

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 02/07/2022

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 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) 10600 Indiana 105, South Whitley, IN 46787

The following are in the conditions indicated:										
1. The following are in the conditi	None/Not			an encoderation		None/Not		100000000000000000000000000000000000000		
A. APPLIANCES	Included/	Defective	Not Defective	Do Not Know	C: WATER & SEWER SYSTEM	Included	Defective	No Defe		Do Not Know
Built-in Vacuum System	Rented			П	Cistern	Rented 2		Г	7	П
<u> </u>										
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			Į	<u> </u>	
Microwave Oven	Ø				Water Heater/Gas]	
Oven					Water Heater/Solar	d]	
Range					Water Purifier					
Refrigerator	Ø				Water Softener	a]	
Room Air Conditioner(s)					Well			Æ	7	
Trash Compactor				0	Septic and Holding Tank/Septic Mound			Æ	1	
TV Antenna/Dish				Ø'	Geothermal and Heat Pump			a		
Other:					Other Sewer System (Explain)				1	
					Swimming Pool & Pool Equipment				1	Do Not
					· · · · · · · · · · · · · · · · · · ·	Kı			Know	
	<u> </u>	Щ			Are the structures connected to a pu	the structures connected to a public water system?			0	
B. Electrical System	None/Not	Defective	Not Defective	Do Not Know	Are the structures connected to a public sewer system?					
	Rented				Are there any additions that may require improvements to the sewage disposal system?			Ø		
Air Purifier					the sewage disposal system?					
Burglar Alarm	D				sewage disposal system?					
Ceiling Fan(s)					Are the improvements connected to a private/community water system?					
Garage Door Opener / Controls										
Inside Telephone Wiring and Blocks/Jacks				Ø	sewer system?					
Intercom					D, HEATING & COOLING None/Not Defective Included		No Defec	t tive	Do Not	
Light Fixtures					SISIEM CONTRACTOR OF THE PROPERTY OF THE PROPE	Rented				
Sauna				<u> </u>	Attic Fan					Ø
Smoke/Fire Alarm(s)					Central Air Conditioning			Ę	3	
Switches and Outlets					Hot Water Heat				a	
			Ø		Furnace Heat/Gas			_]	
Vent Fan(s) 60/100/200 Amp Service	<u> </u>				Furnace Heat/Electric				<i>}</i>	
(Circle one)			Ø		Solar House-Heating]	
Generator	Ø				Woodburning Stove	<u> </u>				
NOTE: Means a condition that would have a significant "Defect" adverse				Fireplace			<u> </u>	<u> </u>		
effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed				Fireplace Insert]		
or replaced would significantly shorten or adversely affect the expected					Air Cleaner]	Ø
normal life of the premises.					Humidifier					D
					Propane Tank					
					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										

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Signature of Seller	Signature of Buyer
Signature of seller Douglos By reg on 2/7/22	
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)
	1 0 7 2

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2. ROOF	YES	NO	DO NOT KNOW	4, OTHER DISCLOSURES	YES	NO	DO NOT	
Age, if known Years. 3 4/10							KNOW	
Does the roof leak?		ð		Do structures have aluminum wiring? Are there any foundation problems with the				
Is there present damage to the roof?		0		structures?			<u>,</u>	
Is there more than one layer of shingles on the			Ø	Are there any encroachments?			Ø	
house?				Are there any violations of zoning, building codes, or restrictive covenants?		Ø		
If yes, how many layers?				Is the present use of non-conforming use?			_	
			DO NOT	Explain:				
3. HAZARDOUS CONDITIONS	YES	NO	Жиом					
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 any contamination caused by the		,		Is the access to your property via a private road?		包		
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		· "/	<u></u>	governmental or quasi-governmental agencies affecting this property?		Ø		
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?		0		
Explain:	1		I	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	
				Are the furnace/woodstove/chimney/flue all in working order?	Ø			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?				
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage				
				tank(s)?		2		
				Is the homeowner a licensed real estate salesperson		乜		
				명 한환환화y threatened or existing litigation regarding the property?			8	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			4	
				Is the property located within one (1) mile of an airport?		₽		
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The Seller hereby certifies that the condition of Signature of Seller (at closing)	stantially the s	me as it was when the Seller's Disclosure form was originally provided to the Buyer. Signature of Seller (at closing)						



FORM #03.

