



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R5 / 6-10)

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.

Property address (number and street, city, state, and ZIP code)

1	Tho	following	are in th	a condition	ns indicated:

I ne following are in the conditions indicated:										
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					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 & Holding Tank/Septic Mound					
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Pool & Pool Equipment					
								Yes	No	Do Not
		A th twtw t - d t b			103	140	Know			
					Are the structures connected to a public water system?					
D. EL FOTBIONI, OVOTEN	None/Not	D (!!	Not	Do Not	Are the structures connected to a publi Are there any additions that may requi					
B. ELECTRICAL SYSTEM	Rented	Defective	Defective	Know	to the sewage disposal system?					
Air Purifier					If yes, have the improvements been co sewage disposal system?	mpleted or	n the			
Burglar Alarm					Are the improvements connected to a	private/con	nmunity			
Ceiling Fan(s)					water system? Are the improvements connected to a	nrivate/con	nmunity			
Garage Door Opener / Controls					sewer system?	-				
Inside Telephone Wiring and					D. HEATING & COOLING SYSTEM	None/Not Included/	Defective	N Defe	ot	Do Not
Blocks / Jacks						Rented		рете	ctive	Know
Intercom					Attic Fan					
Light Fixtures					Central Air Conditioning					
Sauna					Hot Water Heat					
Smoke / Fire Alarm(s)					Furnace Heat / Gas					
Switches and Outlets					Furnace Heat / Electric					
Vent Fan(s)					Solar House-Heating					
60 / 100 / 200 Amp Service					Woodburning Stove					
(Circle one)					Fireplace					
Generator					Fireplace Insert					
NOTE: "Defect" means a condi					Air Cleaner					
adverse effect on the value of the	e propert	y, that wo	Humidifier							
impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or					Propane Tank					
adversely affect the expected normal life of the premises. 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 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 was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of 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.

Signature of Seller Date (mm/dd/yy) Signature of Seller Date (mm/dd/yy)

2. ROOF	YES	NO	DO NOT	4. OTHER DISCLOSURES	YES	NO	DO NO
2. 1001	1123	NO	KNOW	Do structures have aluminum wiring?		NO	KNOW
Age, if known: Years.				Are there any foundation problems			
Does the roof leak?			+	with the structures?	'		
Is there present damage to the roof?			+	Are there any encroachments?			
Is there more than one roof on the house?			+	Are there any violations of zoning,			
Is there more than one layer of shingles			+	building codes, or restrictive covenants?			
on the roof?				Is the present use a non-conforming use?	,		
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	VEC	NO	DO NOT				
	YES	NO	KNOW				
Have there been or are there any hazardous conditions on the property, such as				Is the access to your property via a			
methane gas, lead paint, radon gas in				private road?			
house or well, radioactive material, landfill,				Is the access to your property via a	+		
mineshaft, expansive soil, toxic materials,				public road?			
mold, other biological contaminants,				Is the access to your property via	+		
asbestos insulation, or PCB's?				an easement?			
Explain:				Have you received any notices by any			
				governmental or quasi-governmental			
				agencies affecting this property?			
				Are there any structural problems with the			
				building?			
E. ADDITIONAL COMMENTS AND/OR EXPL	ANATION	S:		Have any substantial additions or			
(Use additional pages, if necessary)				alterations been made without a required			
				building permit?			
				Are there moisture and/or water problems	I		
				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 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			
				storage tank(s)?			
				Is the homeowner a licensed real estate			
				salesperson or broker?			
				Is there any 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?			
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys	s not a wa es that th ical cond	arranty b e prospe ition of th	y the owner ective buyer ne property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosure or owner may later obtain. At or before settle or certify to the purchaser at settlement that the disclosure and Purchaser hereby acknowledges.	ire form ma ement, the c the condition	ay not be owner is on of the	used as required property
Signature of Seller (at closing)	Date (mm/	'dd/yy)		Signature of Buyer	Date (mm/d	d/yy)	
	Date (mm/	(dd/vv)		Signature of Buyer	Date (mm/d	d/yy)	
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