KENTUCKY REAL ESTATE COMMISSION



Seller Initials

Seller Initials

Date/Time

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



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		SELLER	'S DISCLOSI	JRE OF PROF	PERTY CO	MOITION	1			
This form appl	ies to residenti	al real estate s	ales and purc	hases. This for	m is not re	nuired for:				
T. Kesid	ential purchase	es of new const	ruction home:	s if a warranty is	s provided;	or				
Z. Sales	of real estate at	t auction; or			,					
3. A cou	rt supervised fo	reciosure								
As a Seller, you must be based	lare asked to di	isclose what yo	ou know abou	t the property y	ou are sell	ling. Your a	nswers to	the ques	stions i	n this for
	OII THE DESE OF	your knowleds	se or the prop	ertv vou are se	iling howe	ever and wi	henever yo	u gaine	d that k	nowledg
Property Addre	at thine to dillow	er these questi	ons accurately	and complete	ly.					
, , , , , , , , , , , , , , , , , , ,	143	Red	_Rox	Drive						
City	nonticel					State	, Z	ip 11 C		
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PURPOSE OF DI	actosoke rok	ivi: Completion	1 of this form s	hall satisfy the	requireme	nts of KRS 3	324.360 tha	at manda	ates the	seller's
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any inspection of professional insp	Penerany mai	cecoamic al cas	s such as the f	oundation or r	oof. The B	uyer is end	ouraged to	o obtain	his or l	her own
INSTRUCTIONS regardless of bo	TO THE SELLER	(S): (1) Answei	r every questi	on truthfully. (2) Report	all known d	conditions	affection	g the n	roperty
A Servations of 150	W. YOU KNOW DO	out mem or w	nien voii ieam	IAU IXINEENS	additional	!f .		1.1	_	
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oreanig that co	idinges one of it	nore or your ar	iswers to this	form after you	i have com	pleted and	submitted	l it, imm	ediatel	v notify
, - =, 460,1001 411	y potential buye	er or the charig	e in whing.							
SELLER'S DISCLO	SURE: As Seller	(s), I / we discl	ose the follow	ving informatio	n regardin	g the prop	ortu This i	n f a una a t		.
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aw. <u>The followin</u>	g information is	not the repres	sentation of t	ne real estate a	gent.	or the brob	erty or as t	omerwis	e provi	ided by I
Answei	r all question	s to the <u>BES</u>	T OF YOUR	KNOWLEDG	E. Attaci	ı additio	nal sheet	s as ne	cessar	v
. PRELIMINARY I	DISCLOSURES			_			N/A		NO	UN-
a. Have you ev	er lived in the h	iouse? If yes, pl	lease indicate	the length of tir	ne:					KNOWN
	(month / year)						ſY) agah	120	
	the property as	(an) individual	l(s) or as repre	esentative(s) of	a company	y?) 2 10		•	54.I
Explain:										
d. Has the hous	se been used as	a rental? If yes	, length of tim	e rented?					Value	
e. Has this hou:	se ever been va	cant (not lived	-in) for more t	han three (3) c	onsecutive	months?		VZ*		
f. Has this hou:	se ever been use	ed for anything	g other than a	residence?						
Explain:								-		
										
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KREC Form 402 12/2022

Buyer Initials

Buyer Initials

Date/Time

PROPERTY AD 2. HOUSE SYS	DRESS: 143 Red	I fox Drive	Monticello, K	4			
Whether or no	ot they have been corrected	, state whether there have bee	n problems affecting:	N/.	A YE	s no	u
a. Plumbin	g						KNC
b. Electrical	system						
c. Applianc	es				·		
d. Ceiling a	nd attic fans					سليساسو	
e. Security:	system						
f. Sump pu	mp					سلطه	
g. Chimney:	s, fireplaces, inserts						
	tub, sauna				-		
i. Sprinkler	<u></u>						
j. Heating s	- '	age of system:					
	ir conditioning system	age of system:	2018				
I. Water he		age of system:	204			<u></u>	
		s Section and/or corrections or	2018				
	my democrates noted in the	s section and/or corrections or	repairs to resolve these pro	oblems:			
3. BUILDING ST				N/A	YES	NO	UN- KNOWI
a. Whether o	or not they have been corre	cted, state whether there have	been problems affecting:				VIADAA.
1) The four	ndation or slab					,	
	icture or exterior veneer					,,[
 -	rs and walls					سلي	
	rs and windows						一一
	basement ever leaked?						
	en did the basement last leak						
	u ever had any repairs done						П
4) If you ha	ve had basement leaks repa	nired, when was the repair done	e?				
5) If the ba	sement presently leaks, hov	v often does it leak? (e.g., every	time it rains, only after ar	extreme	ly heav	v rain e	etc 1
Explain:			<u> </u>		., ., .,	, , , , , , ,	
c. Have you e	xperienced, or are you awar	e of, any water or drainage pro	oblems in the crawl space?				· 🗆
d. Are you aw	are of any damage to wood	due to moisture or rot?	potention the chawl space:				
Are you aw	are of any present or past w	vood infestation (e.g., termites,	horars carpontar anto		<u> </u>		
e. fungi, etc.))	, oo a mestadon (e.g., terrintes,	, porers, carpenter ants,			-	
f. Are you awa	are of any damage due to w	ood infestation?					
		nent been treated for wood inf	octation?		<u> </u>		ᆜ
2) If yes, by	whom?	Herre seem treated for Wood int	estations				
3) Is there a						<u> </u>	
<u>·</u>	•						
ease explain any	y deficiencies noted in this S	ection and/or corrections or re	pairs to resolve those prob	lems:			
ROOF				N/A	YES	NO k	UN- CNOWN
	ne roof covering? Age of the		018				
		u have owned or lived at the pr					
		ou owned or lived at the prope	rty?				
. When was th	ne last time the roof leaked?						
Have you eve	er had any repairs done to t	he roof?					
K /	10/21/23						<u> </u>
N	100	Page 2 of 5					
ertnitials	Date/Time		Buyer	Initials		Date/	Time
er Initials	Date/Time	KREC Form 402 12/2022	n	Initials			
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_	PERTY ADDRESS: 143 Red fox Drive Monticello, Ku	i			
f f	- Maya you eval mad the fool replaced;				
	If so, when?				
g.	Explain:	nely hear	vy rain,	etc.)	
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?				
Ple	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	hlems:			
	The second of cooling those pro	DIC(1)3,			
					
5.1	AND / DRAINAGE			·	
a,	Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
	1) Soil stability				
ļ	2) Drainage, flooding, or grading				
	3) Erosion				
	4) Outbuildings or unattached structures				
	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				
b.	insurance for federally backed mortgages?				
	If so, what is the flood zone?				
C,	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?				
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob				
	this section and of corrections of repairs to resolve those prob	iems:			
6. BC	DUNDARIES	41/1			Uм-
а.	Have you ever had a staked or pinned survey of the property performed?	N/A	YES	NO	KNOWN
b.	Are you in possession of a copy of any survey of the property?				
с.	Are the boundaries marked in any way?				
	Explain:				
d.	Do you know the boundaries?		V		
	Explain:				
e,	Are there any encroachments or unrecorded easements relating to the property?			4 James	
	Explain:				<u> </u>
7. W	ATER	N/A	YES	NO	UN-
	Source of water supply: Clry				KNOWN
	Are you aware of below normal water supply or water pressure?			П	17
	Has your water ever been tested? If so, attach the results or explain.				-
	Explain:				
	VER SYSTEM	N/A	YES	NO	UN- KNOWN
	Property is serviced by:				RIOWN
	1. Category I: Public Municipal Treatment Facility	B			
	2. Category II: Private Treatment Facility	YEN			
	3. Category III: Subdivision Package Plant	VZ	1		
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	V			
!	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	12			
	5. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	Z			
	7. Category VII: No Treatment/Unknown				
	Name of Servicer:				
	for properties with Category IV, V, or VI systems				
· · · · · ·	Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic):				
	Date of last inspection (septic): Are you aware of any problems with the sewer system?	\			
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tier In:	Page 3 of 5	•			
ner m	tials Date/Time Buyer !	nitials		Date/	Time
lier ini	tials Date/Time KREC Form 402 12/2022				

Date/Time

Buyer Initials

PROPERTY ADDRESS: 43 Red tox Vrive Monticello Please explain any deficiencies noted in this Section:), K4			
9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-
a. Have there been any additions, structural modifications, or other alterations made?	<u>'\\/\</u>			KNOWN
b. If so, were all necessary permits and government approvals obtained?			_ <u>V</u>	
Explain:				
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	, 🗀			KNOWN
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?			\\\\	
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, taxes or assessments?			4	
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?			4	П
e. Are there any pet or rental restrictions?				-
Explain:			R	
11. HAZARDOUS CONDITIONS	NI/A	1/55	-10	UN-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	N/A VA	YES	NO	KNOWN
abandoned wells on the property?) <u>K</u>	A CONTRACTOR	(CECTA	
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)				
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built n	rior to 19	370 is =		-bat
ruch proporty may proceed owned to be described by a land by a land		7/0/15/10	ouned :	::::::::::::::::::::::::::::::::::::::
such property may present exposure to lead from lead-based paint, which may cause certain health ris	sks.	376 IS II.	ouned	inat
c. Was this house built before 1978?	sks.	0 15 111	ouned	.nat
c. Was this house built before 1978?d. Are you aware of the existence of lead-based paint in or on this house?	sks.		otined	
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Date/Time

Buyer Initials

PROPERTY AD	DDRESS: 143	Red fox	Drive Mor	Hicello, Ku			
c. Are you	aware of any violatio	ons of local, state, or fed	eral laws, codes, or ordina	nces relating to			
	pertyr re any transferable wa	arranties?		/YU)		
Explain:				<u> </u>	<u></u>	<u> </u>	
							
	house ever been dan	maged by fire or other dis	saster?				
f. Are vou		f 21 st. f. f				- O	
	house ever had pets	ce of mold or other fungi	on the property?			<u> </u>	
Explain:	House ever flee pers	HVI IS III IC;					
		ict or listed on any regist	ry of historic places?			V	
13. ADDITION	N/A		NO	UN- KNOWN			
Do you know a	inything else about the	ne property that that sho	ould be disclosed to the Bu Attach additional sheets, a	yer?		vZ′	
ii keat bicase b	TOVIDE GETAILS III GIVE	space provided, below. A	Attach additional sheets, a	s necessary.			
						_	
						·	
	ERTIFICATION (CHOOS						
	er(s) i / we nereby c l belief. T/ we agree	ertify that the informati to immediately notify f	ion disclosed above is com Buyer in writing of any cha	iplete and accurate to	the best	of my /	our
to closing.		to minediately notify t	outer in whichig of any cite	anges that become kild	אטו נט וו	ie / us p	rior
Seller Signature	011	Date	Seller Signature		Da	ite	
[Ma	Hah	12/4/2	22				İ
As Sello	er(s) I / we hereby or	ertify that my / our Real				orint nai	mal
as completed	this form with inforr	mation provided by me	/ us at my / our direction	and request. I / we fu	urther ag	ree to h	old
he above-nami	ed agent harmless fo	or any representations the	hat appear on this form, i	n accordance with KRS	324.360	(9).	
eller Signature		Date	Seller Signature		Da	te	
] As Selle	er(s) I / we refuse to	complete this form and	acknowledge that the Rea	al Estate Agent will so i	nform th	e Buver	
eller Signature		Date	Seller Signature		Da		<u>'</u>
The Sel	lor(e) refuse(s) to cou	malata this form ar to a	cknowledge such refusal.				\dashv
	/ Real Estate Agent Pr			I Catata Agant Signatura	- Dat		
morput Store.	/ Hour Estate / Igent / I	THE NAME	rificipal blokel / nea	l Estate Agent Signature	e Dat	;e	
	'he Buyer(s) hereby o		ved a copy of this Seller's I	Disclosure of Property	form.		
uyer Signature		Date	Buyer Signature		Dat	e	
	80 h. 120						
lar hitials	12 12 15 Date/Time	Pa	age 5 of 5	Dinner felti- l		D. 4 ==	
µ⊆riiii(di5	Date/Time			Buyer Initials		Date/Ti	ıme
ller Initials	Date/Time	KREC For	m 402 12/2022	Buver Initials		Date/Ti	ime

Seller Initials

Date/Time

Buyer Initials