Signature of Seller (at closing)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (*month. dav. vear*) 08/31/2020

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) 117 East Main Street, Van Buren, IN 46991											
The following are in the conditions indicated:											
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defecti		Do Not Know	
Built-in Vacuum System	V				Cistern						
Clothes Dryer	abla				Septic Field/Bed	\square					
Clothes Washer	abla				Hot Tub	\checkmark					
Dishwasher	V				Plumbing			abla			
Disposal	abla				Aerator System						
Freezer	\checkmark				Sump Pump	\square					
Gas Grill	abla				Irrigation Systems	$ \overline{\nabla} $					
Hood	abla				Water Heater/Electric			\square			
Microwave Oven	abla				Water Heater/Gas	\square					
Oven	\checkmark				Water Heater/Solar	$\overline{\mathbf{Z}}$					
Range	abla				Water Purifier	\square					
Refrigerator	\checkmark				Water Softener	$\overline{\mathbf{Z}}$					
Room Air Conditioner(s)	\checkmark				Well	$\overline{\mathbf{Z}}$					
Trash Compactor					Septic and Holding Tank/Septic Mound	V					
TV Antenna/Dish					Geothermal and Heat Pump						
Other:					Other Sewer System (Explain)						
					Swimming Pool & Pool Equipment	\checkmark				Do Not	
								Yes	No	Know	
					Are the structures connected to a pu	public water system?					
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a pu	<u> </u>					
Air Durifion	Rented				Are there any additions that may require improvements to the sewage disposal system?						
Air Purifier Burglar Alarm				<u> </u>	If yes, have the improvements been completed on the						
Ceiling Fan(s)					Are the improvements connected to a private/community						
Garage Door Opener / Controls					water system?						
Inside Telephone Wiring					Are the improvements connected to a private/community sewer system?						
and Blocks/Jacks					D. HEATING & COOLING				Not Defective		
Intercom		<u> </u>			SYSTEM	Rented		Delecti	ve	Know	
Light Fixtures			V	<u> </u>	Attic Fan	\square					
Sauna	\square				Central Air Conditioning	\square					
Smoke/Fire Alarm(s)	☑				Hot Water Heat	abla					
Switches and Outlets			✓		Furnace Heat/Gas			\checkmark			
Vent Fan(s)	✓				Furnace Heat/Electric	abla					
60/100/200 Amp Service (Circle one)					Solar House-Heating	abla					
Generator	\square				Woodburning Stove	$\overline{\lor}$					
NOTE: Means a condition that would have a significant Defect adverse					Fireplace		\checkmark				
effect on the value of the property, that would significantly impair the health					Fireplace Insert						
or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected					Air Cleaner	$\overline{\mathbf{V}}$					
normal life of the premises.					Humidifier	\square					
					Propane Tank	\square					
					Other Heating Source	Ø					
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 Gary L Taylor			08/18 BOVY	op verified 3/20 9:10 PM ED '-YGKS-BATZ-PC	Signature of Buyer						
Signature of Seller			1	////	Signature of Buyer				, ,		
The Seller hereby certifies that the	condition of	the property is	substantially	the same a	s it was when the Seller's Disclosure for	m was origina	Ily provided to	o the Buye	er.		

Signature of Seller (at closing)

Date (mm/dd/yy)

Date (mm/dd/yy)

Property address (<i>number and street, city, state</i> , 117 East Main Street, Van Buren, IN 46991		code)						
2. ROOF	YES NO DO NOT KNOW 4. OTHER DISCLOSURES		YES	NO	DO NOT			
Age, if known Years.							KNOW	
Does the roof leak?	abla			Do structures have aluminum wiring? Are there any foundation problems with the				
Is there present damage to the roof?			structures?					
Is there more than one layer of shingles on the house?			\square	Are there any encroachments?		✓		
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?				
				Is the present use of non-conforming use? Explain:				
3. HADARDOUS 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?								
Is there any contamination caused by the		Ø		Is the access to your property via a private road?		V		
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?				
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		Ø		
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?				
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?				
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		
				Are the furnace/woodstove/chimney/flue all in working order?		Ø		
E. ADDITIONAL COMMENTS AND/OR EXPLANA (Use additional pages, if necessary)	TIONS:			Is the property in a flood plain?	무			
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage		✓		
				tank(s)? Is the homeowner a licensed real estate salesperson				
				or broker?		☑		
				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?				
KNOWLEDGE. A disclosure form is not a w inspections or warranties that the prospective the physical condition of the property or ce disclosure form was provided. Seller and Pure Signature of Seller.	arranty by ve buyer o ertify to th	y the owner no ne purchas ereby ackn	er or the owner nay later obtain er at settlemen nowledge receip	, <u>, , , , , , , , , , , , , , , , , , </u>	be used as disclose ar	a substit ny materia	ute for any	
Signature of Seller Signature of Seller			dotloop verified 08/18/20 9:10 PM EDT 0VJF-809G-XNQV-AYIY	11 9 1				
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The Seller hereby certifies that the condition of Signature of Seller (at closing)	τne prop		stantially the sa (mm/dd/yy)	ame as it was when the Seller's Disclosure form was originally provided to the Buyer. Signature of Seller (at closing) Date (mm/dd/yy)				
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REALTOR®			FOE	RM #03.		1		



