SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year) 5/10-21

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 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

A APPLIANCES Included/ Defective Room Rented Built-in Vacuum System Clothes Dryer Clothes Dryer Clothes Masher Disposal Freezer Gas Grill Hood Microwave Oven Oven Microwave Oven Oven Range R	1. The following are	in the conditions	s indicated:		Net	Do Not		None/Not	Defe ti	No	ot	Do Not
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NOTE: "Defect" means a condition that would have a significant adverse effect 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 premises. The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURREL ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclosure may material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially to same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below signature of Seller Date (mm/dd/yy) Signature of Seller's Disclosure form was originally provided to the Buyer Date (mm/dd/yy) The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer	Generator		X							1		
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would significantly premises. Propane Tank Other Heating Source The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRE ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclosury material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below Signature of Seller Date (mm/dd/yy) Signature of Seller Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy) The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer	on the value of the	property, that wo	uld significa	ntly impair	r the health	or safety		×				1
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ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclosure my material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below as provided. Signature of Seller Date (mm/dd/yy) Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy) The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer						had by M		roof bass	d on the	Sollo	r'e C	IIRPEN
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The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buy	Signature of Seller			4 /		1	That were	-			200	21
	1/1			Date (mn	n/dd/yy)				Date (IIIIII)	u/yy)		
	Signature of Seller											

Property address (number and street, city, state, and ZIP of N. Miami			DO NOT	41992			DONO
2. ROOF	YES	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO KNOW
Age, if known: 15 Years.	1			Do structures have aluminum wiring?			X
9-7		- V		Are there any foundation problems with the structures?			X
Does the roof leak? Is there present damage to the roof?		X		Are there any encroachments?		X	
Is there more than one layer of shingles				Are there any violations of zoning,		X	
on the house?		X		building codes, or restrictive covenants? Is the present use a non-conforming use?		^	
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW		1155		
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?			X				
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?		X					
Has there been manufacture of				Is the access to your property via a private road?	94 F	X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		×	
				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?		Χ	
E. ADDITIONAL COMMENTS AND/OR EXPI (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
* ReFridgeldtad + Stove 5 years	Wan	very 77	Marstalle	Is there any damage due to wind, flood, termites or rodents?		×	
x con source or Double	- vec	w/w	nuntion	Have any structures been treated for wood destroying insects?		×	
(Use additional pages, if necessary) * Refundadant & Fore 5 year from selled to began. * Gas STOVELS a clouble CT-BUNGAS W/ NOOS	Feetur	65		Are the furnace/woodstove/chimney/flue all in working order?	X	- 11	
V HUAC Systems Has Dad	tral L	weline		Is the property in a flood plain?	4	X	
and some Co	moule	eus o		Do you currently pay flood insurance?	11000	X	
Colin Sysiam was	vew	in 20	020,	Does the property contain underground storage tank(s)?		X	
(a) 1 1/2 W 20	20			Is the homeowner a licensed real estate salesperson or broker?		X	
& Dishuasien Sink of France	vew	W20	21	Is there any threatened or existing litigation regarding the property?		×	
CB-BUNGAS W/ NOGST HVAC SYSTEM HUS POWE COOLY SYSTEM HUS POWE COOLY SYSTEM WAS HISTORIAN SINK 9 FRUITET KITCHEN SINK 9 FRUITET KIEW GUTTENS & DOWNS PIEMP K NEW GUTTENS & DOWNS PIEMP K NEW MEEN NOOL PIEMP The information contained in this Disclosure	101 W	N 201	9	Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		×	
* New Guen paol premp	W 7	2019		Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warrant to disclose any material change in the phys	is not a w ies that t sical cond	varranty b he prospe dition of t	ective buyer he 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 condit	nay not be owner is ion of the	require
Signature of Seller	Date (mn	0/dd/yy)/2	220	Signature of Buyer	Date (mm/	dd/yr)	21
Signature of Seller	Date (mn	n/dd/yy)	- 4	Signature of Buyer	Date (mm/		21
The Seller hereby certifies that the condition of t	he propert	y is substa	antially the sa	me as it was when the Seller's Disclosure form was	originally p	rovided to	the Buy
Signature of Seller (at closing)	Date (mn	n/dd/yy)		Signature of Seller (at closing)	Date (mm/	dd/yy)	



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 Service	s, LLC, and all agents associated with	the listing broker solely represent the
owner.		

Metzger Property Serv	ices, LLC and <u>Brian</u>	Evans represent, LC Agent)	
1	The Owner: X	The Purchaser:	(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.

1/4	5/1/2021	monte Stike	51,12021
Owner	Date	Owner	Date
Purchaser	Date	Purchaser	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	osure (initially)		Initial:	
	k below which best applies			
I.	Presence of lead-based	paint and or lead-base	ed hazards:	
	Known lead-based pain Explain:	t and/or lead-based pa	aint hazards are present in the housing	•
X	Seller has no knowledge	e of lead-based paint	or lead-based paint hazards in the hou	sing
H.	Reports & Records avai	ilable to the seller	ailable records & reports pertaining to	lead-hased naint
	and/or lead-based paint List:	hazards. Please list l	pelow	read oused paint
X	Seller has no reports or	records pertaining to	lead-based paint & hazards in the hou	ising.
Purchaser's	Acknowledgement (initia	D	Initial:	
III.	Purchaser has received	copies of all information	tion listed above	
IV.	Purchaser has received	the pamphlet "Protec	t Your Family from Lead in Your Hor	ne"
V.	Purchaser has: (check w	which applies)	agreed upon time period, to conduct a	rick assessment or
	Received a 10-day oppo	nce of lead-based pai	nt &/or hazards or have	TISK d53C55IIICIIC OI
	Waived the opportunity	to conduct a risk ass	essment or inspection for the presence	e of lead-based paint
	&/or lead-based paint h			
Agent's Ack	nowledgment (initial)	seller of the seller's	obligation under 42 U.S.C. 4852(d) ar	nd is aware of his or her
100	responsibility to ensure		oongacion under 42 0.5.0. 4002(d) a.	
Certification	of Accuracy	information above of	nd certify to the best of their knowled	ge that the information
provided is to	ne fund accurate.	ingormation above a	na certify to the desit of their mile was	
provided		-11	100 1 04 1	-1 1-
///	4	5/1/2021	Marte Stiker	5/1/2021
Seller's Sign	ature	Date	Seller's Signature	Date
Agent's Sign	ature	Date	Agent's Signature	Date
Purchaser's	Signature	Date	Purchaser's Signature	Date