

owner.

Purchaser

James light

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

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the

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

Owner

Purchaser

Date

Date



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 Disc	losure (initially)		Initial:								
Chec	k below which best applies.										
I.	Presence of lead-based 1										
Known lead-based paint and/or lead-based paint hazards are present in the housing.											
	Explain:										
<u>X</u>	Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing										
II.	Reports & Records avai	lable to the seller									
	Seller has provided the	purchaser with all a	ser with all available records & reports pertaining to lead-based paint								
	and/or lead-based paint hazards. Please list below										
	List:										
<u>X</u>	Seller has no reports or	records pertaining to	o lead-based paint & hazards in the hou	using.							
	Acknowledgement (initia		Initial:								
III.	Purchaser has received of										
	IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"										
V.	Purchaser has: (check w										
			agreed upon time period, to conduct a	risk assessment or							
			int &/or hazards or have								
			sessment or inspection for the presence	e of lead-based paint							
	&/or lead-based paint ha	azards									
Agent's Ack	nowledgment (initial)										
TR		seller of the seller's	obligation under 42 U.S.C. 4852(d) ar	nd is aware of his or her							
11	responsibility to ensure		obligation under 42 0.5.0. 4052(d) al	id is aware of his of her							
	responsibility to ensure	comphance.									
Certification	of Accuracy										
		information above	and certify to the best of their knowleds	ga that the information							
provided is to	rue and accurate.	ingormation above t	ina certify to the best of their knowledg	ze inai ine information							
prograted is it	ue una accuraçe.										
1 dense	, all	10.2.19									
Seller's Signa	ature	Date	Seller's Signature	Date							
Gener B Bigni		Dute	Better's Bignature	Date							
10 m	E VOID ODA	10-2.19									
Agent's Signe	ataund Committee	Date	Agent's Signature	Desta							
Agent & bight	murg 1	Date	Agent s Signature	Date							
Purchaser's	Signature	Date	Purchaser's Signature	Date							
				2410							

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10.2.19

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.

	ns indicated									
The following are in the condition A. APPLIANCES	None/Not		Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	No	ot ctive	Do Not Know
Built-in Vacuum System	· ✓				Cistern	Kented				
Clothes Dryer			V		Septic Field / Bed	1				
Clothes Washer			/		Hot Tub	1				
Dishwasher	./				Plumbing					
Disposal	V				Aerator System	~				
Freezer	- V		1		Sump Pump	-			1	
Gas Grill	1/		-		Irrigation Systems	1				
Hood	- V	~			Water Heater / Electric	1				
Microwave Oven	V	-			Water Heater / Gas	-				
Oven	-		1		Water Heater / Solar	V				
Range			-/		Water Purifier	1				
			Y			4			1	
Refrigerator			V		Water Softener Well				/	
Room Air Conditioner(s)	1		V				-	,		
Trash Compactor	*		_		Septic & Holding Tank/Septic Mound	7				
TV Antenna / Dish			٧		Geothermal and Heat Pump	٧	-	0 . /		
Other:					Other Sewer System (Explain)	-	(ry	4	
					Swimming Pool & Pool Equipment	1			1	
								Yes	No	Do No Know
					Are the structures connected to a publi	c water sv	stem?		J	Kilow
					Are the structures connected to a publi			J	-	
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may requir to the sewage disposal system?			-	J	
Air Purifier	Keilled				If yes, have the improvements been cor	mpleted on	the		1	
Burglar Alarm	1				sewage disposal system? Are the improvements connected to a p	rivate/com	munity		1	
Ceiling Fan(s)	√				water system?				4	
Garage Door Opener / Controls	V				Are the improvements connected to a p sewer system?	rivate/com	imunity		1	
Inside Telephone Wiring and Blocks / Jacks			1		D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	N Defe	ot ctive	Do No Know
Intercom	V				Attic Fan	Kented				11
Light Fixtures			~		Central Air Conditioning	- 4			1	
Sauna	1				Hot Water Heat	_/		-		
Smoke / Fire Alarm(s)			V		Furnace Heat / Gas	V		_	,	
Switches and Outlets			1			-				
Vent Fan(s)					Furnace Heat / Electric	N				
60 / 100 / 200 Amp Service			1		Solar House-Heating	7				
(Circle one)			٧		Woodburning Stove	· ·			1	
Generator	V				Fireplace	,		V		
NOTE: "Defect" means a condition t	hat would he	ve a signif	cant adver	se effect	Fireplace Insert	J			0.15(3	
on the value of the property, that wo					Air Cleaner	1		- /		
of future occupants of the property,					Humidifier	1				
would significantly shorten or adve	rsely affect t	he expecte	d normal li	fe of the	Propane Tank	1				
premises.					Other Heating Source	\vee				
ACTUAL KNOWLEDGE. A discless substitute for any inspections or any material change in the physic same as it was when the disclessing future of Seller	sure form i varranties ti al condition	s not a want the property of the provided was provided to the	arranty by spective b sperty or c ded. Sell	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the driner may later obtain. At or before settler purchaser at settlement that the condit rchaser hereby acknowledge receipt of Signature of Buyer	lisclosure ment, the d tion of the of this Di	form may owner is re property i	not equire s sul by si	be used to	sed as disclos tially th
Signature of Seller	-	Date (mm/	(ddha)		Signature of Buyer	-	hoto (mm/-	IAn A		
Spirature of solid	-		2/17		Signature of Buyer		ate (mm/dd	vyy)		
	and the same of th						delegally and		14-41	a Dine
The Seller hereby certifies that the co	ondition of th	ne property	is substant	tially the sa	me as it was when the Seller's Disclosure to	orm was or	riginally pro	ovide	a to tr	ie buye

Proporty address (number and street, city, state, and ZIP of	ode)	13	SOL V	V. Van Suren St.	Koo	ben	a. N
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO C	DO NOT KNOW
Age, if known: Years.				Do structures have aluminum wiring?		V	KNOW
Does the roof leak?		-/		Are there any foundation problems with the structures?			1
Is there present damage to the roof?		V		Are there any encroachments?			1
Is there more than one layer of shingles	/	,		Are there any violations of zoning, building codes, or restrictive covenants?		1	
on the house?				Is the present use a non-conforming use?			
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?			*			1	
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?			1				
Has there been manufacture of				Is the access to your property via a private road?	,	1	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			4	Is the access to your property via a public road?	~		
Explain:				Is the access to your property via an easement?		1	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		1	
				Are there any structural problems with the building?		J	
				Have any substantial additions or alterations been made without a required building permit?		J	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)		S:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		V	
youl oil take bur	ild.			Is there any damage due to wind, flood, termites or rodents?		5	
gode.				Have any structures been treated for wood destroying insects?		1	
				Are the furnace/woodstove/chimney/flue all in working order?	J	,	
				Is the property in a flood plain?		1/	
				Do you currently pay flood insurance?		1	
				Does the property contain underground storage tank(s)?	1	*	
				Is the homeowner a licensed real estate salesperson or broker?		J	
				Is there any threatened or existing litigation regarding the property?		V	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V ,	
				Is the property located within one (1) mile of an airport?	, .	V	
a substitute for any inspections or warranti to disclose any material change in the phys	s not a wa les that th ical cond	arranty by e prospe ition of th	y the owner ctive buyer ne property	Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge r	re form m ment, the ne condition	ay not be owner is on of the	used as required property
Signature of Seller	Date (mm/	(dd/yy)	118	Signature of Buyer	Date (mm/d	ld/yy)	
Signature of Seller	Date (mm/	(dd/yy)	/18	Signature of Buyer	Date (mm/d	ld/yy)	
The Seller hereby certifies that the condition of the			ntially the sa	me as it was when the Seller's Disclosure form was o	originally p	rovided to	the Buyer.
Signature of Seller (at closing)	Date (mm/	(dd/m)		Signature of Seller (at closing)	Date (mm/c	Idhah	