KENTUCKY REAL ESTATE COMMISSION



Seller Initials

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



SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

- Residential purchases of new construction homes if a warranty is provided; or
- 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.

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Please ta	ke your time to answer these questions accurately and comp	oletely.	, ,
Property	Address		
1100	Westborough Court		
City		State	Zip
	Franklin	KY KY	42134
PURPOSI	E OF DISCLOSURE FORM: Completion of this form shall satisf	y the requirements of KRS 324.3	360 that mandates the "seller's

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.

	Attach addition	ai 3116613 a	3 1166	C3301)	/ •
1. PR	RELIMINARY DISCLOSURES	N/A	YES,	NO	UN-
a.`	Have you ever lived in the house? If yes, please indicate the length of time:		VZ		
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?	Ina	linka	1001	
	Explain:		, , , ,		
d.	d. Has the house been used as a rental? If yes, length of time rented?			X	
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			X	
f.	Has this house ever been used for anything other than a residence?			X	
	Explain:				
Seller	Page 1 of 5 Date/Time	Buyer Initials	-	Date	e/Time

KREC Form 402 12/2022

Date/Time

TRANSACTIONS

Buyer Initials

## Whether or not they have been corrected, state whether there have been problems affecting: ## Whether or not they have been corrected, state whether there have been problems affecting: ## Blectrical system ## Calling and attic fans ## Calling and attic fans ## Calling and attic fans ## Security system ## Calling and attic fans ## Calling and attic fans ## Security system ## Calling and attic fans ## Sprinkler system ## Cooling/air conditioning system ## age of system: ## A YES NO ## A YES N			klin		KY	42	2134
a. Plumbing b. Electrical system c. Appliances d. Celling and attic fans c. Security system f. Sump pump G. Security system f. Sump pump G. Chimneys, fireplaces, inserts f. Sump pump G. Chimneys, fireplaces, inserts f. Sprinkler system g. Chimneys, fireplaces, inserts f. Sprinkler system g. Chimneys, fireplaces, inserts f. Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: B. Cooling/air conditioning system age of system: G. Cooling/air conditioning system: G. Cooling/air conditioning system age of system: G. Cooling/air conditio							
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d. Ceiling and attic fans 8. Security system 9.							
e. Security system f. Sump pump C. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna i. Sprinkler system J. Heating system J. Water heater J. Whether or not they have been corrected, state whether there have been problems affecting: J. The foundation or slab J. The structure or exterior veneer J. The foundation or slab J. The doundation o							
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	ERTY ADDRESS: 1100 Westborough Court	Franklin		KY	42	134
<u>f.</u>	Have you ever had the roof replaced?					$\overline{\Box}$
	If so, when?					_=
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, of	only after an extremely	v heavv	rain, et	c.)	
	Explain:	,	,,	, 411, 20	 ,	
h.	Have you ever had roof repairs that involved placing shingles on the roof ins the entire roof covering? If so, when?	tead of replacing				
Pleas	se explain any deficiencies noted in this Section and/or corrections or repairs t	n resolve those proble	ms.			
	, , , , , , , , , , , , , , , , , , ,	o resolve those proble				·
5. LA	ND / DRAINAGE		N/A	YES	NO	UN-
a.	Whether or not they have been corrected, state whether there have been pr	roblems affecting:				KNOW
	1) Soil stability				\(\alpha\)	
_	2) Drainage, flooding, or grading	• • •	-		<u>D</u>	듬
	3) Erosion			 -		불
						<u> </u>
	4) Outbuildings or unattached structures					
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the	ne purchase of flood			II.	П
	insurance for federally backed mortgages?			_		
	If so, what is the flood zone?					
¢.	Is there a retention / detention basin, pond, lake, creek, spring, or water she this property?	d on or adjoining			d	
-leas	se explain any deficiencies noted in this Section and/or corrections or repairs t	o resolve those proble	ms:			
6. BC	DUNDARIES		N/A	YES	NO	UN- KNOW
a.	Have you ever had a staked or pinned survey of the property performed?				⊡	
b.	Are you in possession of a copy of any survey of the property?				Ø	
C.	Are the boundaries marked in any way?					
	Explain:					_==
d.	Do you know the boundaries?			<u></u>		П
<u> </u>	Explain:			<u></u>		
	······································	orth (2			R	
e.	Are there any encroachments or unrecorded easements relating to the prop	ertyr		ᆜ		
	Explain:			1000		LIBN-
	ATER		N/A	YES	NO	KNOW
a.	Source of water supply:	,.				
b.	Are you aware of below normal water supply or water pressure?					┛
c.	Has your water ever been tested? If so, attach the results or explain.					
	Explain:					
8. SE	WER SYSTEM		N/A	YES	NO	UN-
a.	Property is serviced by:					
	Category I: Public Municipal Treatment Facility					
	2. Category II: Private Treatment Facility		4	ū		Ë
-	3. Category III: Subdivision Package Plant		-			Ē
	· · · · · · · · · · · · · · · · · · ·	A-N-T-1	- #	-		Ė
—	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PL		#			
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite					
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluste	er treatment system	4			
	7. Category VII: No Treatment/Unknown					
	Name of Servicer:					
b.	For properties with Category IV, V, or VI systems					
	Date of last inspection (sewer):					
	Date of last inspection (septic): Date last clea	aned (septic):				
c.	Are you aware of any problems with the sewer system?		ф			
7	1/14/24 12m Page 3 of 5					
ieller	Initials Date/Time	Buyer	Initials		Dat	te/Ti
M	11/14/74 1 pm					
	Initials Date/Time KREC Form 402 12/2022	Russes	' Initials		Dat	te/Ti

Plance explain any deficiencies and Carthill Cart	nklin	K	Y 42	2134
Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING	NI/A	VEC	NO	UN-
a. Have there been any additions, structural modifications, or other alterations made?	N/A □	YES	NO IZ	TONOUN
b. If so, were all necessary permits and government approvals obtained?		- 		블
Explain:		<u> Ц</u>		
10. HOMEOWNERS ASSOCIATION (HOA)		100		UN-
a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Associa	N/A tion? □	YES	NO	INOWN
2) If yes, what is the annual or monthly assessment?		. 6		
3) HOA Name: Williams bus Part Community A SERCIO	100. Yr			
HOA Primary Contact Name:	1111/			
HOA Primary Contact Phone No. and email address: 270-850-0415				
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				
assessments?	o, 🗖		X	
d. Are any features of the property shared in common with adjoining landowners, such as we	alls,			,
fences, driveways, etc.?	alls,			
e. Are there any pet or rental restrictions?			R	
Explain:				
				-
11. HAZARDOUS CONDITIONS	N/A	YES	NO	KNOWN UNI
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a.			TR/	
abandoned wells on the property?	_			
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous wa	aste,		[4]	
water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT				
erery personater or any interest in residential real property on which a residential dwelling was	built prior to 1:	978 is r	otified	that
such property may present exposure to lead from lead-based paint, which may cause certain he c. Was this house built before 1978?	alth risks.		notified	that
such property may present exposure to lead from lead-based paint, which may cause certain he c. Was this house built before 1978?	built prior to 1: alth risks.	978 is r	notified	that
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c. Are you aware of any violations of local, stathis property? d. Are there any transferable warranties?		Franklin	-	KY 42134
d. Are there any transferable warranties?	ate, or federal la	ws, codes, or ordinances relating to		
	111/00	· · · · · · · · · · · · · · · · · · ·		J - 2/-
	HUAC			
Explain:		· · · ·		
e. Has this house ever been damaged by fire of	or other disaster	?		
Explain:				
f. Are you aware of the existence of mold or o	other fungi on th	ne property?		□ >8<- □
g. Has this house ever had pets living in it?				
Explain: 2	dogs			
h. Is this house in a historic district or listed or	n any registry of	historic places?		
13. ADDITIONAL INFORMATION				YES NO NO
Do you know anything else about the property th				
f yes, please provide details in the space provide	d, below. Attac	h additional sheets, as necessary.		
14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the knowledge and belief. I / we agree to immediate closing.	ately notify Buy	er in writing of any changes that bec		n to me / us prid
Seller Signature.	Date/ ////24	Seller Signature	el-	Date/ ///29
☐ As Seller(s) 1 / we hereby certify that n	ny / our Real Fs	tate Agent		(print name
has completed this form with information prov			I / we furt	
the above-named agent harmless for any repre		*		_
Seller Signature	Date	Seller Signature		Date
☐ As Seiler(s) I / we refuse to complete to	his form and ad	knowledge that the Real Estate Agen	t will so inf	form the Ruser
Seller Signature	Date	Seller Signature	· ••••• 30 HH	Date Dayer.
Seller Signature	Date	Seller Signature		Date
				1
☐ The Seller(s) refuse(s) to complete this	form or to ackr	nowledge such refusal.		
=	form or to ack		Signature	Date
	form or to ack	Principal Broker / Real Estate Agent	Signature	Date
Principal Broker / Real Estate Agent Print Name				
Principal Broker / Real Estate Agent Print Name		Principal Broker / Real Estate Agent		