

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form



PROPERTY ADDRESS

207 NE 8th Street Stuart Iowa 50250

PROPERTY OWNER

Robert Pepin Kimberly Pepin

PURPOSE OF STATEMENT

Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the Seller disclosure of the condition of, and information about, the property the Seller is about to sell unless the property is exempt. This statement shall not be a warranty of any kind by the Seller or Listing Agent and shall not be intended as a substitute for any inspection or warranty the Buyer may wish to obtain.

EXEMPT PROPERTIES

Seller is exempt from completing this form on the basis that:

- ☐ The property contains no dwelling units or more than 4 dwelling units.
- ☐ This transfer is between joint tenants or tenants in common.
- ☐ This transfer is to a spouse or a lineal descendent of Seller.
- ☐ This transfer is by a power of attorney.
- ☐ This transfer is between spouses as a result of a dissolution of marriage.
- ☐ This transfer is made pursuant to a court order.
- ☐ Seller is a lender selling a foreclosed property.
- ☐ This transfer is to or from a governmental body.
- ☐ This transfer is by quit claim deed.

If Seller is an Estate, Conservatorship, or Trust, check the appropriate box below:

Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months immediately preceding the date of sale of the property?

- ☐ Yes. Seller to complete disclosure form
- ☐ No. Seller is exempt from completing disclosure form.

Seller certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions above. If so: sign and stop here.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

SELLER INSTRUCTIONS

Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).

Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a reasonable effort to ascertain the required information.

- If the required information is known, indicate by checking the box (YES)
- If there have been no identified or reported issues, indicate by checking the box (NO)
- If the required information is unknown, indicate by checking the box (UNK)
- If an item does not apply to this property, indicate that it is not applicable (N/A)
- If the required information is unavailable following a reasonable effort, use an approximation of the information and identify your response as approximation (AP)
- Keep a copy of this statement with your other important papers
- Additional pages may be attached as needed

BUYER INITIALS

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SELLER INITIALS

SELLER INITIALS

Version 2.0 - 6/19/25

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Serial#: 099559-900175-7091892

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Form
Simplicity

PROPERTY ADDRESS 207 N E 8th Street, Stuart

EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT

1. Basement/Foundation: Any known water or other problems? YES ☒ NO ☐ UNK ☐ N/A ☐
2. Roof: Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, date of repairs/replacement: ROOF 3005 AP ☐
3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A ☒
Any known problems? YES ☐ NO ☐ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
Any known water tests? YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, date of last report: _____ AP ☐
and results: _____
4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A ☒
Any known problems? YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, explain: _____
Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES ☐ NO ☐ UNK ☐ N/A ☐
Date of Inspection: _____ AP ☐
Has the system been pumped/cleaned within the last 3 years? YES ☐ NO ☐ UNK ☐ N/A ☐
Date tank last cleaned: _____ AP ☐
(Note: If inspected within 2 years of closing date, system may not need inspection,
and if pumped within 3 years, system may not need pumping/cleaning)
General location of system: _____
Age of system: _____ AP ☐ UNK ☐
5. Sewer System: Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
6. Heating System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
7. Central Cooling System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
8. Plumbing System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
9. Electrical System(s): Any known problems? YES ☐ NO ☒ UNK ☐ N/A ☐
Any known repairs? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of repairs/replacement: _____ AP ☐
10. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems? YES ☒ NO ☐ UNK ☐ N/A ☐
If yes, date(s) of treatment: _____ AP ☐
Any known structural damage? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date(s) of repairs/replacement: _____ AP ☐
11. Asbestos: Any known to be present in the structure? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, date of last report: _____ AP ☐ and results: _____
13. Lead-Based Paint: Any known to be present in the structure? YES ☐ NO ☒ UNK ☐ N/A ☐
14. Flood Plain: Do you know if the property is located in a flood plain? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, what is the flood plain designation? _____
15. Zoning: Do you know the zoning classification of the property? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, what is the zoning classification? _____

PROPERTY ADDRESS 207 IVF 8th Street Stuart

16. Covenants: Is the property subject to restrictive covenants? YES ☐ NO ☒ UNK ☐ N/A ☐

If yes, a true, current copy of the covenants can be obtained:

☐ Attached to this Property Disclosure

☐ At the _____ county recorder's office

☐ Other: _____

17. Easements or Encroachments: Any known easements or encroachments? YES ☒ NO ☐ UNK ☐ N/A ☐

18. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways

whose use or maintenance responsibility may have an effect on the property? YES ☐ NO ☒ UNK ☐ N/A ☐

Any known "common areas" such as pools, tennis courts, walkways, or other

areas co-owned with others, or a Homeowners Association which has any

authority over the property? YES ☐ NO ☒ UNK ☐ N/A ☐

19. Physical Problems: Any known settling, flooding, drainage or grading problems? YES ☐ NO ☒ UNK ☐ N/A ☐

20. Private Burial Grounds: Does property contain any private burial grounds? YES ☐ NO ☒ UNK ☐ N/A ☐

21. Structural Damage: Any known structural damage or modification? YES ☐ NO ☒ UNK ☐ N/A ☐

If yes, what is the damage or modification? _____

22. Has there been a property/casualty loss resulting in an insurance claim? YES ☐ NO ☒ UNK ☐ N/A ☐

If yes, indicate date(s) _____ Loss type(s) _____

Loss amount(s) \$ _____ Correction(s) _____

23. Are you related to Listing Agent? YES ☐ NO ☒ UNK ☐ N/A ☐

You MUST explain any "YES" response(s) above. Use additional sheets as necessary:

Foundation - light brick deterioration
Pests - there was termites, but was treated for and checked for
15 years no more damage or concerns
Easement - drive way is actually city alleyway

SELLER(S) DISCLOSURE

Seller discloses the information regarding this property based on information known or reasonably available.

The Seller has owned the property since 1997. The Seller certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller shall immediately disclose such changes to Buyer in writing, unless the statement is not required to be amended per 558A.3(2).

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

[Signature] 10/18/2015 [Signature] 10/18/25
Seller Date Seller Date

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer may wish to obtain. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer Date Buyer Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Address:** 207 NE 8th St. Stuart, IA 50250**Lead Warning Statement**

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

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

Real KKP (ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

Real KKP (ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) DW Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

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

<u>[Signature]</u>	<u>10/18/2015</u>		
Seller	Date	Purchaser	Date
<u>[Signature]</u>	<u>10/18/25</u>		
Seller	Date	Purchaser	Date
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and record keeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.