KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40501 (502) 564-7760 http://krec.ky.gov



SELLER'S DISCLOSURE OF PROPERTY CONDITION

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PROPERTY ADDRESS:					
Please explain any deficiencies noted in this Section:	•	-	•		
					
9. CONSTRUCTION / REMODELING		N/A	YES	NO	
Have there been any additions, structural modifications; or other alterations made?			765	NO	<u> </u>
b. If so, were all necessary permits and government approvals obtained? b. If so, were all necessary permits and government approvals obtained?		붐			<u> </u>
Explain:				Ц	L
10, HOMEOWNERS ASSOCIATION (HOA)		-1/4	- Vee		
		N/A	YES	NO.	
a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Asso	oclation?				
2) If yes, what is the annual or monthly assessment?		***			
3) HOA Name:					
HOA Primary Contact Name:					
HOA Primary Contact Phone No. and email address:					
b. Is the property a condominium?		П			
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				***************************************	
c. Are you aware of any condition or legal action that may result in an increase in dues, tax	es or				-
assessments?					
d. Are any features of the property shared in common with adjoining landowners, such as	walls,		 -		
fences, driveways, etc.?				_ 🗆	
e. Are there any pet or rental restrictions?	- V				
Explain:					
Early and the second se	· · · · · · · · · · · · · · · · · · ·				
11. HAZARDOUS CONDITIONS		N/A	YES	NO	UII- MON
Are you aware of any underground storage tanks, old septic tanks, field lines, disterns, o					
a. abandoned wells on the property?	'f				
Are you aware of any other equitonmental hazards? (e.g. carbon monoyide, hazardous)	-neta	•			
b. water contamination, asbestos, the use of urea formal dehyde, etc.)	かるかいだり				
Every purchaser of any interest in residential real property on which a residential dwelling was such property may present exposure to lead from lead-based paint, which may cause certain has. Was this house built before 1978?					
d. Are you aware of the existence of lead-based paint in or on this house?		<u>니</u>			
Are you aware of the existence of lead-based paint in or on this nouse? RADON DISCLOSURE REQUIREMENT		<u>-</u> 4	<u> </u>	_	<u> </u>
RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in su	de Jane Alig	iria		· Taroni	
kadon is a naturally occurring radioactive gas that, when it has accumulated in a building in su health risks, including lung cancer. The Kentucky Department for Public Health recommends ra					
nealth risks, including lung cancer. The Kentucky Department for Public Health recommends ra visit chfs.ky.gov and search "radon."	don testing.	, †0 (m	iore irus	Ollina riv	0n,
			r-1 ~-		$\overline{\Box}$
		<u> </u>	<u>L</u>	ш_	Ц
2) If yes, what were the results?					
f. 1) Is there a radon mitigation system installed?		<u> </u>		<u> </u>	<u></u>
2) If yes, is it functioning properly?					
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREN			_	_	
A property owner who chooses NOT to decontaminate a property used in the production of					
written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 90	2 KAR 47:20)O. Fai	iture to	brober	rly
disclose methamphetamine contamination is a Class D Felony under KRS 224,99-010.		<u> </u>	<u></u>	~ <u></u>	_
g. 1) is the property currently contaminated by the production of methamphetamine?					
			Lad		П
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				-	
2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain:	[<u></u>			
2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 2. MISCELLANEOUS				MO	CAN-
2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 2. MISCELLANEOUS	N,	/A Y	res I	NO 10	CH+
2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 2. MISCELLANEOUS 3. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property.	N,	/A Y	rES I	NO "	NA CAN
2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 2. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?	N,	/A Y	rES I	NO "	CH+-
2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 2. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	N,	/A Y	rES I	NO "	(### *******

d. Are there any transferable warranties? Explain: E. Has this house ever been damaged by fire or other disaster? Explain: G. 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? D. Do you know anything else about the property that that should be disclosed to the Buyer? G. Yes, please provide details in the space provided, below. Attach additional sheets, as necessary.	c, this property?	TOCAL SCALE, WITEL	leral laws, codes, or ordinances relating				
E. Has this house aver been damaged by fire or other disaster?		les?			Ö		
e. Has this house aver been damaged by fire or other disaster? Explain: f. Are you aware of the existence of mold or other fungl on the property? g. Has this house ever had pets [King in It? Excelain: h. In this house in a historic district or listed on any registry of historic places? [3. ADDITIONAL INFORMATION Do you know anything also about the property that that should be disclosed to the Buyer? [4. SELLER(S) CERTIFICATION (choose one) [5. As Seller(s)] I we hereby certify that the Information disclosed above is complete and accurate to the best of my / ou nowledge and belief. I / we agree to Immediately notify Buyer in writing of any changes that become known to me / us prior closing. [6. As Seller(s)] I / we hereby certify that my / our Real Estate Agent, [6. As Seller(s)] I / we hereby cartify that my / our Real Estate Agent, [6. Beller Signature [7. As Seller(s)] I / we hereby cartify that my / our Real Estate Agent, [6. Beller Signature] [8. Beller Signature] [9. Beller Signature] As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer. As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer. [9. Seller Signature] Date The Seller(s) refuse(s) to complete this form and acknowledge that the Real Estate Agent Signature Date The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Incipal Broker / Real Estate Agent Signature Date The Buyer(s) hereby cartifies they have received a copy of this Sellar's Disclosure of Property form. The Buyer(s) hereby cartifies they have received a copy of this Sellar's Disclosure of Property form. The Buyer(s) hereby cartifies they have received a copy of this Sellar's Disclosure of Property form. The Buyer(s) hereby cartifies they have received a copy of this Sellar's Disclosure of Property form.				,		1880	~_
Explain: Replain:						~	
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f. Are you aware of the existence of mold or other fung; on the property? g. Has this house ever had past living in it? Explain: h. Is this house in a historic district or listed on any registry of historic place? A. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? Of 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. A. SELLER(s) CERTIFICATION (choose one) A. SELLER(s) I we have by certify that the Information disclosed above is complete and accurate to the best of my / or overlanding and belief. I / we agree to Immediately notify Buyer in writing of any changes that become known to me / us price closing. Eller Signature Date Seller Signature Date Seller Signature Date As Seller(s) I / we hereby cartify that my / our Real Estate Agent,		<u> </u>					
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h. Is this house in a historic district or listed on any registry of historic places? 3. ADDITIONAL INFORMATION							
13. ADDITIONAL INFORMATION Or you know anything else about the property that that should be disclosed to the Buyer? Or you know anything else about the property that that should be disclosed to the Buyer? Or you know anything else about the property that that should be disclosed to the Buyer? A. SELLER(S) CERTIFICATION (choose one) I As Seller(S) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / or noviedge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us price closing. Seller Signature Date Seller Signature Date As Seller(s) I / we hereby certify that my / our Real Estate Agent, (print name as completed this form with information provided by me / us at my / our direction and request. I / we further agree to hole endownamed agent harmless for any representations that appear on this form, in accordance with KRS 324.36(9). Biller Signature Date Seller Signature Date Date As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer. As Seller(s) I / we refuse to complete this form or to acknowledge such refusal. Included Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature Date The Buyer(s) hereby cartifies they have received a copy of this Seller's Disclosure of Property form. Page S of S Page S of S	Warran A. Warran	listed on any regis	try of historic places?		□		
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