

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 07/13/2016

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

920 west Temperance Stree	et, Enettsvn	ie, in 4/429								
1. The following are in the cond	litions indicate	ed:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System				abla	Cistern					abla
Clothes Dryer				$ \overline{\mathbf{A}} $	Septic Field/Bed					abla
Clothes Washer				$\overline{\mathbf{V}}$	Hot Tub			Ī		$\overline{\mathbf{V}}$
Dishwasher	\Box	$\neg \exists$		Ø	Plumbing	- 	Ħ	Ť	_	Ø
Disposal	H		片片		Aerator System		╽╴┤	<u> </u>	╡	Ø
Freezer	H	-	 	Ž	Sump Pump	- - 	H	 	_	Ž
Gas Grill	H	- H	 	Ø	Irrigation Systems	 	 	 	=	Ø
Hood	\vdash	- H	 		Water Heater/Electric	- 	⊢∺	 	╡	V
	H		 		Water Heater/Gas	\overline{H}	⊢∺	 	╡	V
Microwave Oven	\vdash	∺	 		Water Heater/Solar	\dashv	⊢ H	 	=	V
Oven	H		片片			- 	_=	<u> </u>	┽	
Range		<u> </u>	\vdash		Water Purifier	- - - - - - - - - 	 	┝	_	
Refrigerator	 	- H -	 	Ø	Water Softener	- - -		<u> </u>	┽	Ø
Room Air Conditioner(s)	 		 	\square	Well		<u> </u>	<u> </u>	┽	Ø
Trash Compactor	<u> </u>		\vdash	\square	Septic and Holding Tank/Septic Mound	<u> </u>	<u> </u>	<u> </u>	-	
TV Antenna/Dish	<u> </u>			V	Geothermal and Heat Pump	—		<u> </u>		Ø
Other:		⊭	<u> </u>		Other Sewer System (Explain)			<u> </u>	_	
	<u> </u>		<u> </u>	Ш	Swimming Pool & Pool Equipment			L		\square
	<u> </u>			- 				Yes	No	Do Not Know
	\vdash			∺	Are the structures connected to a public	c water system?				
B. ELECTRICAL	None/Not		Not	Do Not	Are the structures connected to a public	c sewer system?				abla
SYSTEM	Included/ Rented	Defective	Defective	Know	Are there any additions that may require the sewage disposal system?	e improvements to	0			\square
Air Purifier				\square	If yes, have the improvements been con	mpleted on the			_	
Burglar Alarm				\square	sewage disposal system?					\square
Ceiling Fan(s)				\square	Are the improvements connected to a p	private/community				\square
Garage Door Opener / Controls		Ш	Ш	abla	water system? Are the improvements connected to a p	orivate/community		$\vdash \equiv$		
Inside Telephone Wiring and Blocks/Jacks		П	_	\square	sewer system?					\square
Intercom	H	Ħ	│		D. HEATING & COOLING	None/Not Included/	Defective		ot	Do Not
Light Fixtures	Ħ	ᅟᅟᅟᅥ	 	$\overline{\mathbf{Z}}$	SYSTEM	Rented		Dete	ctive	Know
Sauna	H	- H		Ø	Attic Fan		<u> </u>	<u> </u>	_	
Smoke/Fire Alarm(s)	H		 	\square	Central Air Conditioning	<u> </u>		<u> </u>		V
Switches and Outlets	H		\vdash		Hot Water Heat		<u> </u>	<u> </u>		\overline{V}
	H	片	 	\square	Furnace Heat/Gas					\square
Vent Fan(s)	Ш			<u>V</u>	Furnace Heat/Electric					$\overline{\mathbf{V}}$
60/100/200 Amp Service (Circle one)				abla	Solar House-Heating					\vee
·					Woodburning Stove					∇
Generator				\square	Fireplace					\checkmark
NOTE: "Defect" means a co	ndition that	would have	a significant	adverse	Fireplace Insert					abla
effect on the value of the pro	perty, that w	vould signific	antly impair t	he health	Air Cleaner					$\overline{\mathbf{V}}$
or safety of future occupants		• .		I .	Humidifier					abla
or replaced would significat normal life of the premises.	ntly shorten	or adverse	ly affect the	expected	Propane Tank					
normarine or the premises.					Other Heating Source					$\overline{\mathbf{V}}$
The information contained i	n this Discl	osure has b	een furnished	by the S	eller, who certifies to the truth thereo	f. based on the	Seller's C	URRE	ENT A	ACTUAL
					er's agent, if any, and the disclosure for					
					. At or before settlement, the owner is re					
physical condition of the pro form was provided. Seller and					the condition of the property is substan	ntially the same a	as it was w	hen t	he dis	sclosure
· · ·										
Signature of Seller Everett Lane Rea	vocable Living Trust	t, Jonathan R. Lane.	Trustee 07/13	op verified 3/16 11:09AM EI 5-FL6B-CB1B-LB	Signature of Buyer					
Signature of Seller					Signature of Buyer					
,					, i					
The Seller hereby certifies the Buyer.	nat the cond	ition of the p	property is sul	bstantially	the same as it was when the Seller's D	isclosure form w	vas origina	lly pro	ovide	d to the
Signature of Seller (at closing)					Signature of Seller (at closing)					
L					<u> </u>					

Property address <i>(number and street, city, state, and ZIP code)</i> 920 West Temperance Street, Ellettsville, IN 47429										
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW			
Age, if known: Years.				Do structures have aluminum wiring?						
Does the roof leak?			\square	Are there any foundation problems with the structures?			\square			
Is there present damage to the roof?				Are there any encroachments?			\square			
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?						
If yes, how many layers?				Is the present use a non-conforming use?						
				Explain:						
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW							
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?							Ø			
Is there contamination caused by the manufacture of a controlled substance on the				Is the access to your property via a private road?		V				
property that has not been certified as			\square	Is the access to your property via a public road?	V					
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any		Ш				
Has there been manufacture of methamphetamine or dumping of waste from				governmental or quasi-governmental agencies affecting this property?						
the manufacture of methamphetamine in a				Are there any structural problems with the building?			\square			
residential structure on the property? Explain:				Have any substantial additions or alterations been made without a required building permit?			◩			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			Ø			
				Is there any damage due to wind, flood, termites, or rodents?			Ø			
				Have any structures been treated for wood destroying insects?			Ø			
E. ADDITIONAL COMMENTS AND/OR E (Use additional pages, if necessary)	XPLANA	TIONS:		Are the furnace/woodstove/chimney/flue all in working order?						
(coo anamana pages, a accessary)				Is the property in a flood plain?						
				Do you currently pay flood insurance? Does the property contain underground storage						
				tank(s)?						
				Is the homeowner a licensed real estate salesperson or broker?		abla				
				Is there any threatened or existing litigation regarding the property?		V				
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V				
				Is the property located within one (1) mile of an airport?		V				
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.										
Signature of Seller Everett Lane Revocable Living Trust. Jonal			oop verified 13/16 11:09AM EDT K-LMAU-ULDX-XOOF							
Signature of Seller				Signature of Buyer						
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.										
Signature of Seller (at closing)				Signature of Seller (at closing)						



Form #03.

