

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (*month. dav. vear*) 03/20/2022

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) 731 Georgian Dr New Haven, IN 46774

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	abla				Cistern	\square				
Clothes Dryer			V		Septic Field/Bed					
Clothes Washer			V		Hot Tub					
Dishwasher	Ħ	Ħ	$\overline{\nabla}$		Plumbing				<u> </u>	i ii
Disposal			$\overline{\nabla}$	$\overline{\Box}$	Aerator System					<u> </u>
Freezer	$\overline{\mathbf{V}}$				Sump Pump					
Gas Grill	Ø				Irrigation Systems			_	5	<u> </u>
Hood	n	$\overline{}$			Water Heater/Electric			$\overline{\square}$		<u> </u>
Microwave Oven		<u> </u>			Water Heater/Gas					<u> </u>
Oven		Ħ			Water Heater/Solar		H			<u> </u>
Range	H	H	\square	H	Water Purifier		H		_	H
Refrigerator	H	片		H	Water Softener		 		<u> </u>	片片
Room Air Conditioner(s)		H		┝╫╢	Well	 			<u> </u>	╘
Trash Compactor		H	片						<u> </u>	
· · · · · · · · · · · · · · · · · · ·					Septic and Holding Tank/Septic Mound					무
TV Antenna/Dish	_			片	Geothermal and Heat Pump	\square		L]	
Other:		<u> </u>		┝┼	Other Sewer System (Explain)	abla				
	<u> </u>][Swimming Pool & Pool Equipment	\square			7	
			<u> </u>		Swiffining Foot & Foot Equipment	<u> </u>	ш	Yes	No	Do Not
				무				163		Know
D. Floatrical	None/Not		Not	Do Not	Are the structures connected to a pu	ıblic water sy		\square		
B. Electrical System	None/Not Included/	Defective	Defective	Know	Are the structures connected to a public sewer system?			✓		
	Rented				Are there any additions that may require improvements to the sewage disposal system?			\square		
Air Purifier	\square				If yes, have the improvements been completed on the				\square	
Burglar Alarm	abla				Sewage disposal system:				-	
Ceiling Fan(s)			V		Are the improvements connected to a private/community water system?			\checkmark		
Garage Door Opener / Controls			V		Are the improvements connected to a private/community					
Inside Telephone Wiring and Blocks/Jacks			\square		sewer system? D. HEATING & COOLING	None/Not Defective		□ N	ot	Do Not
Intercom	\checkmark				SYSTEM	Included Rented	20.0000	Defe	ctive	Know
Light Fixtures		\checkmark			Attic Fan	Kented				
Sauna	abla				Central Air Conditioning		 		<u> </u>	H
Smoke/Fire Alarm(s)	abla				Hot Water Heat			_		H
Switches and Outlets		$\overline{\mathbf{V}}$							=	
Vent Fan(s)					Furnace Heat/Gas		⊢⊢			<u> </u>
60/100/200 Amp Service	_				Furnace Heat/Electric		<u> </u>	_		片
(Circle one)					Solar House-Heating				<u> </u>	
Generator	\square				Woodburning Stove		<u> </u>	<u>'</u>	<u> </u>	ᆜ
NOTE: Means a condition that would have a significant"Defect" adverse effect on the value of the property, that would significantly impair the health				Fireplace					므	
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.				Fireplace Insert						
				Air Cleaner	✓					
				Humidifier	V					
					Propane Tank	V				
					Other Heating Source	abla				
The information contained in this	Disclosure I	has been furr	ished by the	Seller, who	certifies to the truth thereof, based o	n the Seller's	CURRENT A	CTUAL	KNOW	/LEDGE. A

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	Kate Krouse	dotlog) verified 03/31/22 4/50 PM EDT A6CZ-KHJG-N4EB-JQS0	Signature of Buyer						
Signature of Seller	Mary Rondot	dotloop verified 0331022444P MEDT UYZT-ADUG-DQNX-MYVU	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 c	losing)					

Property address (number and street, city, state, and ZIP code)								
2. ROOF	YES NO DO NOT KNOW		4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW		
Age, if known 6 Years.				Do structures have aluminum wiring?				
Does the roof leak?			Are there any foundation problems with the		th the			
Is there present damage to the roof?				structures? Are there any encroachments?				
Is there more than one layer of shingles house?				Are there any violations of zoning, bui	Iding codes,			
If yes, how many layers?	s, how many layers?		or restrictive covenants?					
				Is the present use of non-conforming (Explain:	use!			
3. HADARDOUS CONDITIONS	YE	s NO	DO NOT KNOW					
Have there been or are there any haza conditions on the property, such as megas, lead paint, radon gas in house or radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, ot biological contaminants, asbestos insul or PCB's?	thane well,							
Is there any contamination caused by the		. _		Is the access to your property via a pr	ivate road?	Ø		
manufacture or a controlled substance property that has not been certified as	-			Is the access to your property via a public road? Is the access to your property via an easement?				
decontaminated by an inspector approvunder IC 13-14-1-15?	ved			Have you received any notices by any				
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		1 7		governmental or quasi-governmental a affecting this property?	agencies	☑		
				Are there any structural problems with building?	the	Ø		
Explain:	Have any substantial additions or alter been made without a required building							
				Are there moisture and/or water proble basement, crawl space area, or any or	ther area?	Ø		
				Is there any damage due to wind, floo or rodents?	d, termites,	\square		
				Have any structures been treated for videstroying insects?	wood			
				Are the furnace/woodstove/chimney/fl working order?	ue all in			
E. ADDITIONAL COMMENTS AND/OR E	XPLANATIONS	:		Is the property in a flood plain?				
(Use additional pages, if necessary)	vron flood	od Lam	noguinad	Do you currently pay for flood insurance' Does the property contain underground:		<u> </u>		
Although the house has ne to pay flood insurance tha	t totals 56	eu, i ain 5 a vear	required	tank(s)?	_ · L	✓		
to puly modu modification that		o a		Is the homeowner a licensed real estate or broker?	salesperson			
				Is there any threatened or existing litigati the property?	on regarding			
				Is the property subject to covenants, con restrictions of a homeowner's association		☑		
				Is the property located within one (1) mile airport?	e of an			
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 Kate Krouse			dotloop verified 03/31/22 4:50 PM EDT PBYP-UKBO-M5HX-FT57	Signature of Buyer				
Signature of Seller Mary Rondot			dotloop verified 03/31/22 4:44 PM EDT WZM7-W77D-DETR-RI07	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 B							the Buyer.	
Signature of Seller (at closing)				Signature of Seller (at closing)				
REALTOR®			FOR	M #03.			EQUAL HOUSING OPPORTUNITY	