KENTUCKY REAL ESTATE COMMISSION



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 CO	NDITION				
This form applies to residential real estate sales and purchases. This form is not rec 1. Residential purchases of new construction homes if a warranty is provided; 2. Sales of real estate at auction; or		W 22. Y		**************************************	- Nii dan magan
3. A court supervised foreclosure					
As a Seller, you are asked to disclose what you know about the property you are selling	ng. Your answers	to the q	uestioi	is in th	is form
must be based on the best of your knowledge of the property you are selling, howe Please take your time to answer these questions accurately and completely.	ver and whenever	You gar	nea th	at knov	viedge.
Constant of the constant of th	COLUMN TO THE RESIDENCE OF THE PARTY OF THE	COMPLETE STORY	XI.	****	
Property Address 65 LakeShore Drive			N748:	***************************************	
A I ban y	State KY	Zip L	120	02	•
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement	nts of KRS 324.360	that ma	ndates	the "s	eller's
disclosure of conditions" relevant to the listed property. This disclosure is based	on the Seller's kn	owledge	e of th	e prop	erty's
condition and the improvements thereon, however that knowledge was gained. Thi					
the Seller or real estate agent and shall not be used as a substitute for an inspection	or warranty that	the puri	haser	may w	ish to
obtain. This form is a statement of the conditions and other information about the pro-					
advised, the Seller does not possess any expertise in construction, architecture, engin					
the construction or condition of the property or the improvements on it. Unless other					
any inspection of generally inaccessible areas such as the foundation or roof. The Bi	uyer is encourage	d to obt	ain his	or he	own
professional inspections of this property.					
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report a					
regardless of how you know about them or when you learned. (3) Attach additional					
the date and time of signing. (4) Complete this form yourself or sign the authorization	at the end of this	form to	autho	rize th	a real
estate agent to complete this form on your behalf in accordance with KRS 324.360(9), (5) if an item does r	not apol	y to yo	ur prop	erty,
mark "not applicable." (6) If you truthfully do not know the answer to a question, ma					
to closing that changes one or more of your answers to this form after you have comyour agent or any potential buyer of the change in writing.	pietea and Submir	ueu II, I	mmea	iateiy r	ιστιιγ
, ,					ŀ
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding	g the property. Th	ils Infor	mation	is true	and
accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate a	igent to	provid	le a co	py of
this statement to any person or entity in connection with actual or anticipated sale o	f the property or	as othe	rwise _i	provide	ed by
law. The following information is not the representation of the real estate agent.					
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach	additional sh	eets as	nece	ssary	.
1. PRELIMINARY DISCLOSURES			YES	NO	XHOWN VH-
a. Have you ever lived in the house? If yes, please indicate the length of time:				U	
b. List the date (month / year) you purchased the house. 07/21					
c. Do you own the property as (an) individual(s) or as representative(s) of a company	? compa	ny			1
Explain: Rutledge Getaways, LLC					
d. Has the house been used as a rental? If yes, length of time rented? Short te	rm rental		<u>u</u>		
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive	months?				Œ
f. Has this house ever been used for anything other than a residence?				U/	
Explain:			-	7- Vallet	
	· · · · · · · · · · · · · · · · · · ·			***************************************	
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Seller Initials

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Page 1 of 5

Buyer Initials

Date/Time

Seller Initials

Date/Time

KRFC Form 402 12/2022

Binar Initiale

Maka /Tlass

2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems affecting: a. Plumbing				
	N/A	YES	NO	Ųtr.
u. Humpig			IVO IJ	KAGN
b. Electrical system			9	
c. Appliances				
d. Ceiling and attic fans			<u> </u>	
e. Security system			4	
f. Sump pump				******
g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna			<u> 52</u> 2	
i. Sprinkler system	9			
		-		
j. Heating system age of system: Brand New OL/12	THE RESERVE OF THE PARTY OF THE	9		
k. Cooling/air conditioning system age of system: New 6/12/25		_0/		
I. Water heater age of system:		D	¥	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro	The I was a second			
3. BUILDING STRUCTURE	N/A	YES	NO	KHOV)
 a. Whether or not they have been corrected, state whether there have been problems affecting: 1) The foundation or slab 			Œ)	<u> </u>
2) The structure or exterior veneer			رين سايا	
3) The floors and walls				
4) The doors and windows				
b. 1) Has the basement ever leaked?				
2) If so, when did the basement last leak?	5	<u> </u>		
3) Have you ever had any repairs done to the basement?				
4) If you have had basement leaks repaired, when was the repair done?	<u> </u>		<u></u>	<u></u>
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after a	n extreme	lv heav	w rain i	ate)
Explain:	1.61241-11-1	7 1100	Aloni,	C(C.)
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			سلقا	
 d. Are you experienced, or are you aware or, any water or drainage problems in the crawl spacer d. Are you aware of any damage to wood due to moisture or rot? 		<u> </u>	<u> </u>	
	L-I			
Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?				
forgi, etc.; r f. Are you aware of any damage due to wood infestation?				
The state of the s				
1) Has the house or any other improvement been treated for wood infestation?				<u> </u>
2) If yes, by whom?		····		
3) is there a warranty?				-
	olems:			
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob		YES	NO	-40
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	olems: N/A	YES	NO	
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob ROOF . How old is the roof covering? Age of the roof if known:	N/A			
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob ROOF . How old is the roof covering? Age of the roof if known: . Has the roof leaked at any time since you have owned or lived at the property?	N/A		G.	
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob ROOF How old is the roof covering? Age of the roof if known: Has the roof leaked at any time since you have owned or lived at the property? Has the roof leaked at any time before you owned or lived at the property?	N/A			
ROOF How old is the roof covering? Age of the roof if known: Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked?	N/A		0	
ROOF A. How old is the roof covering? Age of the roof if known: B. Has the roof leaked at any time since you have owned or lived at the property? B. Has the roof leaked at any time before you owned or lived at the property? B. When was the last time the roof leaked?	N/A		G.	
ROOF a. How old is the roof covering? Age of the roof if known: b. Has the roof leaked at any time since you have owned or lived at the property? c. Has the roof leaked at any time before you owned or lived at the property? d. When was the last time the roof leaked? d. Have you ever had any repairs done to the roof? Page 2 of 5	N/A			Un- known

Seller Initials

Date/Time

DRAD	ERTY ADDRESS: 65 LOKE Shore Drive Albuny, Ky 1	210/12			
T.	Have you ever had the roof replaced?				70
	If so, when?		President Communication Commun		1
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extre	mely heav	v rain.	etc i	
9.	Explain:		7 (0)()		CHRANCE HERENES AND A
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?				
Pleas	e explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pr	oblems:		***************************************	
	c explain only deflections for the second through the second through				
P					
		- b -			
	ND / DRAINAGE	N/A	YES	NO	KHO7AN On-
}	Whether or not they have been corrected, state whether there have been problems affecting:	**************************************		-	
-	1) Soil stability				
	2) Drainage, flooding, or grading				
	3) Erosion				
- PERMANENTAL	4) Outbuildings or unattached structures				
1 1)	is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of floo	od D	ĺП.		
anacon reprinted and a state of the state of	insurance for federally backed mortgages?	1,2			
	f so, what is the flood zone?				1000 UNA
	s there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			П	
1	this property?				
Please	explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	blems:		······································	
CONTRACTOR CONTRACTOR	JNDARIES	N/A	YES	NO	KHOAM Die
a. I	Have you ever had a staked or pinned survey of the property performed?				
b. /	re you in possession of a copy of any survey of the property?	Q		4	
c. /	Are the boundaries marked in any way?			9	
E	ixplain:				
d. (Po you know the boundaries?	<u> </u>		9	
	xplain:	*****	***************************************	0000070********************************	
	re there any encroachments or unrecorded easements relating to the property?				
	xplain:				
7. WA		N/A	YES	ИО	VIII- XNOVIII
COLUMN TO SERVICE STREET	ource of water supply: City	Annual Control of the		***************************************	Carrie Commence
	re you aware of below normal water supply or water pressure?			D/	
	as your water ever been tested? If so, attach the results or explain.			9	
***************************************	xplain;		·		144
	ER SYSTEM	N/A	YES	NO	XNOWN XNOWN
THE PROPERTY OF THE PARTY OF TH	roperty is serviced by:				
THE PERSON NAMED IN COLUMN 1	Category I: Public Municipal Treatment Facility		<u> </u>		<u> </u>
	Category II: Private Treatment Facility		<u></u>		
	Category III: Subdivision Package Plant		<u> </u>		
	Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			0	
	Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				
****	Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				
	Category VII: No Treatment/Unknown				
***************************************	ime of Servicer:				
****	r properties with Category IV, V, or VI systems		····		
	te of last inspection (sewer):				~
20,200,000	te of last inspection (septic): Date last cleaned (septic):				سما
c. Ar	e you aware of any problems with the sewer system?			U	
ක .	6 16 125 324pm Page 3 of 5				
eller initi		r initials		Date	:/Time
		-1-245-1		Dat	
eller Initia	ls Date/Time KREC Form 402 12/2022 Ruya	r Initials		F1 = 1	 -

Seller Initials Date/Time KREC Form 402 12/2022

	PERTY ADDRESS: 65 LOKES HOVE DINE ALDWY, KY 4261	<u> </u>			
***************************************	A STATE OF THE PROPERTY OF THE	41/4	/	***************************************	DN
	ONSTRUCTION / REMODELING Have there been any additions, structural modifications, or other alterations made?	N/A		NO ITI	MON
a.					
b.	If so, were all necessary permits and government approvals obtained?				
	Explain:				un
	HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	KNOA
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?				Ū
*********	2) If yes, what is the annual or monthly assessment?	دبسته ببیسبریسد		***************************************	r-menomysp
	3) HOA Name:	earlas madeilas agus agus agus agus agus agus agus ag		(KUKO) L	Market of safety.
***********	HOA Primary Contact Bhone No. and amail address:		*****	Hindana and an	
	HOA Primary Contact Phone No. and email address:				
b.	Is the property a condominium?			9	
············	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	aganta (producer) (4 extensions ar			************
Ç.	Are you aware of any condition or legal action that may result in an increase in dues, taxes or				
onto-Fearmy	assessments?		****	**************************************	-
d.	Are any features of the property shared in common with adjoining landowners, such as walls,			12	
mrietika kecina	fences, driveways, etc.?			**************************************	
e.	Are there any pet or rental restrictions?		<u>u</u>		
	Explain: No pets are allowed except my personal dogs.		***************************************	MIN ARMA washed in the West	نجلنا فروستان جادوب
Maintendalenn 1			~	interior d'Allentantina	
11, r	AZARDOUS CONDITIONS	N/A	YES	NO	KHOA
а,	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	0	0	ال	C
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	D		O	<u></u>
:\kusiko:	LEAD BASED PAINT DISCLOSURE REQUIREMENT		***************************************	***	***************************************
	y purchaser of any interest in residential real property on which a residential dwelling was built price. property may present exposure to lead from lead-based paint, which may cause certain health risks		78 is no	otified t	that
Ç,	Was this house built before 1978?			@	
d.	Are you aware of the existence of lead-based paint in or on this house?			œ	
***************************************	RADON DISCLOSURE REQUIREMENT	- Annual William Annual Prince		All times and the same of the	***************************************
Rado	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient qu	uantitie	s. may	presen	١ŧ
healt	h risks, including lung cancer. The Kentucky Department for Public Health recommends radon testin	ng.Forr	nore in	formati	ion,
	hfs.ky.gov and search "radon."			,	_
بومونيومه	1) Are you aware of any testing for radon gas?		D	Q	C
THE PERSON NAMED IN	2) If yes, what were the results?	MANAGAMATA ANG ANG ANG ANG ANG ANG ANG ANG ANG AN	Western (1994) httms-ex-	************	женения
************	1) Is there a radon mitigation system installed?			<u>U</u>	Ē
	2) If yes, is it functioning properly?	<u> </u>		П	
	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT	- CORNECTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF		Lui	-
	perty owner who chooses NOT to decontaminate a property used in the production of methan	mnheta	mina f	ALICT P	~ak
՝ ուս	en disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:				
	se methamphetamine contamination is a Class D Felony under KRS 224.199-010.	ifichem	MIMIM 4	n hink	#1 # j
vritte	AND CONTROL OF CONTROL			67/	
vritte Jisclo			1 -		ا
vritte Jisclo g.	1) Is the property currently contaminated by the production of methamphetamine?		····	Ud .	
vritte lisclo g	Is the property currently contaminated by the production of methamphetamine? If no, has the property been professionally decontaminated from methamphetamine			<u> </u>	
vritte disclo g.	1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination?		····		C
writte disclo	1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain:	Ö			y
writte disclo g. g.	1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: ISCELLANEOUS	D N/A	YES	NO	O101
writte disclo g. i 12. Mi a. /	1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain:	Ö		AIO.	Uni-

Seller Initials

this property?	ocal, state, or feder	ve Albany Ky Lla ral laws, codes, or ordinances relating to			9	_
d. Are there any transferable warrantie.	s?	The second secon			N/	
Explain:	M				L.M	
7+1 p + 1-1 1-1					**************************************	
e. Has this house ever been damaged b	y fire or other disa	ster?	0		<u>م</u>	
Explain:	<u> </u>		0	<u> </u>		
f. Are you aware of the existence of mo	old or other fungi o	on the property?				
g. Has this house ever had pets living in	it?		D		G/	
Explain:				11.		WAKIETO
h. Is this house in a historic district or lis	ted on any registry	of historic places?		0	Ŋ	
3. ADDITIONAL INFORMATION			N/A	YES	NO	14U V O 4UI~
o you know anything else about the prope					<u> </u>	
yes, please provide details in the space pr	ovided, below. At	tach additional sheets, as necessary.		***************************************		
Self-Angels (Season Self-Angels Self-Angel	Management of the second of th			······································	·	
	CO. 1007 March 100 Co.			72.01		
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					*****	***************************************
	WESTER VIEW TO THE PROPERTY OF			***************************************	. 1863 	***************************************
A SELLEDISI CERTIFICATIONI (CHOOSEONE)						
4. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify the	at the information	a disclosad above is complete and accura	to to th	a hact	- af my	7.51
As Seller(s) I / we hereby certify the	at the information	n disclosed above is complete and accura	te to th	e best	ofmy,	/ ou
	at the information ediately notify Bu	n disclosed above is complete and accura yer in writing of any changes that becom	te to th	ne best	of my , ne / us _l	/ ou
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to imme	at the information ediately notify Bur Date	n disclosed above is complete and accura yer in writing of any changes that becom Seller Signature	te to th	/n to n	of my , ne / us _l	/ ou
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediations.	Date	yer in writing of any changes that becom	te to th	/n to n	ne / us _l	/ ou
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediation of closing.	Date 6/16/25	yer in writing of any changes that becom	te to the	In to n	ne / us	prio
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately a seller Signature As Seller(s) I / we hereby certify that	Date C 16 25	yer in writing of any changes that become Seller Signature state Agent,	e knov	Da	ne / us ate print na	prio
As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately a seller Signature As Seller(s) I / we hereby certify that as completed this form with information page.	Date College	Seller Signature State Agent,	we fur	Da	ne / us ete print na	prio
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As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately coloring. Eller Signature As Seller(s) I / we hereby certify that as completed this form with information processes and repeller Signature As Seller(s) I / we refuse to complete	Date Da	Seller Signature State Agent, Is at my / our direction and request. I / t appear on this form, in accordance with	we fur h KRS 3	Oa Da	print nagree to	pric ume hol
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As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately seller Signature As Seller(s) I / we hereby certify that as completed this form with information parties above-named agent harmless for any regular Signature As Seller(s) I / we refuse to complete the Signature	Date Date G 16 25 Date	Seller Signature State Agent,	we furth KRS 3	Oa Da	print nagree to ()(9).	pric ume hol
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As Seller(s) I / we hereby certify the nowledge and belief. I / we agree to immediately a closing. Eller Signature As Seller(s) I / we hereby certify that as completed this form with information pare above-named agent harmless for any regular Signature As Seller(s) I / we refuse to complete the Signature The Seller(s) refuse(s) to complete the Incipal Broker / Real Estate Agent Print Name The Buyer(s) hereby certifies the	Date C 16 25 C 16 25 C 16 25 Date Coresentations that Date	Seller Signature Seller Signature State Agent,	we furth KRS 3	orm.	print nagree to ()(9).	pric ume hol
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