KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

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The term applies to residential real	estate sales allu pultilases.	inis form is not required for

- 1. Residential purchases of new construction homes if a warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address 320 Fourth Street City State Zip Burkesville KY 42717

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. P	RELIMINARY DISCLOSURES	N/A	YES	NO	UN-
a.	Have you ever lived in the house?			Ø	П
b.	List the date (month / year) you purchased the house.				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain:			-	
d.	To the best of your knowledge, has the house been used as a rental?		П		П
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?		0		
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?				
	Explain:				
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Page 1 of 5

KREC Form 402 12/2019 11169 12 Initials

Date/Time

**Buyer Initials** 

Date/Time

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lease explain any deficiencies noted in this Section:	c.					
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99/20/22	age :	3 of 5				
	-	09/20/22				

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9. CONSTRUCTION / REMODELING				
a. Have there been any additions, structural modifications, or other alterations made?	N/A	YES	NO	ICH
				!
b. If so, were all necessary permits and government approvals obtained?  Explain:	<u> </u>		Ш	
10. HOMEOWNER'S ASSOCIATION (HOA)	e it was the same and a same	· / 14mm	100000	- U
a. 1) Is the property subject to rules or regulations of a HOA?	N/A	YES	NO	KING
2) If yes, what is the yearly assessment?				
3) HOA Name:	**************************************	**************************************	****	
HOA Primary Contact Name:	N			
HOA Primary Contact Phone No.:				Name of the last
b. Is the property a condominium?	П	П	П	-
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition that may result in an increase in taxes or assessments?			П	
Are any features of the property shared in common with adjoining landowners, such as well				
d. fences, driveways, etc.?	3,			
e. Are there any pet or rental restrictions?		П	П	Г
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	® NO	IONO
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				_
abandoned wells on the property?			Ш	L
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous wast water contamination, asbestos, the use of urea formaldehyde, etc.)	ie,			
such property may present exposure to lead from lead-based paint, which may cause certain heal	LITTISKS.	AND SHOULD SEE THE		
c. Was this house built before 1978?				er-esp
d. Are you aware of the existence of lead-based paint in or on this house?				
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e. Has this house ever been damaged by fire or other disaster?  Explain:  f. Are you aware of the existence of mold or other fungi on the property?  g. Has this house ever had pets living in it?  Explain:  h. Is this house in a historic district or listed on any registry of historic places?  3. ADDITIONAL INFORMATION  Do you know anything else about the property that that should be disclosed to the Buyer?  If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.  As Seller(s) I / we hereby certify that the information disclosed above is complete and acceptable and belief. I / we agree to immediately notify Buyer in writing of any changes that bee to closing.  Seller Signature  Date  Seller Signature  X  As Seller(s) I / we hereby certify that my / our Real Estate Agent,	yer?	N/A YES	NO EN
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A. SELLER(S) CERTIFICATION (CHOOSE ONE)  As Seller(s) I / we hereby certify that the information disclosed above is complete and accomposed and belief. I / we agree to immediately notify Buyer in writing of any changes that becooking.  Coloring.  Bas Seller(s) I / we hereby certify that the information disclosed above is complete and accomposed and belief. I / we agree to immediately notify Buyer in writing of any changes that becooking.  Coloring.  Coloring.  As Seller(s) I / we hereby certify that my / our Real Estate Agent.	yer? s necessary.  plete and accurate to nges that become known		len é
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as completed this form with information provided by me / us at my / our direction and request. he above-named agent harmless for any representations that appear on this form, in accordance we	and request. I / we for	I / we further agre	rint name
eller Signature  Date  Seller Signature	accordance with KKS		
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As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agen			e Buyer.
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The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.	ıl Estate Agent will so		
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The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of P	ıre	Date Date	
Broker / Agent Print Name  Broker / Agent Signature  X	ıre	Date	