

## 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 Disclosure (initially)			Initial:						
Chec	k below which best appl		11.						
I.		ed paint and or lead-bas							
	Explain:		aint hazards are present in the housing.						
_X_	Seller has no knowle	dge of lead-based paint	or lead-based paint hazards in the hous	sing					
П.	Seller has provided the purchaser with all available records & reports pertaining to lead-based para and/or lead-based paint hazards. Please list below  List:								
X	Seller has no reports	or records pertaining to	lead-based paint & hazards in the house	sing.					
Purchaser's	Acknowledgement (in	itial)	Initial:						
III.		ed copies of all informa							
IV.			t Your Family from Lead in Your Hon	ne"					
V.	Purchaser has: (chec	k which applies)							
<u>udati</u> i a	Received a 10-day o	pportunity, or mutually	agreed upon time period, to conduct a	risk assessment or					
	inspection for the presence of lead-based paint &/or hazards or have								
	Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint								
	&/or lead-based pair	nt hazards							
Agent's Ack	knowledgment (initial)		A residence of the second seco						
CAM	Agent has informed responsibility to ens		obligation under 42 U.S.C. 4852(d) an	d is aware of his or her					
TOTAL SALES	responsionity to ens	are compnance.	ment in the second seco						
Certification	n of Accuracy			The Control of the Co					
		the information above a	and certify to the best of their knowledg	ge that the information					
	rue and accurate.	1 ( M							
Bens	in Allahi	Kul 7-20-	77						
Seller's Sign	nature	Date	Seller's Signature	Date					
Elast 2		7-20-22							
Agent's Sign	nature	Date	Agent's Signature	Date					
Purchaser's	Signature	Date	Purchaser's Signature	Date					



## 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 with the listing broker solely represent the owner.

Metzger Property Services, LLC and John Burnau (MPS, LLC Agents) represent,

the

	The Owner: X	he Purchaser: (check w	hich applies)
	give signed documentation of su	the broker and or agent is repres ch an agreement signed by both t	
		ead and understand the information formation was provided to you	before signing a contract to
Owner)	<sup>r</sup> Date	Owner	Date
Owner	Date	Owner	Date
Purchaser	Date	Purchaser	Date



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
7 - 20 - 2022

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.

1. The following are in the condition		VHL			Club Rd Wa		Market Market	100		000
A. APPLIANCES	None/Not	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	N Defe	ot ctive	Do Not Know
Built-in Vacuum System	1				Cistern	Keilled			1	100
Clothes Dryer	11/				Septic Field / Bed	1		1	/	
Clothes Washer	1//		Note the same of		Hot Tub	V	Description of the last	-		ISO INC. TO
Dishwasher	1/	/	College Same	AND MARKS	Plumbing			L	/	22 8080
Disposal	1./			Name and Address of the Control of t	Aerator System	1				Yes also
Freezer	11/		100000000000000000000000000000000000000		Sump Pump	1	/		ann a	and the second
Gas Grill	1/					1	Control of the second		-	-
	11/				Irrigation Systems				/	and the second
Hood	1				Water Heater / Electric		Section 1	-		
Microwave Oven	V		1		Water Heater / Gas					The Christian
Oven		/	/		Water Heater / Solar				1	
Range	1./		V		Water Purifier				/	bernella.
Refrigerator	V	/	Sec. 20		Water Softener			V		
Room Air Conditioner(s)	1/			/	Well					
Trash Compactor	V		1/		Septic & Holding Tank/Septic Mound	North Control				
TV Antenna / Dish			V		Geothermal and Heat Pump				fire d	
Other:					Other Sewer System (Explain)		SE SAUTS			7 2 4
	1			C X S PO Y	Swimming Pool & Pool Equipment					
					<b>《                                    </b>			Yes	No	Do No
					Are the structures connected to a publi	c water ev	etom2		1	Know
						BUILDING TO BE THE REAL PROPERTY.			1/	
	None/Not	/	Net	Do Not	Are the structures connected to a publi Are there any additions that may requir		THE RESERVE OF THE PARTY OF THE		V	/
B. ELECTRICAL SYSTEM	Included/ Rented	Defective Defectiv	Not Defective	e Know	to the sewage disposal system?	e improvei	nents	No.	V	/
Air Purifier	1/		ng assaultatio		If yes, have the improvements been cor	mpleted on	the		V	
Burglar Alarm	1./		/	,	sewage disposal system?  Are the improvements connected to a p	rivata/com	munity			
Ceiling Fan(s)	-	NAME OF STREET	V		water system?	invate/con	inunity		V	/
Garage Door Opener / Controls			1/	,	Are the improvements connected to a p	rivate/com	munity		1/	STATE OF THE PARTY
Inside Telephone Wiring and			/	entrage to the	sewer system?	IN WIT	Switz Carrier		-	
Blocks / Jacks	1/		V		D. HEATING & COOLING SYSTEM	None/Not Included/	Defective		ot	Do Not
Intercom	1		,			Rented		Dete	ctive	/Know
Light Fixtures	/		1/	,	Attic Fan				/	How I do have
Sauna	V	E PRINCE	-		Central Air Conditioning	100 100 100	B12 - 32000	i		/
Smoke / Fire Alarm(s)			.//		Hot Water Heat				/	printers.
Switches and Outlets			N		Furnace Heat / Gas		aller Street, and	V		
Vent Ean(s)					Furnace Heat / Electric	Name of Street				
60/100 /200 Amp Service	TO THE RESIDENCE OF THE PARTY O	Pytholia Nation	/	Control of the party of the	Solar House-Heating					
(Circle one)	/	ESPERANCE:	v	THE PROPERTY OF	Woodburning Stove			or color		
Generator	1/	Control of the Control		Part of the Control	Fireplace	on a grande populario	e post services	100	San Carrie	De 14 - 1 Ware
	not would be	vo e claute	in a m t = du		Fireplace Insert	The state of the s			Post of	
NOTE: "Defect" means a condition the on the value of the property, that wor					Air Cleaner					,
of future occupants of the property, that wor					Humidifier	Market and the second	W. T. W. S.	Service Co.	/	
would significantly shorten or adversely affect the expected normal life of the					Propane Tank			L	/	
premises.		to make the same		en solven	Other Heating Source	Address of Art				
ACTUAL KNOWLEDGE. A disclo substitute for any inspections or w any material change in the physical	sure form i varranties that al condition	s not a want the pro	spective by operty or colored. Sell	the owner ouyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the drawner may later obtain. At or before settler e purchaser at settlement that the condit rchaser hereby acknowledge receipt of Signature of Buyer	lisclosure ment, the c tion of the of this Di	form may owner is re property	not equire is sul by si	be used to	sed as a disclose tially the
Signature of Seller	W	. /20000					-t- (- (1	444-3		
Signature of Seller V // /		Date (mm/dd/yy)			Signature of Buyer Date (mm/s		ate (mm/do	dd/yy)		
		The state of the s								
The Seller hereby certifies that the co	ndition of th	e property	is substan	tially the sa	l me as it was when the Seller's Disclosure fo	orm was o	riginally pr	ovide	d to th	e Buver

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO /	DO NO
z. ROOF			KNOW	Do structures have aluminum wiring?		V	/
Age, if known:/OYears.		,		Are there any foundation problems		V	
Does the roof leak?		V		with the structures?		1/	
s there present damage to the roof?		V	/	Are there any encroachments?  Are there any violations of zoning,		- /	/
s there more than one layer of shingles on the house?		V		building codes, or restrictive covenants?  Is the present use a non-conforming use?			
f yes, how many layers?				Explain:		THE RESERVE OF THE	
. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				- A 100
lave there been or are there any nazardous conditions on the property, such as methane gas, lead paint, radon gas in nouse or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		V		The second secon		V	
s there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved		V					
under IC 13-14-1-15? Has there been manufacture of		/	1000	Is the access to your property via a private road?	1	V	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		2		Is the access to your property via a public road?	V		/
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?		V	
				Are there any structural problems with the building?		/	
			10.025	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)	ANATIO	NS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		V	
			e da estado de di- mitamental de	Is there any damage due to wind, flood, termites or rodents?		V	
				Have any structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?	e ula non en en gundan	V	1
			descript to the	Is the property in a flood plain?		"	
				Do you currently pay flood insurance?  Does the property contain underground	the water the	1	
	CONT.			storage tank(s)?  Is the homeowner a licensed real estate salesperson or broker?		1	
Company of the Compan	ni, gypanog			Is there any threatened or existing litigation regarding the property?		N	2000000
	est personal and			Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V	
			La segui Dest D	Is the property located within one (1) mile of an airport?	A. A. A. San De	V	
ACTUAL KNOWLEDGE, A disclosure form in a substitute for any inspections or warrant to disclose any material change in the physical change	ies that is	the prosp dition of ture form	by the owne ective buye the property was provide	Seller, who certifies to the truth thereof, bass 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	owner is on of the this Disc	require prope
Signature of Seller  Signature of Seller  Date (mm/dd/yy)  Date (mm/dd/yy)				Signature of Buyer	Date (mm/d	dd/yy)	
			antially the ea	me as it was when the Seller's Disclosure form was	originally n	rovided to	the Bur
The Seller Hereby certifies that the condition of the	- Proper	,	, 50			THE PARTY OF THE P	HILLS THE