

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) MAY 9, 2018

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

Property address (number and street, city, st	ate, and ZIP o	(de) 40	104	E-8	SO S., CLAYPOOL, IM	1 410	SID			
1. The following are in the condition					370111011 301771	None/Not				
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included/ Rented	Defective	Defec	tive	Do Not Know
Built-in Vacuum System	V,				Cistern	~			,	
Clothes Dryer	V				Septic Field / Bed			V		
Clothes Washer	1				Hot Tub	V			1	
Dishwasher	V.				Plumbing			1		
Disposal	V				Aerator System	/			,	
Freezer	V			- Annahar sanoan	Sump Pump			1		
Gas Grill	1		,		Irrigation Systems	V,				
Hood	,		V		Water Heater / Electric	V	1		,	
Microwave Oven	V.				Water Heater / Gas	,		1		
Oven	V.				Water Heater / Solar	V				
Range	1				Water Purifier	/			_	
Refrigerator	1/				Water Softener			V	/	
Room Air Conditioner(s)	1				Well			1		
Trash Compactor	1			/	Septic & Holding Tank/Septic Mound	,		V		
TV Antenna / Dish				1	Geothermal and Heat Pump	V		1		
Other:			-		Other Sewer System (Explain)	1//	1			
Other:					Swimming Pool & Pool Equipment	V	War I			15
							N . 7 . 7 . 1 . 1 . 1 . 1	Van	Na	Do Not
								Yes	No	Know
					Are the structures connected to a publi				V	
					Are the structures connected to a publ	ic sewer sy	stem?		V	
B. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not Defective	Do Not Know	Are there any additions that may require to the sewage disposal system?	re improve	ments		1/	
B. ELECTRICAL STOTEM	Rented		Defective	Know	If yes, have the improvements been co	mpleted or	the		1./	
Air Purifier	V,				sewage disposal system?				V	
Burgiar Alarm	V				Are the improvements connected to a payment water system?	orivate/con	nmunity		V	
Ceiling Fan(s)	V				Are the improvements connected to a	orivate/con	munity		1	
Garage Door Opener / Controls			V		sewer system?				V	
Inside Telephone Wiring and Blocks / Jacks	,		/		D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do Not Know
Intercom	1 /			-	Attic Fan	1				
Light Fixtures			V		Central Air Conditioning		1.4	1	/	
Sauna	/				Hot Water Heat	V	430.9 %	1	,	
Smoke / Fire Alarm(s)		1	V		Furnace Heat / Gas			1	/	
Switches and Outlets	/		V		Furnace Heat / Electric	1/	1 1	1	N. T.	
Vent Fan(s)	V				Solar House-Heating	1			dis.	
60 /100 / 200 Amp Service			/		Woodburning Stove	1/				
(Circle one)			V		Fireplace	V .		,	/	
Generator	V				Fireplace Insert	VI				
NOTE: "Defect" means a condition t	hat would ha	ave a signi	ficant adver	se effect	Air Cleaner	V	-			
on the value of the property, that wo	uld significa	intly impair	the health	or safety	Humidifier	V.				
of future occupants of the property,	or that if not	repaired,	removed or	replaced		1/				
would significantly shorten or adve	rsely affect	tne expect	ed normal I	ite of the	Other Heating Source	1	1	-		
premises.					Other Heating Source	not have	d on the	Colle	r'e C	IDDEN
ACTUAL KNOWLEDGE. A discident substitute for any inspections or the physical change in the	warranties t	hat the pro	ospective to	the owner ouyer or ow	Seller, who certifies to the truth ther or the owner's agent, if any, and the orner may later obtain. At or before settle purchaser at settlement that the condirchaser hereby acknowledge receipt	ment, the tion of the of this D	owner is reproperty	equir is su by si	ed to	disclose
Signature of Seller		Date (mn			Signature of Buyer		Date (mm/d	d/yy)		
Signature of Seller	Ent	Date (mn	n/dd/yy)		Signature of Buyer	1	Date (mm/d	d/yy)		
		he present	/ le eubeten	tially the co	me as it was when the Seller's Disclosure	form was o	riginally n	rovide	d to t	he Buve
The Seller hereby certifies that the c Signature of Seller (at closing)	origition of t	Date (mm		uany trie sa	Signature of Seller (at closing)		Date (mm/c			

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
7 v	1			Do structures have aluminum wiring?		1	TUNOT
Age, if known:Years.	V			Are there any foundation problems with the structures?		1	
Does the roof leak?		V,		Are there any encroachments?		V	
Is there present damage to the roof? Is there more than one layer of shingles	-	1		Are there any violations of zoning,		/	
on the house?	V			building codes, or restrictive covenants? Is the present use a non-conforming use?		V	
If 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?						V	
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?							
Has there been manufacture of				Is the access to your property via a private road?		/	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Is the access to your property via a public road?	/		
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?		/	
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?		//	
				Have any structures been treated for wood destroying insects?		/	
				Are the furnace/woodstove/chimney/flue all in working order?	V	,	
				Is the property in a flood plain?		V,	
				Do you currently pay flood insurance?		1	
				Does the property contain underground storage tank(s)?		V	
				is the homeowner a licensed real estate salesperson or broker?		N,	
				Is there any threatened or existing litigation regarding the property?		1	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		1	
				Is the property located within one (1) mile of an airport?		1/	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys	s not a wa es that the ical condi	e prospe tion of the re form w	the owner ctive buyer	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settle or certify to the purchaser at settlement that to d. Seller and Purchaser hereby acknowledge.	ment, the one condition the condition receipt of the condition receipt	ny not be owner is r on of the p his Disclo	used as required
Signature of Seller	5/	9/19			Date (mm/do		
	Date (mm/c	•••	-	Signature of Buyer	Date (mm/do		
			ntially the san	ne as it was when the Seller's Disclosure form was			he Buyer.
Signature of Seller (at closing)	Date (mm/d	ad/yy)		Signature of Seller (at closing)	Date (mm/do	1///	



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 Dis	closure (initially)	Initial:				
Che	ck below which best applies:					
I. Presence of lead-based paint and or lead-based hazards:						
	Explain:		paint hazards are present in the housing			
<u>X</u>	Seller has no knowledge of	lead-based pair	nt or lead-based paint hazards in the hou	using		
II.	and/or lead-based paint haz	chaser with all a ards. Please lis				
<u>X</u>	Seller has no reports or reco	ords pertaining	to lead-based paint & hazards in the ho	using.		
III. IV. V.	Purchaser has: (check which Received a 10-day opportunity inspection for the presence Waived the opportunity to &/or lead-based paint hazar knowledgment (initial)	pamphlet "Prote h applies) nity, or mutually of lead-based p conduct a risk as	ect Your Family from Lead in Your Ho y agreed upon time period, to conduct a aint &/or hazards or have ssessment or inspection for the presence	risk assessment or e of lead-based paint		
	Agent has informed the sell responsibility to ensure con		s obligation under 42 U.S.C. 4852(d) as	nd is aware of his or her		
The following provided is the following the	true and accurate.	ormation above	and certify to the best of their knowled			
Seller's Sign	nature	Date /	Seller's Signature	Date		
Agent's Sign	nature	Date	Agent's Signature	Date		
Purchaser's	Signature	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

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.

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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 represent, (MPS, LLC Agent)
The Owner: (check which applies)
If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.
Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.
Owner 1 1 May 5/C/18 Owner Date Date

Purchaser

Date