KENTUCKY REAL ESTATE COMMISSION



Date/Time

Seller Initials

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



Buyer Initials

Date/Time

| SELLER'S DISCLOSURE OF PROPERTY CO | NDITION | | | | |
|---|--|---|--|---|--|
| This form applies to residential real estate sales and purchases. This form is not req | | ·- | | | |
| 1. 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 sell | ing. Your answe | ers to the qu | uestion | ıs in th | is forn |
| 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 whene | ver you gair | ned tha | at knov | vledge |
| Property Address | 1 | | | | |
| 67 WEST TAXIWAY Dr | • | | | | |
| A) bany | State K | Zip | 126 | | |
| PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requiremed disclosure of conditions" relevant to the listed property. This disclosure is based condition and the improvements thereon, however that knowledge was gained. The Seller or real estate agent and shall not be used as a substitute for an inspection obtain. This form is a statement of the conditions and other information about the property of the Seller does not possess any expertise in construction, architecture, engit 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 professional inspections of this property. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report regardless of how you know about them or when you learned. (3) Attach additionat the date and time of signing. (4) Complete this form yourself or sign the authorization estate agent to complete this form on your behalf in accordance with KRS 324.360(9). mark "not applicable." (6) If you truthfully do not know the answer to a question, must colosing that changes one or more of your answers to this form after you have conyour agent or any potential buyer of the change in writing. | on the Seller's als disclosure for or warranty the coperty known neering, or any nerwise advised Buyer is encourall known configures, if necens at the end of (5) If an item deark "unknown. | knowledge orm shall no hat the pure by the Seller other speci l, the Seller aged to obt ditions affer ssary, with this form to bes not appl | e of the the a chaser r. Unles fic area has no tain his cting th your sip autho ly to yo learn a | e prop warran may w ss other as relationed tond tond or he me pro gnatur pro my fact | perty's nty by vish to erwise ted to lucted r own perty, re and le real perty, |
| SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding accurate to the best of my / our knowledge as of the date signed. Seller(s) authorizes this statement to any person or entity in connection with actual or anticipated sale law. The following information is not the representation of the real estate agent. | e(s) the real est | ate agent to | provid | de a co | opv of |
| Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Atta | ch additiona | l sheets a | s nece | essary | /. |
| 1. PRELIMINARY DISCLOSURES | | N/A | YES | NO | UN- |
| a. Have you ever lived in the house? If yes, please indicate the length of time: | | | | | |
| b. List the date (month / year) you purchased the house. | 2021 | | | | |
| c. Do you own the property as (an) individual(s) or as representative(s) of a compa | | lidder | | | |
| Explain: | 1/0 | - lacer | | | - |
| d. Has the house been used as a rental? If yes, length of time rented? | | | | • | |
| e. Has this house ever been vacant (not lived-in) for more than three (3) consecut | ive months? | | | | |
| f. Has this house ever been used for anything other than a residence? | TVC INTO FICTION | | | | |
| Explain: | | | <u> </u> | | |
| | | | | | |
| 1 11 (1 7/20/25 · 10/14) | | | | | |
| Seller Mittals Page 1 of 5 | _ | | | | |
| Seller Initials' Date/Time | E | Buyer Initials | | Date | /Time |

KREC Form 402 12/2022

| PROPERTY A | ADDRESS: | | | | | | |
|-------------|--|---------------------------------|------------------------------|--|--|-------------|-------------------|
| 2. HOUSE S | | | | | | | |
| Whether or | not they have been corrected, sta | te whether there have been I | problems affecting: | N/A | YES | NO | UN- |
| a. Plumb | | | | | | T | KNOW |
| b. Electr | ical system | | - 118N/U-18.4. | | | | |
| c. Applia | ances | | Dish Wagher Not W | 21. 0 | | | $\overline{\Box}$ |
| | g and attic fans | | Wisker Trainer | | | <u>-</u> | |
| | ity system | | | | | | |
| | pump | | | | | | |
| | neys, fireplaces, inserts | | 11.211 | - | - | | 븝 |
| | hot tub, sauna | | Flew. Black | | | | |
| | der system | | | | 旹 | <u> </u> | 무 |
| <u>·</u> | ng system | age of system: | | | | | |
| | g/air conditioning system | | - Syens | | | | |
| | heater | age of system: | 5 years | | | | |
| | neater ain any deficiencies noted in this Se | age of system: | Syput | | | | |
| | | | | | <u></u> | | |
| | S STRUCTURE | | | N/A | YES | NO | UN- KNOW! |
| | ner or not they have been corrected | | | | | | |
| | foundation or slab | | Cracking from Se Cracking | ttle. | | | |
| | structure or exterior veneer | | | <i>y</i> o | | D) | |
| | floors and walls | T | Creekly | , _□ | | | |
| 4) The | doors and windows | | | | | | |
| b. 1) Has | the basement ever leaked? | One SAUT Dr | ips in heavy rain | , D | | | |
| 2) If so | , when did the basement last leak? | | | | ** | | |
| 3) Hav | e you ever had any repairs done to | the basement? | | | | | |
| | ou have had basement leaks repaire | | | A | | | ** |
| 5) If th | e basement presently leaks, how o | ften does it leak? (e.g., every | time it rains, only after a | n extremel | y heav | / rain, e | etc.) |
| Explair | 1: Real Heavy IN | ach | | | - | | |
| c. Have y | ou experienced, or are you aware | of, any water or drainage pro | blems in the crawl space | ? 🔲 | ₹ | | |
| d. Are yo | u aware of any damage to wood du | ue to moisture or rot? | nor Transe & MARAGE | or 1 Deed | 12/19 | | |
| Are yo | u aware of any damage to wood du u aware of any present or past woo | od infestation (e.g., termites, | borers, carpenter ants, | o aspec | | | |
| e. fungi, | etc.)? Trended for | Termites | | | | | |
| f. Are yo | u aware of any damage due to woo | od infestation? | | | | 1 | |
| 1) Has | the house or any other improveme | ent been treated for wood inf | estation? | | | | |
| 2) If ye | s, by whom? | | | | | | |
| 3) is th | ere a warranty? | | | | | | |
| | | -tion and / | | | | | |
| rease expia | in any deficiencies noted in this Sec | ction and/or corrections or re | pairs to resolve those pro | blems: | | · . | |
| | | | | | | | |
| . ROOF | | | | N/A | YES | NO | UN- KNOW |
| | d is the roof covering? Age of the r | 1000 | Sycard | | | | |
| | e roof leaked at any time since you | | <u> </u> | | | | |
| | e roof leaked at any time before yo | u owned or lived at the prope | erty? | | | | |
| d. When v | was the last time the roof leaked? | | | | | | , |
| e. Have yo | ou ever had any repairs done to the | e roof? | | | | Z | |
| P.M | 7/02 | | | | | | |
| Dr. Mariet | Doko / Www. | Page 2 of 5 | <u></u> | me lettel. | | | <u></u> |
| Ter Mitials | Date/Jime | | Buy | er Initials | | Date | :/Tim |
| Herinitials | Date/Time | KREC Form 402 12/2022 | Buy | er Initials | | Date | /Tim |

| PROI | PERTY ADDRESS: | | | | | |
|-----------|---|--|-----------------|----------------|-------------|--------------|
| f. | | | П | | 412 | П |
| | If so, when? | | | | | |
| g. | If the roof presently leaks, how often does it leak? (e.g. | , every time it rains, only after an ext | remely heavy | rain. e | tc.) # | na- |
| | Explain: | 1000 | | 1011,10 | 101, 10 | <i>[</i> |
| h. | Have you ever had roof repairs that involved placing sh the entire roof covering? If so, when? | ingles on the roof instead of replacing | 5 | | | |
| Plea | ase explain any deficiencies noted in this Section and/or co | prrections or renairs to resolve those | nrohlems | | | |
| | and any activities the country and any of a | or repairs to resolve those | problems. | | | |
| 5. L | AND / DRAINAGE | | N/A | YES | NO | UN- |
| a. | Whether or not they have been corrected, state wheth | er there have been problems affecting | | | | KNOW |
| | 1) Soil stability | • | | | | |
| | 2) Drainage, flooding, or grading | | | | | , 📙 |
| | 3) Erosion | | | | · · | |
| | 4) Outbuildings or unattached structures | | | | | _ 🗒 |
| | Is the house located within a Special Flood Hazard Area | (SEHA) mandating the purchase of fi | | | | |
| b. | insurance for federally backed mortgages? | (or mandating the parenase of the | | | Ø | |
| | If so, what is the flood zone? | | | | | |
| | Is there a retention / detention basin, pond, lake, creek | spring or water shed on or adjoining | т | | | - |
| c. | this property? | spring, or water stied on or adjoining | | | | |
| Plea | ise explain any deficiencies noted in this Section and/or co | prections or renairs to resolve those | arohlems: | | | |
| | or expension, and an expension array or occurrence of | restrons of repairs to resolve those p | JODICITIS. | | | |
| 6 R | OUNDARIES | | 4/1- | | | UN- |
| | | | N/A | YES | NO | KNOW |
| a. | Have you ever had a staked or pinned survey of the pro | | | | <u>'</u> '\ | |
| <u>b.</u> | Are you in possession of a copy of any survey of the pro | perty? | | | | <u>/ 🗆</u> |
| c. | Are the boundaries marked in any way? | | | | <u> </u> | |
| | Explain: | | | | <u> </u> | |
| d. | Do you know the boundaries? | | | _ IZ | | |
| | Explain: | | | | | |
| e, | Are there any encroachments or unrecorded easements | relating to the property? | | | ľ | |
| | Explain: | | | | | |
| 7. W | ATER | | N/A | YES | NO | UN- KNOWN |
| a. | Source of water supply: | Coty | | | | |
| b. | Are you aware of below normal water supply or water p | | | | | |
| C. | Has your water ever been tested? If so, attach the result | s or explain. | | | E/ | |
| | Explain: | | | | | |
| 8. SE | WER SYSTEM | | N/A | YES | NO | UN- KNOWN |
| а. | Property is serviced by: | | | | | |
| | 1. Category I: Public Municipal Treatment Facility | | | | B | |
| | 2. Category II: Private Treatment Facility | Jeptie | | - | | |
| | 3. Category III: Subdivision Package Plant | - F | | | | , 🗆 |
| | 4. Category IV: Single Home Aerobic Treatment System (| HOME PACKAGE PLANT) | | | | |
| | 5. Category V: Septic Tank with drain field, lagoon, wetla | nd, or other onsite dispersal | | <u>J</u> | | |
| | 6. Category VI: Septic Tank with dispersal to an offsite, m | ulti-property cluster treatment syste | em 🗆 | | | |
| | 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 cleaned (septic): | About 10 | rel h - | 1.00 | K Mari |
| C. | Are you aware of any problems with the sewer system? | Tradition (outside) | TI DOW! P | <u>~~,r.~,</u> | 1 year | |
| 126 | 1 7/2 | | | | | <u> </u> |
| 194 | | age 3 of 5 | Dinion Indet: 1 | | _ | |
| | inflials Date/Time | ' | Buyer Initials | | Date | e/Tim |
| élérli | nitials Date/Time KREC Fol | rm 402 12/2022 | Buyer Initials | | Date | e/Time |

Date/Time

| | Y ADDRESS: | | | | |
|---------------------------------------|--|------------------|---------|-----------------|--------------|
| Please ex | xplain any deficiencies noted in this Section: | | | | |
| O CONC | EDITOR / DEPARTMENT | ~ | | | |
| | FRUCTION / REMODELING | N/A | YES | NO | KNOV |
| | /e there been any additions, structural modifications, or other alterations made? | | | | |
| | o, were all necessary permits and government approvals obtained? | Z Z | | | |
| | lain: EOWNERS ASSOCIATION (HOA) | | | | UN- |
| | s the property subject to any restrictions, rules, or regulations of a Homeowners Association | N/A | YES | _NO | KNOW |
| | f yes, what is the annual or monthly assessment? | n? 🔲 | | 0 | |
| | HOA Name: | | | | |
| | IOA Name: | | | | |
| | IOA Primary Contact Phone No. and email address: | | | | |
| | ne property a condominium? | <u> </u> | | المارية | |
| · · · · · · · · · · · · · · · · · · · | es, you must also complete KREC Form 404, the Condominium Seller's Certificate | | | L | |
| | you aware of any condition or legal action that may result in an increase in dues, taxes or | | | | |
| | essments? | | | J | |
| Are | any features of the property shared in common with adjoining landowners, such as walls | | | | |
| | ces, driveways, etc.? | " | | $ u^{\omega}$ | |
| | there any pet or rental restrictions? | | | | |
| | lain: | <u>-</u> | | 1.21 | |
| | | | | | |
| 11, HAZA | RDOUS CONDITIONS | N/A | YES | NO | - UN- |
| Are | you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or | · | ·· | ,,,,, | KNOW |
| 21 | ndoned wells on the property? | | | | |
| _ Are | you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste | 2 | | | |
| | er contamination, asbestos, the use of urea formaldehyde, etc.) | ² ' 🔲 | | I | |
| | LEAD BASED PAINT DISCLOSURE REQUIREMENT | | | | - 4 |
| Every pur | chaser of any interest in residential real property on which a residential dwelling was bui | It prior to 19 | 78 is n | otified | that |
| such prop | erty may present exposure to lead from lead-based paint, which may cause certain healtl | n risks. | | | |
| c. Was | this house built before 1978? | | | £ | |
| d. Are | you aware of the existence of lead-based paint in or on this house? | | | | |
| | RADON DISCLOSURE REQUIREMENT | ****** | | in William L | |
| Radon is a | naturally occurring radioactive gas that, when it has accumulated in a building in suffici | ent quantitie | es, may | preser | it |
| iealth risi | ss, including lung cancer. The Kentucky Department for Public Health recommends radon | testing. For | nore ir | format | ion, |
| | sy.gov and search "radon." | | | - | |
| | re you aware of any testing for radon gas? | | | ক্ | |
| | yes, what were the results? | | | , | |
| | there a radon mitigation system installed? | | | | |
| 2) If | yes, is it functioning properly? | | | | |
| | METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMEN | | | | |
| ، propert | y owner who chooses NOT to decontaminate a property used in the production of m | ethampheta | mine l | MUST r | nake |
| | sclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KA | AR 47:200. F | ailure | to prop | erly |
| | ethamphetamine contamination is a Class D Felony under KRS 224.99-010. | 4 4 34 | | | |
| g. 1) ls | the property currently contaminated by the production of methamphetamine? | | | V | |
| | no, has the property been professionally decontaminated from methamphetamine | | | [7] | |
| | amination? | | ы | 1 | |
| Expl | | | | | |
| | LLANEOUS | N/A | YES | NO/ | UN- XNOW/ |
| | ou aware of any existing or threatened legal action affecting this property? | | | ď | |
| | here any assessments other than property assessments that apply to this property sewer assessments)? | | | ď | |
| Res | 7/22 Page 4 of 5 | | | | |
| ler Initials | | Buyer Initials | | Date | e/Tim |
| | | | | | |
| ller Initials | Date/Time KREC Form 402 12/2022 8 | Buyer Initials | | Date | e/Tim |

| d. Are there any transferable warranties? Explain: e. Has this house ever been damaged by fire or other disaster? Explain: 6. Has this house ever been damaged by fire or other disaster? Explain: 6. Are you aware of the existence of mold or other fungi on the property? 6. Are you aware of the existence of mold or other fungi on the property? 7. Are you aware of the existence of mold or other fungi on the property? 8. Has this house ever had pets living in it? 8. Explain: 8. It his house in a historic district or listed on any registry of historic places? 8. ADITIONAL INFORMATION 8. It his house in a historic district or listed on any registry of historic places? 8. SADITIONAL INFORMATION 8. A YES NO 9. Os you know anything else about the property that that should be disclosed to the Buyer? 9. As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / o nowledge and belyef. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us principal particles and the property of his property of hi | PROPERTY ADDRESS: | al ababa aufadaual | I | | | | | |
|--|--|---|---|--------------------------------------|-----------------|---|--|--------------|
| Explain: c. Has this house ever been damaged by fire or other disaster? Explain: 1. Are you aware of the existence of mold or other fungi on the property? 2. Bas this house ever had pets living in it? Explain: 5. Are you aware of the existence of mold or other fungi on the property? 2. Bas this house ever had pets living in it? Explain: 6. Is this house ha historic district or listed on any registry of historic places? 7. Bas this house in a historic district or listed on any registry of historic places? 8. A SELIER(S) CERTIFICATION (CHOOSEONE) 9. A SELIER(S) CERTIFICATION (CHOOSEONE) 9. As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / o nowledge and belgef. If we agree to immediately notify Buyer in writing of any changes that become known to me / us prioclosing. 9. Seller Signature 1. As Seller(s) I / we hereby certify that my / our Real Estate Agent, 9. Seller Signature 1. As Seller(s) I / we hereby certify that my / our Real Estate Agent, 9. Seller Signature 1. As Seller(s) I / we hereby certify that my / our Real Estate Agent, 9. Seller Signature 1. As Seller(s) I / we foreby certify that my / our Real Estate Agent, 9. Seller Signature 1. As Seller(s) I / we foreby certify that my / our Real Estate Agent, 9. Seller Signature 1. As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer. 1. Bate Seller(s) I / we refuse to complete this form and acknowledge such refusal. 1. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. 1. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. 1. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. 1. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. | c. this property? | | laws, codes, or ordinances relati | ng to | | | | |
| C. Has this house ever been damaged by fire or other disaster? Explain: [A re you aware of the existence of mold or other fungi on the property? [A set by this house ever had pets living in it? Explain: [A re you aware of the existence of mold or other fungi on the property? [B Has this house ever had pets living in it? [B Has this house in a historic district or listed on any registery of historic places? [B Has this house in a historic district or listed on any registery of historic places? [B As Seller(s)] I we hereby certify that the liferomation disclosed to the Buyer form, in accordance with KRS 324,366(9). [B Has this house in a historic district or listed on any registery of historic places? [B Has this house in a historic district or listed on any registery of historic places? [B Has this house in a historic district or listed on any registery of historic places? [B Has this house in a historic district or listed on any registery of historic places? [B Has this house in a historic district or listed on any registery of historic places? [B Has this house in a historic district or listed on any registery of histor | | ? | | | | | P | |
| Explain: A rey you aware of the existence of mold or other fungion the property? B. Are you aware of the existence of mold or other fungion the property? B. Has this house ever had pets living in it? Explain: B. Is this house in a historic district or listed on any registry of historic places? I. ADDITIONAL INFORMATION NA YES NO NO 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 (GLOOSEONE) The Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / on owledge and belget. I // we agree to immediately notify Buyer in writing of any changes that become known to me / us prioclosing. Beller Signature Date Seller Signature Date Date Seller Signature Date Seller Signature Date As Seller(s) I / we hereby certify that my / bur Real Estate Agent, as completed this form with information provided by me / us at my / our direction and request. I / we further agree to he above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9), eller Signature Date Seller Signature Date Seller Signature Date The Seller(s) I / we refuse to complete this form or to acknowledge that the Real Estate Agent will so inform the Buyer. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Thincipal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. The Buyer Signature Date Date The Buyer Initials Date/Times Superimitials | ъпринт. | | | | | | | |
| 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? N/A very complete the property that that should be disclosed to the Buyer? Green of the provide details in the space provided, below. Attach additional sheets, as necessary. 4. SELLER(S) CERTIFICATION (choose one) As Seller(S) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / o nowledge and belief. If we agree to immediately notify Buyer in writing of any changes that become known to me / us prior closing. Per Signature Date Date Seller Signature Date Date Seller Signature Date Date Seller Signature Date Date The Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so Inform the Buyer. Principal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature Date The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Principal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. | | y fire or other disaste | er? | | | | Į. | |
| 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? | | | | | | | | |
| Explain: In this house in a historic district or listed on any registry of historic places? In SADDITIONAL INFORMATION NA YES NO NA YES NO Types, please provide details in the space provided, below. Attach additional sheets, as necessary. 4. SELLER(S) CERTIFICATION (GLOOSE ONE) As Seller(s) 1 / we hereby certify that the information disclosed above is complete and accurate to the best of my / o nowledge and belief. If we hereby certify that the information disclosed above is complete and accurate to the best of my / o nowledge and belief. If we agree to immediately notify Buyer in writing of any changes that become known to me / us prioclosing. Plet Signature Date Date Seller Signature Date The Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer. Seller Signature Date The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller's refuse(s) to complete this form or to acknowledge such refusal. The Seller's refuse(s) to complete this form or to acknowledge such refusal. The Seller's refuse(s) to complete this form or to acknowledge such refusal. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Principal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Print Seller's Disclosure of Property form. Page 5 of 5 Buyer Initials Date/III | | | the property? | | | | | |
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