

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
3/19/2021

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	ns indicated	:			e Ave. South &					200
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	1				Cistern	X			and the same	
Clothes Dryer		J. S. J.	X	7 3 4 3	Septic Field / Bed	A		- 1		
Clothes Washer			ŷ	0.00	Hot Tub	X	1 1 1 1 1 1		77170	
Dishwasher	X				Plumbing	/	117			X
Disposal	X				Aerator System	~		72.10		
Freezer	N				Sump Pump			X	1	
Gas Grill	X	V. I Sur I		the state of the	Irrigation Systems	1-		1		
Hood	1			V	Water Heater / Electric	X				
Microwave Oven	1			1	Water Heater / Gas			X	,	
Oven	1/1		×	1	Water Heater / Solar	\times				
			X		Water Purifier	20	V. C. S.			
Range			X				1	1	-	2.2
Refrigerator	-		70		Water Softener	A P		-	1	
Room Air Conditioner(s)	×				Well	~				
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X		7.50		
TV Antenna / Dish	1	1000			Geothermal and Heat Pump	X	1	-		125
Other:					Other Sewer System (Explain)					
				- 11 1	Swimming Pool & Pool Equipment					
					The second second second			Yes	No	Do No Know
					Are the structures connected to a publi	c water sv	stom?	N		Kilow
				10000		11 (25)		V		281.0
	None/Not		Net	Do Not	Are the structures connected to a publi Are there any additions that may requir			10		
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?	e improve	nents		X	
Air Purifier	Kented		12 12 1		If yes, have the improvements been con	mpleted on	the		20	
Burglar Alarm	X				sewage disposal system? Are the improvements connected to a p	rivata/aam	munitu		-	
Ceiling Fan(s)	1		V	2 1 7	water system?			1		
Garage Door Opener / Controls			X		Are the improvements connected to a p	rivate/com	munity		1,	
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM Included/ Defective			ot	Do Not	
Intercom	X			25.7		Rented	Delective	Defe	ctive	Know
Light Fixtures			X		Attic Fan	A				
Sauna	1			-	Central Air Conditioning			X		
Smoke / Fire Alarm(s)	X				Hot Water Heat	X		100		
Switches and Outlets	1	A CONTRACTOR		1 17 19	Furnace Heat / Gas			X		
	X		1		Furnace Heat / Electric	X				
Vent Fan(s)	1				Solar House-Heating	X				
60 / 100 / 200 Amp Service (Circle one)					Woodburning Stove	X				
Generator	X		1 1 1 1 1		Fireplace	X		2.5		
					Fireplace Insert	×		1000		St. 18 18
NOTE: "Defect" means a condition the on the value of the property, that wou					Air Cleaner	X	2.0			
of future occupants of the property, that wor					Humidifier	X		1.1		
would significantly shorten or adver-					Propane Tank	×		100		
premises.		TO OXPOOL	a nonnar n		Other Heating Source	V				
actual knowledge. A disclosubstitute for any inspections or wany material change in the physical same as it was when the disclosure.	sure form i varranties that condition	s not a want the pro of the pro was provi	spective by perty or colded. 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 diner may later obtain. At or before settler purchaser at settlement that the conditional control of the conditional conditional control of the conditional control of the conditional co	nent, the dion of the of this Di	form may owner is re property sclosure	not equire is sub by si	be used to	sed as disclose
Signature of Seller Signature of Seller	lian	Date (mm/	9/20	21	Signature of Buyer		ate (mm/do	,		
Linda Wilson	Bung	Date (mm/	119/3	1604	Signature of Buyer me as it was when the Seller's Disclosure for		ate (mm/do		44- (- D
	maition of th			ually the sa			THE CALL STREET		a to th	ne Buye
Signature of Seller (at closing)		Date (mm/	dd/vv)		Signature of Seller (at closing)	1	Date (mm/de	d/vv)	STATE OF	

2. ROOF	YES	NO	DO NOT	4. OTHER DISCLOSURES	YES	NO	DO NO
	Name of the last		KNOW	Do structures have aluminum wiring?	ILO	NO	KNOW
Age, if known: Years.			X	Are there any foundation problems			
Does the roof leak?		X		with the structures?			X
s there present damage to the roof?		X		Are there any encroachments?		~	
s there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?		X	
f yes, how many layers?				Is the present use a non-conforming use? Explain:			
B. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any nazardous conditions on the property, such as methane gas, lead paint, radon gas in louse or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				X	
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?		X		Is the access to your property via a		4	
Has there been manufacture of methamphetamine or dumping of waste		17		private road?		×	
from the manufacture of methamphetamine in a residential structure on the property?		1		Is the access to your property via a public road?	X		
Explain:		J.		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	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?		K	
				Are the furnace/woodstove/chimney/flue all in working order?	×		
				Is the property in a flood plain?		X	
				Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	House S
				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?		M	
				Is the property located within one (1) mile of an airport?		M	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti o disclose any material change in the phys s substantially the same as it was when the signing below.	s not a wa es that the ical cond disclosu	arranty by ne prospe lition of the are form v	the owner ective buyer ne property	Seller, who certifies to the truth thereof, base 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 tid. Seller and Purchaser hereby acknowledge in	re form m ment, the he conditi receipt of	nay not be owner is ion of the this Discl	used a
Consture of Seller Williams	Date (mm.	19/2	150	Signature of Buyer	Date (mm/dd/yy)		
Signature of Seller 150N	Date (mm.	17/0	2021	Signature of Buyer	Date (mm/c		
			ntially the sa	me as it was when the Seller's Disclosure form was	originally p	rovided to	the Buye
Signature of Seller (at closing)	Date (mm.	/dd/yy)		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:	Bung	LMW mes		
	ck below which best applies:				Bw.		
I.	Presence of lead-based paint						
	Known lead-based paint and Explain:	or lead-based pa	aint hazards are	present in the hous	ing.		
<u>, X</u>	Seller has no knowledge of le	ead-based paint	or lead-based pa	aint hazards in the h	nousing		
II.	Reports & Records available	to the seller					
	Seller has provided the purch and/or lead-based paint hazar			& reports pertaining	to lead-based paint		
<u>x</u>	List: Seller has no reports or recor	ds pertaining to	lead-based pair	nt & hazards in the l	nousing.		
	Acknowledgement (initial)		Initial:				
III.	Purchaser has received copie						
IV.	Purchaser has received the pa		t Your Family f	rom Lead in Your I	Iome"		
V.	Purchaser has: (check which		aread upon tim	a pariod to conduc	t a risk assassment or		
	Received a 10-day opportunity, 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 co				nce of lead-based paint		
	&/or lead-based paint hazard		essment of map	ection for the presen	nee of read-based paint		
Agent's Ack	Anowledgment (initial) Agent has informed the seller responsibility to ensure comp		obligation under	r 42 U.S.C. 4852(d)	and is aware of his or her		
	of Accuracy g parties have reviewed the infor	mation above ar	nd certify to the	best of their knowle	edge that the information		
provided is to							
provided is to	1 0	1 /	, ,		. /		
provided is to	LeWilliams	03/19/0	FI Lin	da M. Wils	ON ALONS 03/19/		
provided is to	LeWilliams	03 /19 /o	FI Lin Seller's Sig	da M. Wils	ON BOUTS Date		
provided is to	LeWilliams	03 19 6 Date	Fl Lin Seller's Sig	da ^M 'Wi'(s	ON BOUTS Date		
provided is to Seller's Signature	L-Sangle	03/19/0 Date 3/19/2/					
provided is to	L-Sangle	03 19 6 Date 3/19/21 Date	Seller's Sig		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 lis	ting broker, Metzger Property S	Services, LLC, and a	all agents associated	with the listing	broker solely	represent the
owner.						
	Metzger Property Services, LI	LC and Gar	ry Spangle	represent,		

The Owner:X	The Purchaser: _	(check which applies)	

(MPS, LLC Agent)

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.

Purchaser	Date	Purchaser	Date
Owner	Dute	Owner	Pawr 3 Date
Celecca & W.	lham 03/19/21 Date	Linda M. V	Dilson 03/19/
purchase real estate.			