

## 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.

the form to a prospective buyer				of the real es	tate.					
Property address (number and			code)							
207 Edgewood Drive, Ellett										
The following are in the cond		ed:				Non-Alas				
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		lot ective	Do Not Know
Built-in Vacuum System				abla	Cistern					$\overline{V}$
Clothes Dryer				abla	Septic Field/Bed			<u> </u>		$\bigvee$
Clothes Washer				abla	Hot Tub					$\checkmark$
Dishwasher				lacksquare	Plumbing				]	$\overline{\mathbf{V}}$
Disposal				abla	Aerator System					$\bigvee$
Freezer				$\checkmark$	Sump Pump					$\overline{\mathbf{V}}$
Gas Grill				abla	Irrigation Systems					$\overline{V}$
Hood				lacksquare	Water Heater/Electric				_	$\square$
Microwave Oven				abla	Water Heater/Gas					$\overline{V}$
Oven				abla	Water Heater/Solar				_	$\overline{\mathbf{V}}$
Range				$\overline{\mathbf{V}}$	Water Purifier					$\square$
Refrigerator				abla	Water Softener					$\overline{\mathbf{V}}$
Room Air Conditioner(s)				abla	Well					$\square$
Trash Compactor				$\overline{\mathbf{V}}$	Septic and Holding Tank/Septic Mound					$\square$
TV Antenna/Dish				$\overline{\mathbf{V}}$	Geothermal and Heat Pump				Ī	$\overline{V}$
Other:					Other Sewer System (Explain)					$\square$
					Swimming Pool & Pool Equipment			Ī	<u> </u>	
						<u> </u>		Yes	No	Do Not
									INO	Know
					Are the structures connected to a public w	vater system?		$\square$		
B. ELECTRICAL	None/Not		Not	Do Not	Are the structures connected to a public s	sewer system?				lacksquare
SYSTEM	Included/ Rented	Defective	Defective	Know	Are there any additions that may require i	mprovements to	0			$\square$
Air Purifier	П	П	П	$\square$	the sewage disposal system?			₩	<del>                                     </del>	
Burglar Alarm	<del>⊢                                    </del>	Ħ		$\overline{\mathbf{Z}}$	If yes, have the improvements been comp sewage disposal system?	oleted on the				$\overline{\mathbf{V}}$
Ceiling Fan(s)				$\square$	Are the improvements connected to a private/community water system?					$\square$
Garage Door Opener / Controls		Ш	<b>├</b>		Are the improvements connected to a priv	/ate/community	,	┼_	<del>  _ </del>	l _
Inside Telephone Wiring		_			sewer system?	rate/community				$\square$
and Blocks/Jacks	<b>⊢ ⊢</b>	<u> </u>	<b>├</b>		D. HEATING & COOLING	None/Not		N	lot	Do No
Intercom					SYSTEM	Included/ Rented	Defective		ctive	Know
Light Fixtures	<b>⊢ 凵</b>	<u> </u>	<del>│                                    </del>		Attic Fan					$\square$
Sauna					Central Air Conditioning					$\square$
Smoke/Fire Alarm(s)					Hot Water Heat			T		$\square$
Switches and Outlets					Furnace Heat/Gas			Ī		$\overline{\mathbf{V}}$
Vent Fan(s)				$\square$	Furnace Heat/Electric		<del>⊢ ਜ</del>	Ť	┭	$\overline{\mathbf{V}}$
60/100/200 Amp Service					Solar House-Heating		<del>⊢ ਜ</del>	Ť	┪	Ø
(Circle one)					Woodburning Stove	<del>                                      </del>	H	<del>                                     </del>	┭	V
Generator				lacksquare	Fireplace	<b> </b>	<del>⊢ ਜ</del>	Ť	┪	V
NOTE: "Defect" means a co	andition that	would have	a cianifican	st advaraa	Fireplace Insert	<del>                                      </del>	Ħ	Ť	┭	M
effect on the value of the pro					Air Cleaner		<del>⊢ ਜ</del>	Ť	┪	$\overline{\mathbf{Z}}$
or safety of future occupants					Humidifier		H	╁	╡	V
or replaced would significa	ntly shorten	or adverse	ly affect the	expected	Propane Tank	<del>                                     </del>	H	╁	╡	Ø
normal life of the premises.					Other Heating Source	<del>                                     </del>	<del>⊢ ∺</del>	┼┼┼	┽	
						<u> </u>				
KNOWLEDGE. A disclosure inspections or warranties that physical condition of the pro	form is not at the prospe perty or cert	a warranty bective buyer of the pure tile.	by the owner or owner may rchaser at se	or the own later obtair ttlement tha	seller, who certifies to the truth thereof, er's agent, if any, and the disclosure form. At or before settlement, the owner is required the condition of the property is substantications by signing helps.	n may not be uired to disclo	used as a se any mat	subs terial o	titute chang	for any ge in the
form was provided. Seller and		-		-						
Signature of Seller Everett Lane Re	evocable Living Trus	t, Jonathan R Lane.	Trustee 08/ 8FG	loop verified 11/16 1:52PM ED 0-AQMN-XPVJ-BU	T Signature of Buyer					
Signature of Seller					Signature of Buyer					
The Seller hereby certifies the Buyer.	hat the cond	ition of the p	property is su	ubstantially	the same as it was when the Seller's Disc	closure form v	vas origina	lly pr	ovide	d to the
Signature of Seller (at closing)					Signature of Seller (at closing)					

Property address <i>(number and street, city, state, and ZIP code)</i> 207 Edgewood Drive, Ellettsville, IN 47429										
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW			
Age, if known: Years.			abla	Do structures have aluminum wiring?			$\square$			
Does the roof leak?				Are there any foundation problems with the structures?			☑			
Is there present damage to the roof?			$\square$	Are there any encroachments?			$\square$			
Is there more than one layer of shingles on the house?			$\square$	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				Ø			
Is there contamination caused by the manufacture of a controlled substance on the				Is the access to your property via a private road?			$\square$			
property that has not been certified as			$\square$	Is the access to your property via a public road?	V					
decontaminated by an inspector approved				Is the access to your property via an easement?			Ø			
under IC 13-14-1-15?  Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			◩			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a			$\square$	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?			Ø			
				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?						
	is prop	ertv lie	s within	Is the property in a flood plain?						
Buyer's agent please note that the FEMA 100-year floodplain m supplemental federally-regulate	ap and	may re	quire	Do you currently pay flood insurance?			$\square$			
supplemental federally-regulate order to obtain financing.	d flood	insurai	nce in	Does the property contain underground storage tank(s)?						
				Is the homeowner a licensed real estate salesperson or broker?		$\nabla$				
				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?						
				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			otloop verified 1/11/16 1:52PM EDT SF-OKFM-4S0J-4ZYF							
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.

