

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date	(month.	day,	year)
	7	-	-

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)

5371 N County Road 50 W, Sullivan, IN 47882

I. T	he following	are in the	conditions	indicated:	
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A APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	<u></u>				Cistern	-				
Clothes Dryer			~		Septic Field/Bed					
Clothes Washer					Hot Tub	1/		L	_	
Dishwasher	U				Plumbing			L		
Disposal	-				Aerator System	-				
Freezer	V				Sump Pump	_				
Gas Grill	レ				Irrigation Systems	L				
Hood					Water Heater/Electric					
Microwave Oven	-				Water Heater/Gas	L				
Oven	V				Water Heater/Solar	<u></u>				
Range	<u></u>				Water Purifier	-				
Refrigerator		ū.	<u></u>		Water Softener			Ü		
Room Air Conditioner(s)	1_				Well DRY					
Trash Compactor		- i			Septic and Holding Tank/Septic Mound	1		-		
TV Antenna/Dish		7			Geothermal and Heat Pump					
Other:										
Otrier.					Other Sewer System (Explain)	<u>_</u>				
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
_/	-				Assistant and a second to a number of the se	uhlia watar a	etom?	V		Kriow
B. Electrical	None/Not	D 4 4	Not	Do Not	Are the structures connected to a pu			_		
System	Included/ Rented	Defective	Defective -	Know	Are the structures connected to a put Are there any additions that may rec			<u>ــ</u>		
Air Purifier	V				the sewage disposal system?					
Burglar Alarm		- 2			If yes, have the improvements been completed on the sewage disposal system?				-	
Ceiling Fan(s)	WORK	(1)	(3)		Are the improvements connected to a private/community					
Garage Door Opener / Controls	D - 1 - 1	<u> </u>	~		water system?					
Inside Telephone Wiring and Blocks/Jacks	1.				Are the improvements connected to a private/community sewer system?					
Intercom					D. HEATING & COOLING SYSTEM	None/Not Defective		Included Defective		Do Not Know
Light Fixtures	<u> </u>		-		land for a little for the section of	Rented				
Sauna	1 -				Attic Fan					
Smoke/Fire Alarm(s)	1		,		Central Air Conditioning			L		
Switches and Outlets			1 -		Hot Water Heat	-				
Vent Fan(s)	-				Furnace Heat/Gas	上				
	-				Furnace Heat/Electric				V	
60/100/200 Amp Service (Circle one)					Solar House-Heating	-				
Generator	-				Woodburning Stove	4				
NOTE: Means a condition th	at would ha	ve a signific	cant"Defect"	adverse	Fireplace	<u>ا</u>	•			
effect on the value of the prop	erty, that wou	ıld significar	ntly impair th	e health	Fireplace Insert	レ				
					Air Cleaner	V				
or safety of future occupants of replaced would significan	tly shorten o									
or replaced would significan	tly shorten o	or adversery	direct the	охрососо	Humidifier					
	tly shorten o	or unversely	ancor are	СХРИОТОИ		~				

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.

	Frederick R. Andle	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)			
	Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)			
ł	The Seller hereby certifies that the condition of the property is sul	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.					
Ì	Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)			

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Phone: 812.696.5099

Property address (number and street, city, state,	and Zii Ot		County Road	50 W, Sullivan, IN 47882			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known / 2—Years.	~						KNOW
Does the roof leak?		<u></u>		Do structures have aluminum wiring? Are there any foundation problems with the			
Is there present damage to the roof?		レ		structures?	4		
Is there more than one layer of shingles on the				Are there any encroachments?		<u></u>	
house?				Are there any violations of zoning, building codes, or restrictive covenants?		u	
If yes, how many layers?				Is the present use of non-conforming use?			
			DO NOT	Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	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				Is the access to your property via a private road?		-	
manufacture or a controlled substance on the				Is the access to your property via a public road?	v	•	
property that has not been certified as decontaminated by an inspector approved				Is the access to your property via an easement?		L	
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any 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?		V	
NA				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?			L
				Are the furnace/woodstove/chimney/flue all in working order?	W		
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	TIONS:			Is the property in a flood plain?		V	
(Use additional pages, if necessary)				Do you currently pay for flood insurance?			
nontt	0 0	2 20 -		Does the property contain underground storage tank(s)?		1	
Real Estate con				Is the homeowner a licensed real estate salesperson or broker?			
one being sold	"A	s 12 <u>"</u>		Is there any threatened or existing litigation regarding the property?		L	
,				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		r	
				Is the property located within one (1) mile of an airport?		~	
KNOWLEDGE. A disclosure form is not a w	arranty by ve buyer o ertify to th	the owne or owner m e purchase	r or the owner ay later obtain er at settlemer	ller, who certifies to the truth thereof, based on the control of the condition of the property is substantially of this Disclosure by signing below.	e used as disclose a	s a substr ny materia	tute for a Il change
Signature of Seller			(mm/dd/yy) - 2 - 2 5			Date (mn	n/dd/yy)
Signature of Seller		Date	(mm/dd/yy)	Signature of Buyer		Date (mn	n/dd/yy)
The Seller hereby certifies that the condition o	f the prope	erty is subs	tantially the sa	me as it was when the Seller's Disclosure form was ori	ginally pro	vided to th	e Buyer.
Signature of Seller (at closing)			(mm/dd/yy)	Signature of Seller (at closing)		Date (mn	

