

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

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Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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 en M401 Property address (number and street, city, state, and ZIP code) 1. The following are in the conditions indicated: None/Not Do Not Do Not Not A APPLIANCES Defective C. WATER & SEWER SYSTEM included Included Defective Defective Rented Rented Built-in Vacuum System Cistern Clothes Dryer Septic Field/Bed Clothes Washer Hot Tub Dishwasher Plumbing Disposal Aerator System Freezer Sump Pump Gas Grill Irrigation Systems Hood Water Heater/Electric Microwave Oven Water Heater/Gas Oven Water Heater/Solar Range Water Purifier Refrigerator Water Softener Room Air Conditioner(s) Well Trash Compactor Septic and Holding Tank/Septic Mound TV Antenna/Dish Geothermal and Heat Pump Other Other Sewer System (Explain) Swimming Pool & Pool Equipment Yes No Do Not Know Are the structures connected to a public water system? B. E ectrical Do Not Defective Are the structures connected to a public sewer system? Defective Know System Included/ Are there any additions that may require improvements to Rented the sewage disposal system? Air Purifier If yes, have the improvements been completed on the Burglar Alarm sewage disposal system? Are the improvements connected to a private/community Ceiling Fan(s) water system? Garage Door Opener / Controls Are the improvements connected to a private/community Inside Telephone Wiring sewer system? and Blocks/Jacks D. HEATING & COOLING None/No Included Defective Defective Know Intercom SYSTEM Rented Light Fixtures Attic Fan Sauna Central Air Conditioning Smoke/Fire Alarm(s) Hot Water Heat Switches and Outlets Furnace Heat/Gas Vent Fan(s) Furnace Heat/Electric 60/100/200 Amp Service Solar House-Heating (Circle one) Woodburning Stove Generator NOTE: Means a condition that would have a significant "Defect" adverse Fireplace effect on the value of the property, that would significantly impair the health Fireplace Insert or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Air Cleaner normal life of the premises. Humidifier 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 CURRENT ACTUAL KNOWLEDGE. A from is not a yellranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to a substitute for any inspections of the property or certify to be a substitute for any inspection of the property or certify to be a substitute for any inspection of the property or certify to be substituted for the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby officering this Disclosure by signing below. prospective buye the purchas acknowledge Signature of S Signature of Buyer Date (mm/dd/vv) Date (mm/dd/yy) 09/16/22 Date (mm/dd/yy) Signature of Buyer Signature of Date (mm/dd/yy)

Metzger Property Services, 101 S. River Rd N. Manchester 1N 46962 Rainelle Metzger Shorkome

Signature of Seller (at closing)

Phone: (260)341-4801

Date (mm/dd/vv)

Page 1 of 2

Signature of Seller (at closing)

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.

Date (mm/dd/yy)

Property address (number and street, city, state. and ZIP code)							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years.			101011		723	NO	KNOW
Does the roof leak?				Do structures have aluminum wiring?  Are there any foundation problems with the		-	
Is there present damage to the roof?		and the second of the second		structures?			
Is there more than one layer of shingles on the				Are there any encroachments?			
house?	<u> </u>			Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers?			-	Is the present use of non-conforming use?		-	
			DO NOT	Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	KNOW		, I		
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?							
Is there any contamination caused by the				Is the access to your property via a private road?			
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?			
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement?  Have you received any notices by any			
				governmental or quasi-governmental agencies			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a				affecting this property?  Are there any structural problems with the building?			
residential structure on the property?  Explain:	<u> </u>			Have any substantial additions or alterations been made without a required building permit?			
				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 fumace/woodstove/chimney/flue all in working order?				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:		Is the property in a flood plain?					
(Use additional pages, if necessary)  Seller has mot live of the bloom.		Do you currently pay for flood insurance?  Does the property contain underground storage					
		tank(s)? Is the homeowner a licensed real estate					
		salesperson			:		
		영화면과y threatened or existing litigation regarding					
		the property?  Is the property subject to covenants, conditions					
				and/or restrictions of a homeowner's association?			
				Is the property located within one (1) mile of an			
				airport?			
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT 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 a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any 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 yas footied. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.							
Signature of Seller			(ram/dd/yy)			Date (mn	n/dd/yy)
Signature of Seller			(mm/dd/yy)			Date (mn	r/dd/yy)
The Seller hereby certifies that the condition of	of the prope	rty is sub	stantially the s	ame as it was when the Seller's Disclosure form was o	riginally p	rovided to	the Buver.
Signature of Seller (at closing)	pp.		(mm/dd/yy)	Signature of Seller (at closing)	J, (A.	Date (mm	
<u> </u>							
							4



FORM #03.





## LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

## For use only by members of the Indiana Association of REALTORS®

2	PROPERTY A	ADDRESS: 3749 Trion Rd Ft. Wayne, In 46								
3										
4		IING STATEMENT								
5		buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that								
6		such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead								
7	•	poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,								
8		duced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to								
9 10		mant women. The seller of any interest in residential real property is required to provide the buyer with any information								
11	Un let	ad-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any n lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended								
12		n lead-based paint hazards. A risk assessment or inspection for possible lead-based paint nazards is recommended o purchase.								
13	prior	o puroriase.								
14	SELLER'S D	DISCLOSURE								
15	(a.) Presence	e of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)								
16										
17	(i) 🗌	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):								
18										
19										
20	(ii) 📈	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.								
21 22	/									
23	(h ) Records	and reports available to the seller: (check (i) or (ii) below)								
24	(i) \	Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales								
25	· · ·	Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and								
26		attach documents below):								
27										
28										
29	(ii) '\ <u>\</u>	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.								
30	DIIVEDIO 4									
31		CKNOWLEDGEMENT (initial)								
32 33	(c.) (d.)									
34	(e.)	Buyer has received the pamphiet <u>Protect Your Pamily From Lead in Your Home.</u> Buyer has (check (i) or (ii) below):								
35	(i) [	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for								
36	(7)	the presence of lead-based paint and/or lead-based paint hazards;								
37		OR								
38	(ii) 🗍	waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or								
39		lead-based paint hazards.								
40	BROKER'S	ACKNOWLEDGMENT (initial)								
41	(f.)	Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act								
42	of \S									
43	' /	1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word								
44		"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)								
45										
46	0-11									
	3746	Trier Rd, Fd Warne, In 46815								
-	<u> </u>	(Property Address)								
		( lobally lines and								

Page 1 of 2 (Lead-Based Paint - Sales) **COPYRIGHT IAR 2022** 

Fax:

4/	CERTIFICATION OF ACCURACY			
48	The following parties have reviewed the	e information above ar	nd certify, to the best of their knowledge, the	nat the information they
49	have provided is true and accurate.			
50				
51	This Certification and Acknowledgmen	t may be executed simi	ultaneously or in two or more counterparts	, each of which shall be
52	deemed an original, but all of which	together shall constit	ute one and the same instrument. The	parties agree that this
53	Certification and Acknowledgment m	ay be transmitted be	tween them electronically or digitally. T	he parties intend that
54	electronically or digitally transmitted	signatures constitute o	original signatures and are binding on th	e parties. The original
55	document shall be promptly delivered,	if requested.		
56		09/16/2	>	
57		01/14/0		
58	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
59 60	) Scott HErmance			
61 ′	PRINTED		PRINTED	
62				
63				
64	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
65				
66				
67	PRÎNTED ~	0 0	PRINTED	
68		len . 9.16-2	2	
69	Trainelle Onoc	TULE		· · · · · · · · · · · · · · · · · · ·
70	LISTING BROKER	DATE	SELLING BROKER	DATE



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3149 Trier, Ft. Wayne, In 46815