

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Seb 19 2023

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 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.

accepted for the sale of the real es	state.				o diodicodi o ionii did cazinii die ionii te					
Property address (number and street, city, str. 7527 wcs	ate, and ZIP of	Rd.	1000	on,	North Salem,	IN	46	16	5	
1. The following are in the condition	ns indicated									
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	No Defe	ot ctive	Do Not Know
Built-in Vacuum System	V				Cistern	×		-		
Clothes Dryer	1				Septic Field / Bed			X		
Clothes Washer	X				Hot Tub	\sim			1	
Dishwasher			X		Plumbing		1770. 1.	>	(
Disposal	1777		X		Aerator System	×		11.5		-
Freezer	V				Sump Pump			1,21	171	X
Gas Grill	2			100	Irrigation Systems	×			15.15	
Hood			X		Water Heater / Electric		100 T	>	<	
Microwave Oven	X				Water Heater / Gas	X				
Oven	12				Water Heater / Solar	X				
	12				Water Purifier		B1 1 2 2	×		
Range	10	**************************************			Water Softener			1	1	
Refrigerator	1	neil i			Well			1	7	
Room Air Conditioner(s)	1		100		Septic & Holding Tank/Septic Mound	×			4	
Trash Compactor	1				Geothermal and Heat Pump	4				
TV Antenna / Dish	1				Other Sewer System (Explain)	2				
Other:										
					Swimming Pool & Pool Equipment			100		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							Yes	No	Do Not Know
				7 7 3	Are the structures connected to a publi	ic water sv	stem?		×	
					Are the structures connected to a publi					
NO.	None/Not		Nex	Do Not	Are the structures connected to a publi			- 1	-	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?	e improve	incinco	1	X	
Air Purifier	Xented		1,279		If yes, have the improvements been co	mpleted or	the	1.2		
	1	40 Y 44		111, 112	sewage disposal system? Are the improvements connected to a p	arivato/com	munity		1	
Burglar Alarm	1/		×		water system?	orivate/con	iniumity		X	
Ceiling Fan(s)					Are the improvements connected to a	orivate/com	nmunity		V	1
Garage Door Opener / Controls					sewer system?					
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do Not Know
Intercom	X				Attic Fan	×				
Light Fixtures			N		Central Air Conditioning			>		
Sauna	X			*	Hot Water Heat	X	1			
Smoke / Fire Alarm(s)	X			4	Furnace Heat / Gas	1		5	_	
Switches and Outlets			X		Furnace Heat / Electric	X		1		
Vent Fan(s)	~	(**)****	1	. 1 1	Solar House-Heating	X	2 2 2 2 2 2 2			
60 / 100 / 200 Amp Service			1		Woodburning Stove	C				
(Circle one) (150)			~			_		14.30		1
Generator	X				Fireplace Fireplace Insert	X				X
NOTE: "Defect" means a condition the	nat would ha	eve a signif	icant adver	rse effect			No. 25	The state of		
on the value of the property, that wou					Air Cleaner	X			1	
of future occupants of the property,					Humidifier	X				
would significantly shorten or adver	sely affect t	ne expecte	d normal l	ite of the	Propane Tank	×				
premises.					Other Heating Source	1X				1000
ACTUAL KNOWLEDGE. A disclo substitute for any inspections or w any material change in the physical	sure form varranties t al condition	is not a w hat the pro n of the pro was prov	arranty by espective be operty or coided. Sel	the owner ouyer or ow certify to the	Seller, who certifies to the truth then r or the owner's agent, if any, and the coner may later obtain. At or before settled the purchaser at settlement that the condi- rchaser hereby acknowledge receipt	disclosure ment, the tion of the	form may owner is re property	not equir is sul	be used to betan	sed as a disclose tially the
Signature of Seller	0	Date (mm	/dd/yy)	12	Signature of Buyer	1	Date (mm/do	d/yy)		
Signature of Seller	Kerrey	Date (mm	117/0	3	Signature of Buyer	[Date (mm/do	d/yy)		
Th. 0-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	- dial - Co		de autor	tially (1			alada e II		44- (D
The Seller hereby certifies that the consignature of Seller (at closing)	ondition of the	Date (mm.		tially the sa	me as it was when the Seller's Disclosure f Signature of Seller (at closing)		riginally pr Date (mm/d	STATE OF THE	d to th	ne Buyer.
(4. 5.553)			-,,,		(3,000,00)			,,,		

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
			KNOW	Do structures have aluminum wiring?	TES	NO	KNO
Age, if known: Years.				Are there any foundation problems	+		
Does the roof leak?		X		with the structures?		X	
s there present damage to the roof?		S		Are there any encroachments?			
Is there more than one layer of shingles on the house?		X		Are there any violations of zoning, building codes, or restrictive covenants? Is the present use a non-conforming use?		X	
f yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			X	
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?		\times					
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?		×		In the page to your property via			
Has there been manufacture of methamphetamine or dumping of waste				Is the access to your property via a private road?	2000	X	
from the manufacture of methamphetamine in a residential structure on the property?		2		Is the access to your property via a public road?	X		
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?		X	
				Are there any structural problems with the building?			X
				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)	ANATION	S:		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?		V	
				Have any structures been treated for wood destroying insects?		X	
				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 storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				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?	erro e	X	
a substitute for any inspections or warrant to disclose any material change in the phys s substantially the same as it was when the signing below.	es that the	e prospection of the re form w	the owner ctive buyer e property	or the owner's agent, if any, and the disclosure or owner may later obtain. At or before settle or certify to the purchaser at settlement that the disclosure and Purchaser hereby acknowledge	ment, the	owner is	used a
Bererly Oclary	Date (mm/c	17/2	3	Signature of Buyer	Date (mm/c	dd/yy)	
Signature of Seller	Date (mm/			Signature of Buyer	Date (mm/c		
			tially the san	ne as it was when the Seller's Disclosure form was	originally p	rovided to 1	the Buye
Signature of Seller (at closing)	Date (mm/c	dd/yy)		Signature of Seller (at closing)	Date (mm/c	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:	B10.		
I.	ek below which best applies: Presence of lead-based paint and	or lead-based bazards:	17.00		
			d paint hazards are present in the housing.		
X	Seller has no knowledge of lead-	based paint or lead-based pai	int hazards in the housing	ng	
II.	Reports & Records available to the Seller has provided the purchaser and/or lead-based paint hazards. List:	with all available records & Please list below			
X	Seller has no reports or records p	ertaining to lead-based paint	& hazards in the housi	ng.	
Purchaser's	Acknowledgement (initial)	Initial:			
III.	Purchaser has received copies of				
IV.	Purchaser has received the pampl		om Lead in Your Home	"	
V.	Purchaser has: (check which app)	lies)			
	Received a 10-day opportunity, o	r mutually agreed upon time	period, to conduct a ris	sk assessment or	
	inspection for the presence of lea	d-based paint &/or hazards of	or have		
	Waived the opportunity to condu	ct a risk assessment or inspec	ction for the presence o	f lead-based paint	
	&/or lead-based paint hazards				
Agent's Ack	nowledgment (initial)				
38S,	Agent has informed the seller of responsibility to ensure complian	the seller's obligation under ce.	42 U.S.C. 4852(d) and	is aware of his or her	
The following	of Accuracy g parties have reviewed the informative and accurate.	ion above and certify to the b	oest of their knowledge	that the information	
Bever	y Volarey 2/19	/23			
Seller's Sigm	L. Somel 219	Date Seller's Sign	ature	Date	
Agent's Sign	tture \\	Date Agent's Sign	ature	Date	
Purchaser's	Signature	Date Purchaser's	Signature	Date	



purchase real estate.

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	Gary Spangle (MPS, LLC Agent)	represent,
	The Owner: X	The Purchaser:	(check which applies)
owner	l and or limited agent representation occurs, r, said agent must give signed documentation ding their knowledge of such transaction.		agent is representing both the purchaser and the igned by both the purchaser and the owner
	signature below confirms that you have receives. LLC's Agency Disclosure Form and that		보다 가는 사람들은 사람들이 가는 사람들이 가는 사람들이 되었다. 그는 사람들이 가는 사람들이 가는 사람들이 가는 사람들이 되었다. 그리고 있는 사람들이 되었다.

Owner	Date 2/19/23	Owner	Date
Purchaser	Date	Purchaser	Date



Average Utilities

	Company	Average Amount
Gas		\$
Electric		\$ 120,00
Water		\$
Other		\$
ноа		\$