SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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.

Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Dishwasher Disposal Freezer Gas Grill Hood Water Heater / Electric Water Heater / Solar Water Heater / Solar Water Heater / Solar Water Purifier Water Other: Defective Freezer Well Septic Field / Bed Hot Tub Plumbing Aerator System Sump Pump Irrigation Systems Water Heater / Electric Water Heater / Gas Water Heater / Solar Water Heater / Solar Water Purifier Water Other: Defective Bedieficial Age Water Purifier Water Softener Well Septic & Holding Tank/Septic Mound Geothermal and Heat Pump Other: Swimming Pool & Pool Equipment Well Are the structures connected to a public saver system? Are the structures connected to a public saver system? Are the structures connected to a private/community water system? Are the improvements been completed on the sewage disposal system? Are the improvements connected to a private/community water system? Are the improvements connected to a private/community water system? Defective Defective Defective Defective Defective Rented Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat / Electric Water Heater Defective Defectiv	Not Defective	No Defect	No Defec	Not	2002	
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Solar House-Heating X						
60 (100) 200 Amp Service Woodhurning Stave						
(Circle Oile)						\top
Fireplace Insert X						1
NOTE: "Defect" means a condition that would have a significant adverse effect. Air Cleaner						1
on the value of the property, that would significantly impair the feather of safety		1				
of tuture occupants of the property, or that if not repaired, removed of replaced		_				1
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NOTE: "Defect means a condition that would have a significant adverse effect. Air Cleaner	not be u	ay not b	not l	not be	be t	used

Property address (number and street, city, state, and ZIP (17 Linla		Wabash, IN 46992			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known: 2 Years.	1	723		Do structures have aluminum wiring?			X
	*			Are there any foundation problems with the structures?	1	V	1
Does the roof leak? Is there present damage to the roof?		×	-	Are there any encroachments?		×	+
Is there more than one layer of shingles		/ -	1/	Are there any violations of zoning,			
on the house?			×	building codes, or restrictive covenants? Is the present use a non-conforming use?		X	-
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?		X				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?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		V		Is the access to your property via a public road?	×		
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?		×	
				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	VS:		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?			X
				Have any structures been treated for wood destroying insects?	X		
				Are the furnace/woodstove/chimney/flue all in working order?	×		
				Is the property in a flood plain?	/	×	
				Do you currently pay flood insurance? Does the property contain underground	1	X.	
				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?		1	
a substitute for any inspections or warranti to disclose any material change in the phys	s not a w es that th ical cond	arranty by te prospe lition of th	/ the owner ctive buyer se property	Seller, who certifies to the truth thereof, base ror the owner's agent, if any, and the disclosu 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	ay not be owner is	used as required
Signature of Seller	Date (mm		1	Signature of Buyer	Date (mm/d	ld/yy)	
Signature of Seller	Date (mm			Signature of Buyer	Date (mm/d	ld/yy)	
The Seller hereby certifies that the condition of the	e property	is substar	ntially the sai	me as it was when the Seller's Disclosure form was o	originally pr	rovided to	the Buyer.
Signature of Seller (at closing)	Date (mm/	/dd/yy)		Signature of Seller (at closing)	Date (mm/d	ld/yy)	



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

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, Mowner.	fetzger Property Services, L.	LC, and all agents associa	ted with the listing bro	ker solely represent the
Metzger Pro	perty Services, LLC and	Tiffany Reimer (MPS, LLC Agent)	represent,	
	The Owner: X	The Purchaser:	(check which app	lies)
owner, said agent mu	l agent representation occurs ast give signed documentation whele of such transaction.	s, where the broker and or on of such an agreement si	agent is representing b gned by both the purch	ooth the purchaser and the haser and the owner
Your signature belov Services, LLC's Age purchase real estate.	v confirms that you have rec ncy Disclosure Form and the	eived, read and understan at this information was pr	d the information with ovided to you before si	in Metzger Property igning a contract to
x Mingh	-a. bu x 09/23.	2/2/		
Owner	Date	Owner		Date

Purchaser

Date

Date

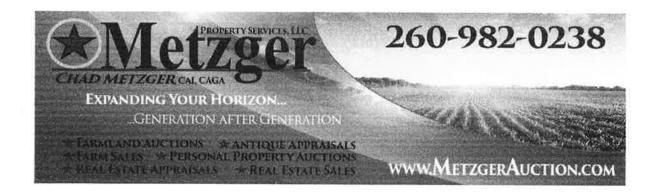


Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

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 Disclosure (initially)		Initial: $\times \ell$	6
I. Presence of lead-based Known lead-based pair Explain:	paint and or lead-b	ased hazards: paint hazards are present in	1 the housing.
	ge of lead-based pai	nt or lead-based paint hazar	ds in the housing
and/or lead-based paint List:	purchaser with all a hazards. Please lis	st below	pertaining to lead-based paint
_X Seller has no reports or	records pertaining	to lead-based paint & hazar	ds in the housing.
V. Purchaser has: (check v Received a 10-day oppoinspection for the prese	copies of all inform the pamphlet "Prot which applies) ortunity, or mutuall ence of lead-based p to conduct a risk a	ect Your Family from Lead y agreed upon time period, aint &/or hazards or have	in Your Home" to conduct a risk assessment or the presence of lead-based paint
Agent's Acknowledgment (initial) Agent has informed the responsibility to ensure	seller of the seller' compliance.	s obligation under 42 U.S.C	C. 4852(d) and is aware of his or her
Certification of Accuracy The following parties have reviewed the provided is true and accurate.	information above	and certify to the best of the	eir knowledge that the information
Seller's Signature	Date	Seller's Signature	Date
Agent's Signature	Date	Agent's Signature	Date
Purchaser's Signature	Date	Purchaser's Signatur	e Date



Average Utilities

	Company	Average Amount
Gas	11.050	\$ 70°00
Gas	7011050	\$ 10°
Electric	Pude ENergy	\$ 160 -
Water	American with	\$ 30-00
Other	City Sewege	\$ 3500
НОА	200	\$