



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year) 9-23-09

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, ZIP code) 501 E. Audubon Dr.

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM				
None/Not Included	Defective	Not Defective	Do Not Know	None/Not Included	Defective	Not Defective	Do Not Know		
Built-in Vacuum System			<input checked="" type="checkbox"/>	Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer		<input checked="" type="checkbox"/>		Septic Field/Bed		<input checked="" type="checkbox"/>			
Clothes Washer		<input checked="" type="checkbox"/>		Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher		<input checked="" type="checkbox"/>		Plumbing		<input checked="" type="checkbox"/>			
Disposal		<input checked="" type="checkbox"/>		Aerator System		<input checked="" type="checkbox"/>			
Freezer		<input checked="" type="checkbox"/>		Sump Pump		<input checked="" type="checkbox"/>			
Gas Grill		<input checked="" type="checkbox"/>		Irrigation Systems	<input checked="" type="checkbox"/>				
Hood		<input checked="" type="checkbox"/>		Water Heater/Electric		<input checked="" type="checkbox"/>			
Microwave Oven	<input checked="" type="checkbox"/>			Water Heater/Gas		<input checked="" type="checkbox"/>			
Oven		<input checked="" type="checkbox"/>		Water Heater/Solar	<input checked="" type="checkbox"/>				
Range		<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator		<input checked="" type="checkbox"/>		Water Softener		<input checked="" type="checkbox"/>			
Room Air Conditioner(s)				Well	<input checked="" type="checkbox"/>				
Trash Compactor				Septic and Holding Tank/Septic Mound		<input checked="" type="checkbox"/>			
TV Antenna/Dish	<input checked="" type="checkbox"/>			Geothermal and Heat Pump					
Other:				Other Sewer System (Explain)					

B. ELECTRICAL SYSTEM					D. HEATING & COOLING SYSTEM				
None/Not Included	Defective	Not Defective	Do Not Know	None/Not Included	Defective	Not Defective	Do Not Know		
Air Purifier	<input checked="" type="checkbox"/>			Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>			Central Air Conditioning		<input checked="" type="checkbox"/>			
Ceiling Fan(s)		<input checked="" type="checkbox"/>		Hot Water Heat		<input checked="" type="checkbox"/>			
Garage Door Opener Controls		<input checked="" type="checkbox"/>		Furnace Heat/Gas		<input checked="" type="checkbox"/>			
Inside Telephone Wiring and Blocks/Jacks		<input checked="" type="checkbox"/>		Furnace Heat/Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>			Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures		<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>			Fireplace		<input checked="" type="checkbox"/>			
Smoke/Fire Alarm(s)		<input checked="" type="checkbox"/>		Fireplace Insert		<input checked="" type="checkbox"/>			
Switches and Outlets		<input checked="" type="checkbox"/>		Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s)		<input checked="" type="checkbox"/>		Humidifier		<input checked="" type="checkbox"/>			
60/100/200 Amp Service (Circle one)				Propane Tank	<input checked="" type="checkbox"/>				
				Other Heating Source:					

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 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: [Signature] Date: 9-23-09 Signature of Buyer: _____ Date: _____

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: _____ Date: _____ Signature of Seller: _____ Date: _____

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

2. ROOF	Yes	No	Do Not Know
Age, if known: _____ Years			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one roof on the house? If so, how many layers? _____		<input checked="" type="checkbox"/>	

3. HAZARDOUS CONDITIONS	Yes	No	Do Not 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?		<input checked="" type="checkbox"/>	
Explain:			

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a nonconforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any improvements been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnaces/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

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Signature of Seller: <i>[Signature]</i>	Date: 4/23/09	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:
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:	Date:	Signature of Seller:	Date:

(Indiana Real Estate Commission: 876 IAC 1-4-2; filed June 1, 1994, 5:00 p.m. : 17 IR 2352)



Form #03. IAR 2008



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

1 **PROPERTY ADDRESS:** 501 E. Audubon Dr.
2
3

4 **LEAD WARNING STATEMENT**

5 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
6 such property may present exposure to lead from lead-based paint that may place young children at risk of developing
7 lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning
8 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a
9 particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer
10 with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and
11 notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
12 hazards is recommended prior to purchase.

13 **SELLER'S DISCLOSURE**

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

- 15 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
16
17
18
19 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

20
21
22 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- 23 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate*
24 *Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____
26
27
28 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

29
30 **BUYER'S ACKNOWLEDGMENT (initial)**

- 31 (c.) Buyer has received copies of all information listed above.
32 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
33 (e.) Buyer has *(check (i) or (ii) below)*:
34 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
35 the presence of lead-based paint and/or lead-based paint hazards;
36 **OR**
37 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
38 lead-based paint hazards.

39 **BROKER'S ACKNOWLEDGMENT (initial)**

- 40 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
41 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
43
44

(Property Address)

45 **CERTIFICATION OF ACCURACY**

46 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
47 have provided is true and accurate.

48
49 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
51 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
52 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
53 document shall be promptly delivered, if requested.

54					
55					
56	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	9-22-09	DATE
57					
58					
59	PRINTED		PRINTED	AMY H. HAYS	
60					
61					
62	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE		DATE
63					
64	PRINTED		PRINTED		
65					
66					
67					
68	SELLING BROKER	DATE	LISTING BROKER	9-22-09	DATE



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(Property Address)