me myormanan
profitace is the	Till o				
don	na Kles	8-14-2			
Seller's Sign	ature	Date	Seller's S	ignature	Date
Seller S Sign	127	Duit	501101 3 51	0	2410
1 Ka	1 1)	8-19-71			
Agent's Sign	ature	Date	Agent's S	ignature	Date
8			3		
Purchaser's	Signature	Date	Purchase	r's Signature	Date
1 archaser 3	Digitation C	Line	1 Mi Chasel	2 218111111	



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

Date

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

Metzger Property Services, LLC and		represent,
	(MPS, LLC Agent)	
The Owner:	X The Purchaser:	(check which applies)
owner, said agent must give signed document conceding their knowledge of such transaction	ation of such an agreement sig	agent is representing both the purchaser and the gned by both the purchaser and the owner
8		
Your signature below confirms that you have Services, LLC's Agency Disclosure Form and	received, read and understand	I the information within Metzger Property ovided to you before signing a contract to
Your signature below confirms that you have	received, read and understand I that this information was pro	I the information within Metzger Property ovided to you before signing a contract to

Purchaser

Date