

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, dav. year) 09/13/2021 9/25/2021

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

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.

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Vin M Shoever 9-25.2021	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.	Creal V	1 Sho	euch	9-2	25.50	21					
		374										
	signature of Seller (at closing)		condition of t	he property is	substantially	the same as		m was origina	illy provided t	o the Buy	yer.	
Signature of Seller (at closing) Signature of Seller (at closing)	Familia of 2	Signature of Seller (at closing)										

Property address (number and street, city, state, 1388 E Pressler Rd, Columbia City, IN 4672		code)					
2. ROOF	YES	NO	DO NOT KNOW	4 OTHER DISCHASHINES	VEC	NO	DO NOT
Age, if known Years.			X	4. OTHER DISCLOSURES YES			KNOW
Does the roof leak?	凶			Do structures have aluminum wiring?			X
Is there present damage to the roof?	×			Are there any foundation problems with the structures?		区	
Is there more than one layer of shingles on the		×		Are there any encroachments?		X	
house? If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		X	
,,				Is the present use of non-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
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?		×	П	-			×
Is there any contamination caused by the manufacture or a controlled substance on the		۰	<u> </u>	Is the access to your property via a private road?	X		
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?		X	
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?		1/2)	
Explain:				Have any substantial additions or alterations been made without a required building permit?		赵	
				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?		X	
			ĺ	Have any structures been treated for wood destroying insects?		180	
				Are the furnace/woodstove/chimney/flue all in working order?	X	□	
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	rions:			Is the property in a flood plain?		X	
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage	Ø		
				tank(s)?		Z.	
				Is the homeowner a licensed real estate salesperson		M	
				Is there any threatened or existing litigation regarding		12]	
				the property? Is the property subject to covenants, conditions and/or		X	
				restrictions of a homeowner's association? Is the property located within one (1) mile of an airport?		K	
KNOWLEDGE. A disclosure form is not a wainspections or warranties that the prospective the physical condition of the property or ce disclosure form was provided. Seller and Pur	arranty by re buyer of rtify to th	y the owner notes that the purchase	er or the owne nay later obtai ser at settleme	ller, who certifies to the truth thereof, based on the r's agent, if any, and the disclosure form may not lead to be a settlement, the owner is required to the that the condition of the property is substantially pt of this Disclosure by signing below.	he Seller's be used as disclose a	CURRE a subst	NT ACTUAL itute for any
17-11	bem	h	9-25-20				
Signature of Seller				Signature of Buyer			
The Seller hereby certifies that the condition of Signature of Seller (at closing)	f the prop	erty is sub	stantially the s	ame as it was when the Seller's Disclosure form was of Signature of Seller (at closing)	originally p	rovided t	o the Buyer.
Signature or Saller (at disallig)				Signature of Seller (at closnig)			
REALTOR®			FO	RM #03.			EQUAL HOUSIN