KENTUCKY REAL ESTATE COMMISSION



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



· ·			***	all years
SELLER'S DISCLOSURE OF PROPERTY CO	NOITION			
This form applies to residential real estate sales and purchases. This form is not re-	aulred for:			
Residential purchases of new construction homes if a warranty is provided; Sales of real estate at auxiliary or.	or			
Sales of real estate at auction; or A court supervised foreclosure				
As a Sallar, you are asked to disclose what you know about the property you are sall	••			
As a Seller, you are asked to disclose what you know about the property you are sell must be based on the best of your knowledge of the property you are selling, howe	ling. Your answers	to the qu	iestions in	this form
Please take your time to answer these questions accurately and completely.	aver and witeriever	You gair	ned that kn	iowledge.
Property Address Road				,
City Cambulavila	State	Zip	2217	
CAMPULLION COMPLETE STATE COMPLETE TO THE FORM OF THE PROPERTY	4 1 1	<u> </u>	<u> </u>	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requireme disclosure of conditions" relevant to the listed property. This disclosure is based condition and the improvements thereon boycover that it is not also as a second state of the improvements thereon boycover that it is not also as a second state of the improvements thereon boycover that it is not also as a second state of the improvements thereon boycover that it is not also as a second state of the improvements the improvement in	nts of KRS 324.360	that mar	ndates the	"seller's
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 pradvised, the Seller does not possess any expertise in construction, architecture, angle	ils disclosure form or warranty that operty known by ti	shall not the purcl he Seller.	t be a warr haser may . Unless otl	anty by wish to herwise
any inspection of generally inaccessible areas such as the foundation or roof. The B professional inspections of this property.	erwise advised, the Suyer is encouraged	e Seller h d to obta	nas not con ain his or h	iducted ier own
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 additional 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, mate 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.	pages, if necessary at the end of this (5) If an Item does r ark "unknown." (7) apleted and submit	y, with your form to a not apply if you lest ted it, in	our signatu authorize t i to your pro arn any fac nmediately	tre and the real operty, of prior operfy
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regardin accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(sthis statement to any person or entity in connection with actual or anticipated sale of law. The following information is not the representation of the real estate agent.	s) the real estate a of the property or	as other	provide a c wise provid	ded by
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach	n additional she	eets as	necessar	v.
1, PRELIMINARY DISCLOSURES	·····		ES NO	UN-
a. Have you ever lived in the house? If yes, please indicate the length of time:				KNOWN
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	y?			
Explain:	<u> </u>		****	
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) consecutive	e months?			님
f. Has this house ever been used for anything other than a residence?				
Explain:				-

Seller Initials

8:18 A.M.

Page 1 of 5

Buyer Initials

Date/Time

Seller Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

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PROPERTY A	DDRESS: 50	noltron	- Mond.	Campbulswi	W 67	4D1)	1A		
m,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	CM I M C & LOS					<u>, , , , , , , , , , , , , , , , , , , </u>			
Whether or	not they have been	corrected, sta	te whether ther	e have been problems	affecting:	N/	A YES	NO.	UN.
a. Plumbi									KHOWH
	al system								
c. Appliar						C			
THE RESERVE THE PARTY OF THE PA	and attic fans								
e. Security	y system	· , · · · · · · · · · · · · · · · · · ·							
f. Sump p									
g, Chimne	ys, fireplaces, insert	S							
······································	ot tub, sauna					П			
i. Sprinkle	r system								<u> </u>
j. Heating	system		age of systen	1;					
k. Cooling/	air conditioning syst	em	age of system	1;					
l. Water h	eater		age of system					****	
Please explain	any deficiencies no	ted in this Sec		ections or repairs to re	solve these are	blome:			
				- onons of repullatore.	acive these bio	olellis,			
1) The for 2) The str			state whether th	nere have been proble	ms affecting:	N/A	YES	NO C	UN- RNOWN
4) The doc	ors and windows								
	basement ever leak	ed?							
· · · · · · · · · · · · · · · · · · ·	en did the basement								
	u ever had any repa		e basement?	·					
4) If you ha	ive had basement le	aks repaired.	when was the re	anair done?					
5) If the ba	sement presently le	aks, how ofter	n does it leak? (e	e.g., every time it rains	s. only after an	evtrome	lu basi		
Explain:				0,7 0,7 1,10	of only area an	CACICITIE	iy iteav	y rain, e	etc.)
c, Have you e	xperlenced, or are y	ou aware of, a	any water or dra	inage problems in the	cerul conco				
d. Are you aw	are of any damage t	o wood due to	o moisture or ro	ts	: crawrspace;				
Are you aw	are of any present o	r past wood in	nfestation (e.g.	termites, borers, carp	antor anto	<u> </u>			
e. fungi, etc.)?	, ''	,,	an an an alma to (milli)	commices, poreis, carp	renter ants,				
f. Are you awa	are of any damage d	ue to wood in	ifestation?				<u></u>		
	ouse or any other in			wood infestation?					
2) if yes, by		······································		TO SERVICE THE SERVICE THE		<u> </u>			
3) Is there a				···		· · · · · · · · · · · · · · · · · · ·		·	
•	*	in thic Spotian				···			
Mease exhiam any	denciencies Notea	in uiis section	and/or correcti	ons or repairs to resol	ve those proble	ems:			
						····			
							······································		
	•								
4, ROOF						·		····	<u>. </u>
	e roof covering? Age	e of the roof if	r known:			N/A	YES	NO ,	Stown NH-
	eaked at any time si			nė ėho meomodu.				···	
c. Has the roof!	eaked at any time b	efore volución	ned or lived at a	ho property?	///- //-				
	e last time the roof i		nea or lived at ti	ue htobeltà (w.hilhili.whilenam.				
	r had any repairs do:		÷)			···			
e. Have you ever	nacially repairs do.								
ノび	11/14/25	8:18 A	Page 2 of	5					
iler initials	Date/Time			-	Buyer l	nitials		Date/	
llerInitials	Data/Time		KREC Form 402	12/2022					rane
H#1 litterary	Date/Time		1 OTHI 402	10/6066	Buyerl	nitials		Date/	lime

PROPERTY ADDRESS: 50 helmon Room, f. Have you ever had the roof replaced?	Campbulouilo	RY	45	19/8	3
If so, when?]
g If the roof procently locks how often deach lock?					
g. If the roof presently leaks, how often does it leak? (e.g., eve Explain:	ry time it rains, only after an ex	tremely hea	vy rain	, etc.)	
h. Have you ever had roof repairs that involved placing shingle the entire roof covering? If so, when?	s on the roof instead of replacing	ng 🗀		r-1	
			اــا	<u> П</u>	
Please explain any deficiencies noted in this Section and/or correct	tions or repairs to resolve those	problems:			

		·····			
5. LAND / DRAINAGE		N/A			
a. Whether or not they have been corrected, state whether the	ere have been problems affection	14/4	YES	NO	R/
1) Soil stability	That doesn't propiettly directif	<u>'в.</u>			
2) Drainage, flooding, or grading					
3) Erosion					
4) Outbuildings or unattached structures					
le the house legated within a Creeial Flood Unroad Acar testus					
b. insurance for federally backed mortgages?	A) mandating the purchase of f	lood 🗆			
If so, what is the flood zone?			<u></u>	L.,	
		·····			·····
c. Is there a retention / detention basin, pond, lake, creek, spring this property?	g, or water shed on or adjoining	g 🖂		<u> </u>	
		_			(
Please explain any deficiencies noted in this Section and/or correction	ons or repairs to resolve those p	problems:			
5. BOUNDARIES		N/A	YES	NO	ū
a. Have you ever had a staked or pinned survey of the property p	erformed?				KNG
b. Are you in possession of a copy of any survey of the property?	,				 [
c. Are the boundaries marked in any way?					<u>L</u>
Explain:				<u> </u>	L.
d. Do you know the boundaries?					
Explain:					
e. Are there any encroachments or unrecorded easements relatin	g to the property?				
Explain;		·			
WATER		N/A	YES	- 110	UN
a. Source of water supply:		17/7	163	No	KHC
o. Are you aware of below normal water supply or water pressure	?				-
. Has your water ever been tested? If so, attach the results or exp					
Explain:		<u>L</u>			
SEWER SYSTEM		#1/A	L)ten		_ _
. Property is serviced by:		N/A	YES	NO	WOW.
1. Category I: Public Municipal Treatment Facility		[- -[···
2. Category II: Private Treatment Facility					
3. Category III: Subdivision Package Plant					
Category IV: Single Home Aerobic Treatment System (HOME P.	A COLA COST TO LA STORY				
5. Category W. Sontic Tank with death field Innance with	ACKAGE PLANT)				
5. Category V: Septic Tank with drain field, lagoon, wetland, or ot	ner onsite dispersal	Д			
6. Category VI: Septic Tank with dispersal to an offsite, multi-prop	perty cluster treatment system	1 🗆			
7. Category VII: No Treatment/Unknown					
Name of Servicer:					
Name of Servicer: For properties with Category IV, V, or VI systems					
Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer):					
Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Date of last inspection (septic):	te last cleaned (septic):				
Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Are you aware of any problems with the sewer system?	te last cleaned (septic):				
Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Are you aware of any problems with the sewer system?	te last cleaned (septic):				
Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Are you aware of any problems with the sewer system? C. III 14 25 8 18 A M. Page 3 of 5					
Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Are you aware of any problems with the sewer system?	Виу	/er initials		□ Date/	

PROPERTY ADDRESS: 150 Notmon Sund Campbulative V	Sy 4.	99/	\mathcal{B}	
rease explain any actional protect in this section.	······································			
9. CONSTRUCTION / REMODELING				
a. Have there been any additions, structural modifications, or other alterations made?	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE		ES NO	MUVY
b. If so, were all necessary permits and government approvals obtained?				
Explain:	L			
10. HOMEOWNERS ASSOCIATION (HOA)	IA.	/A Y		
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association	מחס לי		ES NO	KNOWN
2) If yes, what is the annual or monthly assessment?	U111 L	<u> </u>		
3) HOA Name:		·		·
HOA Primary Contact Name:			·	
HOA Primary Contact Phone No. and email address:				<u></u>
b. Is the property a condominium?			ĪП	
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			<u> </u>	
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?	<u></u>			
d. Are any features of the property shared in common with adjoining landowners, such as wall fences, driveways, etc.?	s,			D
e. Are there any pet or rental restrictions?				
Explain:				
			·····	
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			0	RNOWN
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 such property may present exposure to lead from lead-based paint, which may cause certain health c. Was this house built before 1978?	It prior to	1978 is	notified	that
			口	
Famou of official floats				
RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie health risks, including lung cancer. The Kentucky Department for Public Health recommends radon to visit chirs. ky.gov and search "radon."	esting. For	iles, ma r more	y preser Informat	nt :lon,
e. 1) Are you aware of any testing for radon gas? 2) If yes, what were the results?				
f. 1) is there a radon mitigation system installed?				
2) If yes, is it functioning properly?			П	
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of me written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.		amine Failure	MUST n	nake erly
g. 1) is the property currently contaminated by the production of methamphetamine?				
If no, has the property been professionally decontaminated from methamphetamine contamination?	Ü		j	
Explain:			······································	
12, MISCELLANEOUS	N/A	YES	NO	UN-
Are you aware of any existing or threatened legal action affecting this property?				HWONN
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?				
PB. 1/14/25 8:18 A.M. Page 4 of 5 Buy	er Initials	***************************************	Date/	Time

As Seller(s) I / we hereby certify that my / our Real Estate Agent,	Are	Y ADDRESS: (50)	tions of local, state, or	federal laws rades los and	rame by	((([8
Explain: e. Has this house ever been damaged by fire or other disaster? Explain: f. Are you eware of the existence of mold or other fungion the property? g. Has this house ever had pets fiving in fit? Explain: f. Are you eware of the existence of mold or other fungion the property? g. Has this house ever had pets fiving in fit? Explain: h. Is this house in a hiscoric district or listed on any registry of historic places? II. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? NA YES NO Do you know anything else about the property that that should be disclosed to the Buyer? NA YES NO Do you know anything else about the property that the Information disclosed above is complete and accurate to the best of my youldedge and belief. If we agree to immediately notify Buyer in writing of any changes that become known to me / us recompleted and belief. If we agree to immediately notify Buyer in writing of any changes that become known to me / us recompleted this form with information provided by me / us at my / our direction and request. I / we further agree to indove-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(g). As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so Inform the Buyer signature Date Date Seller Signature Date The Selfer(s) refuse(s) to complete this form or to acknowledge such refusal. Principal Broker / Real Estate Agent Signature Date The Suyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Page Sof 5 Buyer Initials Date/MIS	this	property?		read a naws, codes, or ordi	nances relating to		
Explain: e. Has this house ever 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 living in it? Explain: h. is this house in a historic district or listed on any registry of historic places? II. ADDITIONAL INFORMATION DO YOU know anything eise about the property that that should be disclosed to the Buyer? II. ADDITIONAL INFORMATION DO YOU know anything eise about the property that that should be disclosed to the Buyer? II. SELLER(S) CERTIFICATION (GROOSE ONE) As Seller(s)! I / we hereby certify that the Information disclosed above is complete and accurate to the best of mry oldedge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us in the space provided by me / us at mry / our direction and request. I / we further agree to insolvent this form with information provided by me / us at mry / our direction and request. I / we further agree to adopted this form with information provided by me / us at mry / our direction and request. I / we further agree to insolvent that form with information provided by me / us at mry / our direction and request. I / we further agree to insolvent that some with information provided by me / us at mry / our direction and request. I / we further agree to insolvent that some with information provided by me / us at mry / our direction and request. I / we further agree to insolvent the form, in accordance with KRS 324.360(9). Selfer Signature Date As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Page 5 of 5 Buyer Intitios Date/files Date/files	d. Are	there any transferable v	warrantles?		P	1 1	171
Explain: 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? 13. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? 14. ADDITIONAL INFORMATION (CHOOSE ONE) Tyes, please provide details in the space provided, below. Attach additional sheets, as necessary: 15. SELLER(5) CERTIFICATION (CHOOSE ONE) As Seller(5) I / we have by certify that the information disclosed above is complete and accurate to the best of my) owledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us placed this form with information provided by me / us at my / our direction and request. I / we further agree to above-named agent harmless for any representations that appear on this form, in accordance with KRS 324,360(9). As Seller(5) I / we hereby certify that my / our Real Estate Agent, completed this form with information provided by me / us at my / our direction and request. I / we further agree to above-named agent harmless for any representations that appear on this form, in accordance with KRS 324,360(9). As Seller(5) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer of Seller's refuse(s) to complete this form or to acknowledge such refusal, ignal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature Date The Buyer(s) hereby certifies thay have received a copy of this Seller's Disclosure of Property form. Page 5 of 5 Buyer Initials Date/Initials	Ехр	aln:			have the second		<u> </u>
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Complete this form with Information provided by me Date Seller Signature Date			attiaged by life of othe	r disaster?			
B. Has this house ever had pets fiving in it? Explain: h. Is this house in a historic district or listed on any registry of historic places? D. D. D. S. ADDITIONAL INFORMATION N/A YES NO DO You know anything else about the property that that should be disclosed to the Buyer? Fyes, please provide details in the space provided, below. Attach additional sheets, as necessary. SELLER(S) CERTIFICATION (choose one) As Sellar(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my/owledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us leasing. Let Signature Date As Seller(s) I / we hereby certify that my / our Real Estate Agent, completed this form with information provided by me / us at my / our direction and request. I / we further agree to to above-named agent harmless for any representations that appear on this form, in accordance with KRS 324. 360(9). As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer of Signature Date As Seller(s) refuse(s) to complete this form or to acknowledge that the Real Estate Agent will so inform the Buyer in Signature Date The Super(s) refuse(s) to complete this form or to acknowledge such refusal. 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. Signature Date Date Principal Broker / Real Estate Agent Signature Date Date Principal Broker / Real Estate Agent Signature Date Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Page 5 of 5 Buyer Initials Date/Time Date			aga of mold on the co				
Explain: In Is this house in a historic district or listed on any registry of historic places? In Is this house in a historic district or listed on any registry of historic places? In Is Is this house in a historic district or listed on any registry of historic places? In Is Is Is house in a historic district or listed on any registry of historic places? In Is	a Mact	bis house over had not	nice of filling or other fr	ingi on the property?	Ĺ		
h. Is this house in a historic district or listed on any registry of historic places?			s nving in ie?				O
As Seller(s) I / we hereby certify that my / our Real Estate Agent, completed this form with information provided by me / us at my / our direction and request. I / we further agree to above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(s). As Seller(s) I / we hereby certify that my / our Real Estate Agent will so inform the Buyer are signature. Date Seller Signature Date As Seller(s) I / we hereby certify that my / our Real Estate Agent, completed this form with information provided by me / us at my / our direction and request. I / we further agree to it above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(s). are Signature Date Seller Signature Date As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer of the Seller Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Signature Date Buyer Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Signature Date Buyer Signature Date Date Buyer Signature Date Date Buyer Signature Date Date Date Buyer Signature Date Date Date Buyer Signature Date Date Date Buyer Signature Date			trick or listed on any wa				
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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) owledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us plainting and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us plainting and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us plainting and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us plainting and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us plainting and belief. I / we further agree to it was a seller(s) I / we hereby certify that my / our Real Estate Agent,			tha a muana mutu a ha a a blace	ala a a C.	N/#	YES	NO
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