by

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (*month, day, year*) 01/10/2022

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 agence in the sole of seller's CURRENT 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)) 172 Parker Ave, Elkhart	city, IN 46516
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1. 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 Defective	Do Not Know
Built-in Vacuum System					Cistern				
Clothes Dryer					Septic Field/Bed				
Clothes Washer					Hot Tub				
Dishwasher					Plumbing				
Disposal					Aerator System				
Freezer					Sump Pump				
Gas Grill					Irrigation Systems				
Hood					Water Heater/Electric				
Microwave Oven					Water Heater/Gas	- H			
Oven					Water Heater/Solar				
Range					Water Purifier	- H			
Refrigerator					Water Softener				
Room Air Conditioner(s)					Well				
Trash Compactor					Septic and Holding Tank/Septic Mound				
TV Antenna/Dish					Geothermal and Heat Pump				
Other: All: do not know					Other Sewer System (<i>Explain</i>)				
unk				H	Other Sewer System (Explain)				
unk					Swimming Pool & Pool Equipment				
mk								Yes No	Do Not
unk					Are the structures connected to a ru	ublic water e	intom?		Know
B. Electrical	None/Not		Not	Do Not	Are the structures connected to a pu			무무	
System	Included/	Defective	Defective	Know	Are the structures connected to a put Are there any additions that may red		,		
Air Purifier	Rented				the sewage disposal system?				
Burglar Alarm					If yes, have the improvements been completed on the sewage disposal system?				
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				
and Blocks/Jacks					sewer system? D. HEATING & COOLING	None/Not	Defective	Not	Do Not
Intercom					SYSTEM	Included	Defective	Defective	Know
Light Fixtures						Rented			
Sauna					Attic Fan				
Smoke/Fire Alarm(s)					Central Air Conditioning				
Switches and Outlets					Hot Water Heat				
<u>Vent Fan(s)</u>					Furnace Heat/Gas				
Vent Fan(s) 60/100/200 Amp Service					Furnace Heat/Electric				
(Circle one)					Solar House-Heating				
Generator					Woodburning Stove		<u> </u>	<u> </u>	
NOTE: Means a condition th effect on the value of the prope					Fireplace			<u> </u>	
or safety of future occupants o					Fireplace Insert				
or replaced would significant	y shorten o	or adversely	affect the	expected	Air Cleaner	<u> </u>	느느		
normal life of the premises.					Humidifier				
					Propane Tank				
					Other Heating Source				
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									
Ancy Bean, Personal Representative 01/11/22347MIST QIV122H-Q86AMWQ2									
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)		me property is	substantially	ule saille as	Signature of Seller (at closing)	n was origina	my provided to	o the buyer.	
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172 Parker Ave, Elkhart city, IN 46516							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Unk Years.				Do structures have aluminum wiring?			
Does the roof leak?				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?				Are there any encroachments? Are there any violations of zoning, building codes,			
If yes, how many layers? unk				or restrictive covenants?			
unknown				Is the present use of non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	n/a			
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				Is the access to your property via a private road?			
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				Is the access to your property via an easement?			
under IC 13-14-1-15? Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a regidential structure on the prepartie?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
				Are there any structural problems with the building?			
residential structure on the property? Explain:				Have any substantial additions or alterations been made without a required building permit?			
Unknown				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
				Is there any damage due to wind, flood, termites, or rodents?			
				Have any structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?			
E. ADDITIONAL COMMENTS AND/OR EXPLANA	Is the property in a flood plain?						
(Use additional pages, if necessary) Do you currently pay for flood insurance?							
Seller did not reside in the home. Home h years. Conditions not known.	ed for two	Does the property contain underground storage tank(s)?					
				Is the homeowner a licensed real estate salesperson			
				St Meter Shy threatened or existing litigation regarding the property?			
				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?			
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Signature of Seller	Nancy Bean, Personal Representative	dotloop verified 01/11/22 3:47 PM EST LJB3-KD4C-7HEF-BZDR	Signature of Buyer				
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 (a	at closing)		Signature of Seller (at clos	ing)			



