



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10/19/2026

Property address (number and street, city, state, and ZIP code)

2916 Jennifer Road, Fort Wayne, IN 46816

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse 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 or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 broker, 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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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<i>Kathleen Smith PRR</i>	dotloop verified 10/20/26 9:36 AM EDT GACW-SMGT-ZOSN-HWVO		
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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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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)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	☒	☐	☐	☐
Clothes Dryer	☐	☐	☒	☐
Clothes Washer	☐	☐	☒	☐
Dishwasher	☒	☐	☐	☐
Disposal	☐	☐	☐	☒
Freezer	☐	☐	☐	☒
Gas Grill	☐	☐	☒	☐
Hood	☒	☐	☐	☐
Microwave Oven	☐	☐	☒	☐
Oven	☐	☐	☒	☐
Range	☐	☐	☒	☐
Refrigerator	☐	☐	☒	☐
Room Air Conditioner(s)	☐	☐	☒	☐
Trash Compactor	☒	☐	☐	☐
TV Antenna / Dish	☐	☐	☐	☒
Other:	☐	☐	☐	☒
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	☒	☐	☐	☐
Ceiling Fan(s)	☐	☐	☒	☐
Garage Door Opener / Controls	☐	☐	☐	☒
Inside Telephone Wiring and Blocks / Jacks	☐	☐	☐	☒
Light Fixtures	☐	☐	☒	☐
Sauna	☒	☐	☐	☐
Smoke / Fire Alarms	☐	☐	☒	☐
Carbon Monoxide Detectors	☐	☐	☐	☒
Switches and Outlets	☐	☐	☐	☒
Vent Fan(s)	☐	☐	☐	☒
☐ 60 ☐ 100 ☐ 200 Amp Service	☐	☐	☐	☒
Generator	☒	☐	☐	☐

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	☐	☐	☐	☒	
Septic Field / Bed	☐	☐	☐	☒	
Septic & Holding Tank / Septic Mound	☐	☐	☐	☒	
Hot Tub	☒	☐	☐	☐	
Plumbing	☐	☐	☐	☒	
Aerator System	☐	☐	☐	☒	
Sump Pump	☐	☐	☐	☒	
Irrigation Systems	☒	☐	☐	☐	
Water Heater / Electric	☐	☐	☐	☒	
Water Heater / Gas	☐	☐	☐	☒	
Water Heater / Solar	☒	☐	☐	☐	
Water Purifier	☐	☐	☐	☒	
Water Softener	☐	☐	☐	☒	
Well	☐	☐	☐	☒	
Geothermal and Heat Pump	☒	☐	☐	☐	
Other Sewer System (Explain)	☐	☐	☐	☐	
Swimming Pool & Pool Equipment	☒	☐	☐	☐	
			Yes	No	Unknown
Are the structures connected to a public water system?			☐	☐	☒
Are the structures connected to a public sewer system?			☒	☐	☐
Are there any additions that may require improvements to the sewage disposal system?			☐	☐	☒
If yes, have the improvements been completed on the sewage disposal system?			☐	☐	☒
Are the structure(s) connected to a private / community water system?			☐	☐	☒
Are the structure(s) connected to a private / community sewer system?			☐	☐	☒

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<i>Kathleen Smith PM</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	☐	☐	☐	☒
Boiler / Radiator	☐	☐	☐	☒
Central Air Conditioning	☐	☐	☐	☒
Electric Heat Pump	☐	☐	☐	☒
Furnace Heat / Gas	☐	☐	☐	☒
Furnace Heat / Electric	☐	☐	☐	☒
Geothermal	☒	☐	☐	☐
Solar House-Heating	☒	☐	☐	☐
Woodburning Stove	☒	☐	☐	☐
Fireplace	☒	☐	☐	☐
Fireplace Insert	☒	☐	☐	☐
Air Cleaner	☐	☐	☐	☒
Humidifier	☐	☐	☐	☒
Propane Tank	☐	☐	☐	☒
Other Heating Source	☐	☐	☐	☒
2. ROOF		Yes	No	Unknown
Age, if known: 20 Years.		☐	☐	☐
Does the roof leak?		☐	☒	☐
Is there present damage to the roof?		☐	☐	☒
Is there more than one layer of shingles on the house?		☐	☐	☒
If yes, how many layers? _____		☐	☐	☐
3. WATER HEATER		☐	☐	☐
Age, if known: _____ Years.		☐	☐	☒
4. FURNACE		☒	☐	☐
Age, if known: 3 Years.		☒	☐	☐
5. CENTRAL AIR CONDITIONING		☒	☐	☐
Age, if known: 3 Years.		☒	☐	☐
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
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 contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		☐	☐	☒
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		☐	☐	☒
Explain:				

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<i>Kathleen Smith PDR</i>		dotloop verified 10/20/2026 9:36 AM EDT UTPU-XWY7-LHRA-KP6B	
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