

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 10/20/22

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 in this form are the representations in this form are the representations.

of the owner and are not the repr between the buyer and the owner known physical condition of the pro accepted for the sale of the real es	resentations r. Indiana la operty. An o state	s of the ac aw (IC 32- wner must	gent, if any 21-5) gene t complete	r. This infor erally requir and sign th	mation is for disclosure only and is not res sellers of 1-4 unit residential propert e disclosure form and submit the form to	intended t y to comp a prospect	o be a pa lete this fo ive buyer	rt of orm r befor	egard e an	ing the offer is
Property address (number and street city st	ate and 7IP c	ode)				1.5.				
19 EMS DILATA	ANUL	1)	MACC	SEN	7656/					
The following are in the condition	is indicated					None/Not		DESCRIPTION OF THE PERSON OF T		
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included/ Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	X				Cistern	×				
Clothes Dryer				×	Septic Field / Bed			×		
Clothes Washer			×		Hot Tub ×					
Dishwasher	×		×		Plumbing		10000	100	100	×
Disposal	X	47.5			Aerator System ×					
Freezer	X	1000	-		Sump Pump					
Gas Grill	×	4.44			Irrigation Systems	×	122.1	5.36	+ + + + + -	
Hood	X		×		Water Heater / Electric		C		100000	
			×		Water Heater / Gas	X				
Microwave Oven		1	×		Water Heater / Solar	8				
Oven		-0.5	~	N. 100 M. 100	Water Purifier					
Range			A			×		×		
Refrigerator		The same of	^	14	Water Softener			×	1 4 4 1 1	
Room Air Conditioner(s)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				Well	~		X		
Trash Compactor	X				Septic & Holding Tank/Septic Mound	7				
TV Antenna / Dish	×				Geothermal and Heat Pump	×				
Other:					Other Sewer System (Explain)	×				
					Swimming Pool & Pool Equipment	X				
			12.12.50	2.22				Yes	No	Do Not
			11,7,22	1000				163	~	Know
	3.5		21.	20.7	Are the structures connected to a public water system?			1,000		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
以及这种。 1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,1990年,19	N(N-4				Are the structures connected to a publi				X	
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may require improvements to the sewage disposal system?				X	
Air Purifier	X				If yes, have the improvements been completed on the sewage disposal system?				X	
Burglar Alarm	×				Are the improvements connected to a private/community					
Ceiling Fan(s)	1 2 2 2 2	1	X		water system?				^	
Garage Door Opener / Controls	×	6.4			Are the improvements connected to a p sewer system?	rivate/com	munity		X	
Inside Telephone Wiring and Blocks / Jacks				×	D. HEATING & COOLING SYSTEM None/Not Included/ Defective			ot	Do Not Know	
Intercom	X				Tamic For	Rented	Real Section	Dele	Cuve	Kilow
Light Fixtures	1		~		Attic Fan	X			Carron Sec.	
Sauna	X		~		Central Air Conditioning	X			100	
Smoke / Fire Alarm(s)	~		×		Hot Water Heat	×			SALSIN	
Switches and Outlets		100	_	×	Furnace Heat / Gas	X				
			10.11	5	Furnace Heat / Electric	,	100	×		
Vent Fan(s)				×	Solar House-Heating			1		
60 / 100 / 200 Amp Service				X	Woodburning Stove	×				
Generator	V				Fireplace					×
			land 1		Fireplace Insert	10 1 7 8 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
NOTE: "Defect" means a condition the					Air Cleaner	B	1100		2000	
on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the					12.4.11		11.0			
					X	1.		1		
premises.	anout t	poote			Other Heating Source	X	Territor			-11-04
The information contained in thi ACTUAL KNOWLEDGE. A disclor substitute for any inspections or wany material change in the physical	sure form i varranties that condition	s not a w	arranty by spective be operty or c	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the diner may later obtain. At or before settler purchaser at settlement that the conditional control of the conditional conditional control of the conditional conditional control of the conditional control of the co	nent, the c ion of the	form may wner is re property i	not equires s sul	be used to	sed as a disclose tially the
Signature of Selle Date (mm/dd/yy) [Date (mm/dd/yy)			Signature of Buyer Date (mm/d		ate (mm/da	Vyy)				
Taha Da	el				Signature of Buyer					
Signature of Selle Date (mm/dd/yy)			Signature of Buyer Date (mm/d							
The Seller hereby certifies that the co	ndition of th	ne property	is substan	tially the sa	me as it was when the Seller's Disclosure for	orm was or	iginally pro	ovide	d to th	e Buyer.
Signature of Seller (at closing) Date (mm/dd/yy)			Signature of Seller (at closing) Date (mm/dd/yy)							

operty address (number and street, city, state, and ZIP co	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO KNOW
			KNOW	Do structures have aluminum wiring?			×
ge, if known: Years.	X			Are there any foundation problems with the structures?			X
oes the roof leak?		×	×	Are there any encroachments?		×	
Is there present damage to the roof?		7 10	/	Are there any violations of zoning.		×	
s there more than one layer of shingles n the house?		X		building codes, or restrictive covenants? Is the present use a non-conforming use?			
yes, how many layers?				Explain:			
. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW		la. P		
Have 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?			×				
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 under IC 13-14-1-15?		×		Is the access to your property via a	*		
Has there been manufacture of			11 11	private road?	×	re e e	411
methamphetamine or dumping of waste		X		Is the access to your property via a public road?			
in a residential structure on the property? Explain:				Is the access to your property via an easement?		X	
				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?		X	
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?		×	
			11 T	Is there any damage due to wind, flood, termites or rodents?			×
				Have any structures been treated for wood destroying insects?	25.0		X
				Are the furnace/woodstove/chimney/flue all in working order?			×
				Is the property in a flood plain?		Z	
				Do you currently pay flood insurance?		^	
				Does the property contain underground storage tank(s)?			7
				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?	X		
				Is the property located within one (1) mile of an airport?		X	
a substitute for any inspections or warrant	is not a vies that	the pros	pective buye	e 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 y or certify to the purchaser at settlement that the disclosured set. Seller and Purchaser hereby acknowledge is	ment, the he condit receipt of	owner is ion of the this Disc	s requi
Signature of Seller The Seal Date (mm/dd/yy)			Signature of Buyer	Date (mm/dd/yy)			
Signature of Seller	Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy)						
The Seller hereby certifies that the condition of t	he prope	rty is subs	tantially the s	ame as it was when the Seller's Disclosure form was	originally p	provided t	o the Bu
Signature of Seller (at closing)	_	m/dd/yy)	X2 12	Signature of Seller (at closing)	Date (mm/	(dd/yy)	



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.

	closure (initially)		Initial:					
Chec	ck below which best applies		the state of the s					
I.	Known lead-based pain Explain:	paint and or lead-based	ased hazards: paint hazards are present in the housin	g.				
<u>X</u>	Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing							
II.	and/or lead-based paint List:	purchaser with all a hazards. Please lis						
X		records pertaining	to lead-based paint & hazards in the ho	using.				
III. IV. V. Agent's Ack	Purchaser has: (check w Received a 10-day oppo inspection for the preser Waived the opportunity &/or lead-based paint ha	copies of all inform the pamphlet "Prote thich applies) ortunity, or mutually ace of lead-based p to conduct a risk a azards	ect Your Family from Lead in Your Ho agreed upon time period, to conduct a aint &/or hazards or have ssessment or inspection for the presence	e of lead-based paint				
CAM	Agent has informed the responsibility to ensure	seller of the seller' compliance.	s obligation under 42 U.S.C. 4852(d) as	nd is aware of his or her				
The following provided is tr	nue and accurate.	information above	and certify to the best of their knowled	ge that the information				
Seller's Signature		Date	Seller's Signature	Date				
Etad ?								
Agent's Signa	ature	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 Serv	ices, LLC and	Chad Metzger (MPS, LLC Agent)	represent,	
	The Owner: X	The Purchaser:	(check which appl	ies)
If dual and or limited agent rep owner, said agent must give si conceding their knowledge of	gned documentation	, where the broker and or on of such an agreement si	agent is representing b gned by both the purch	oth the purchaser and haser and the owner
Your signature below confirms Services, LLC's Agency Discl purchase real estate.	s that you have recoure Form and th	eived, read and understan at this information was pr	d the information with ovided to you before si	in Metzger Property gning a contract to
John Beal	10/20/2	22 Owner		Date
Owner/	Date	Owner		
Owner	Date	- Owner		Date
Purchaser	Date	Purchase	er	Date

the