

Appraisal & Real Estate Services

House for Sale

- 2,140 sqft 2 Story
- 4 Bedrooms & 1 Bath
- Formal Dining Room with access to side porch
- Spacious yard
- 2 Car Garage
- Within Walking Distance to many local attractions
- Net Taxes \$1,670/yr



600 S Main St. Traer, IA

\$98,500

Charming Home

Well Maintained and Move in Ready!

Appraisal & Real Estate Services

504 Second Street

Traer, Iowa 50675

Office 319.478.2990

Toll Free 877.844.7653

Contact Persons:

Jammie Howard 319-231-4484

Madison Howard 319-464-2078

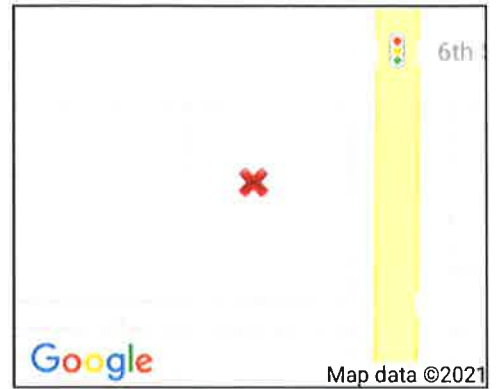


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

CLIENT DETAIL - RESIDENTIAL



Status ACTIVE
MLS # 20213250
Type Single Family
Address 600 S. Main Street
Unit #
City Traer
House Style 2 Story
Year Built 1900
Total Bedrooms 4
Total Baths 1.00
Total Finished SqFt 2,140
Garage Stalls 2 Stalls
Price \$98,500



GENERAL

Above Grade SqFt 2,140
Main SqFt 1,070
Finished Below Grade SqFt 0
Below Grade SqFt 1,070
Garage SqFt 480
Driveway Gravel
Lot Dimensions 140x120
Reg/Irreg Reg
Acres 0.386
Lot Sq Ft 140x120
Gross Taxes 1854
Parcel # 0710183002

Elementary School North Tama
Middle/Jr High School North Tama
Sr. High School North Tama
Association Fee \$ \$0.00
Assoc. Fee Type N/A
Fuel Type Natural Gas
Sewer Type City
Water Type City
Flood C/X - Not in Flood Plain
Zoning R-2
County Tama
Region Outside the Metro Area
Days On Market 1

	UPPER	MAIN	LOWER	TOTAL
BDRMS	4	0	0	4
F BTH	0	1	0	1
3/4 BTH	0	0	0	0
1/2 BTH	0	0	0	0
TTL BTHS				1.00

	LEVEL	(L x W)
LIVING RM	Main Floor	13x19
DINING RM	Main Floor	13x11
KITCHEN	Main Floor	10x14
FAMILY RM		
MSTR BDRM	No Master Be...	

FEATURES

BASEMENT Block, Concrete, Entrance-Inside, Full-Unfinished
HEAT TYPE Forced Air
COOLING Central Air
EXTERIOR Vinyl
EXTERIOR AMENITIES Curbs/Sidewalks, Landscaping, Porch
ROOF TYPE Asphalt

GARAGE/CARPORT 2 Stall, Detached Garage
FIREPLACE None
LAUNDRY 1st Floor
DINING FACILITY Formal Dining

DOCUMENTS ON FILE Property Disclosure
FINANCE TYPE Cash, Conventional, FHA, Insured Conventional, USDA, VA
LOT DESCRIPTION Corner Lot
ROAD FRONTAGE Hard Surface Road

PUBLIC REMARKS / DRIVING DIRECTIONS

Public Remarks Stunning 4 bedroom, 2 story house with original wood work throughout conveniently located by the school, park, and swimming pool. Stepping inside you are greeted by the back entry which leads into the kitchen. Off the kitchen is a formal dining room with access to the side porch. Next is a spacious living room with access to the front porch and stunning open oak stair case. Finishing off the main floor is a bonus room with pocket doors perfect for an in home office, full bathroom, and laundry. Upstairs is 4 spacious bedrooms, large hallway closet, under stair storage, and built in

List Agent: Madison Howard



Madison Howard
 mhoward@ares-ia.com

Appraisal & Real Estate Services
 OFC: 319-478-2990
 504 Second St
 Traer IA 50675



600 S Main Street

Traer IA 50675-1326

County: Tama

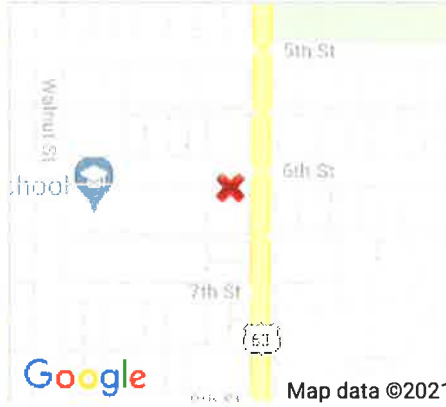
Type: For Sale

Status: Active

Contingency N List Price: \$98,500

Sold Price:

OLP: \$98,500



Map Page:

Map Coordinate:

Directions Located on the southwest corner of 6th Street and S. Main Street.

Style **Single Family Residence**
 Stories **2 Stories**
 Construction Status **No**
 Foundation Size **1,070**
 Above Grd Total SqFt **2,140**
 Above Grd Finished SqFt
 Below Grd Finished SqFt **0**
 Total Finished SqFt
 Total SqFt

Year Built **1900**
 Bedrooms **4**
 Baths Total **1**
 Garage Stalls **2.00**
 Acres **0.39**
 Lot Size Dimensions **140x120**
 Fire #

TAX INFORMATION
 Property ID # **0710183002**
 Property ID #2
 Multiple PIDs? **No**
 Tax Year **2020**
 Taxes **\$1,854**
 Assessed Valuation **0.00**
 Tax With Assessments **1,854.00**
 Assessment Pending **No**
 Homestead Desc **Other**

List Date **7/12/2021**
 Input Date **7/12/2021 5:06 PM**
 Off Market Date
 Date Closed

Days On Market **1**
 NS Days On Market Cumulative



General Property Information

Legal Desc **Lots 1 & 2 Block 8 & 20' strip S of Lots 1 & 2 Block 8 Original Town of Traer, Iowa. (Refer to abstract for actual legal description)**
 County **Tama**
 School District Full **4785 - North Tama County**
 School District Name **North Tama County**
 School District Phone **319-478-2265**
 Section #
 Township #
 Range #
 Rental License? **No**
 Manufactured Home **No**
 Complex/Dev/Sub **Traer**
 Zoning **Residential-Multi-Family**
 Accessible **Other**

Assoc Mgmt Co. Name
 Assoc Mgmt Co. Phone #
 Association Fee **\$0**
 Assoc Fee Paid
 Common Wall **No**
 Power Company

Lake/Waterfront Information

Lake Name
 Lake/Waterfront Name
 DNR Lake Classification
 Road Between Waterfront And Home?
 DNR Lake ID#
 Lake Acres
 Waterfront Frontage
 Lake Depth
 Elevation Highpoint to Waterfront Feet

Remarks

Stunning 4 bedroom, 2 story house with original wood work throughout conveniently located by the school, park, and swimming pool. Stepping inside you are greeted by the back entry which leads into the kitchen. Off the kitchen is a formal dining room with access to the side porch. Next is a spacious living room with access to the front porch and stunning open oak stair case. Finishing off the main floor is a bonus room with pocket doors perfect for an in home office, full bathroom, and laundry. Upstairs is 4 spacious bedrooms, large hallway closet, under stair storage, and built in storage cabinets. If that isn't enough, outside amenities include a two stall garage , two porches, and enormous yard.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heating	Forced Air
Living Room	Main	13x19				Fuel	Natural Gas
Dining Room	Main	13x11				Air Conditioning	Central
Family Room						Water	City Water/Connected
Kitchen	Main	10x14				Sewer	City Sewer/Connected
Bedroom 1	Upper					Garage Stalls	2.00
Bedroom 2	Upper					Parking Characteristics	Detached Garage
Bedroom 3	Upper					Garage Stall #	
Bedroom 4	Upper						
			Bathrooms:	Total: 1	Full: 1		
				3/4: 0	1/2: 0	1/4: 0	
Fireplaces 0						Exterior Vinyl	
Basement Full, Unfinished							

Auction

Auction YN **No**
 Auctioneer License

Auction Type
 Is Buyers Premium

Financial

Sale Mortgage Informaton

Financing Terms
 Seller Contribution

In Foreclosure **No**
 Lender Owned **No**
 Potential Short Sale **No**
 Agent Owner **No**

Additional Photos



Presented By



Madison Howard

mhoward@ares-ia.com

Appraisal & Real Estate Serv

504 Second St
 Traer IA 50675
 OFFICE: 319-478-2990



SELLER DISCLOSURE OF PROPERTY CONDITION



PROPERTY ADDRESS 600 S. Main St. Traer, IA 50675

OWNERS NAME(S). PLEASE PRINT Jesse Martinez

PURPOSE OF STATEMENT: The State of Iowa requires the Seller(s) of certain property to disclose information about the property to be sold. Completion of this form shall satisfy the requirements of Chapter 558A of Iowa Code which mandates the Seller(s) disclose the condition of and information about the property the Seller(s) is about to sell.

THIS STATEMENT SHALL NOT BE A WARRANTY OF ANY KIND BY THE SELLER(S) OR SELLER'S(S) AGENT AND SHALL NOT BE INTENDED AS A SUBSTITUTE FOR ANY INSPECTION OR HOME WARRANTY INSURANCE THE PURCHASER MAY WISH TO OBTAIN.

SELLER'S(S) DISCLOSURE: As Seller(s), I/We disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller(s) authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are representations made by Seller(s) and are not the representations of the Licensee, who has no knowledge of the condition of the property and Seller(s) agrees to indemnify and hold Licensee harmless.

INSTRUCTIONS TO SELLER(S):

- (1) Respond to all questions or attach reports allowed by Iowa Code Section 558A.4 (2).
- (2) Disclose all known conditions materially affecting this property.
- (3) If an item does not apply to this property, indicate it is **not applicable (NA)**.
- (4) Additional pages or reports may be attached.
- (5) If the required information is **unknown** or is **unavailable** following a reasonable effort, use an approximation of the information, or indicate that the information is **unknown (UNK)**. All **approximations** must be identified as **(AP)**.

ALL APPLIANCES & SYSTEMS INCLUDED IN THE TRANSACTION ARE IN WORKING ORDER EXCEPT AS NOTED.

Item		Good Working Order?			Comments
	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Alarm System (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Attic Fan	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Central Vac System	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Ceiling Fan	NA <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Dishwasher (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Furnace Humidifier	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Garage Door Opener	NA <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Number of Remote Controls: 1
Garbage Disposal	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Gas Grill (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Hood/Fan	NA <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Hot Tub (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Intercom (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Lawn Sprinkler System	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Microwave (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Pool System	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Range/Oven (Built In)	NA <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	staying, but not a built in
Refrigerator (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Satellite Dish System	NA <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Sauna (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Smoke Alarm	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	missing
Solar Heating System	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Sound System (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Sump Pump (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Trash Compactor (Built In)	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Water Filtration System	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>
Water Heater	NA <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Water Softener	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>
Jetted Tub	NA <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Other	NA <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	



PROPERTY ADDRESS 600 S. Main St. Traer, IA 50675

PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

1. BASEMENT / CRAWL SPACE / SLAB: Any known water, seepage or other problems? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

2. FOUNDATION(S): Any known foundation damage or settlement? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

3. ROOF: Any known problems? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: New Roof Sept. 2013

4. WELL WATER SYSTEM: Any known problems? NA Yes No Unk
 Describe: _____
 Type of Well N/A Location N/A Age N/A
 Has the water been tested? NA Yes No Unk
 If yes, date of last report and results N/A
 Any known plans to bring city or rural water to your area and/or requirements to connect to city or rural water lines when available? NA Yes No Unk

5. CITY SEWER/SEPTIC TANKS/DRAIN FIELDS/OTHER DISPOSAL SYSTEM: Any known problems? Yes No Unk
 Describe: _____
 Septic System: Has the septic system been inspected by DNR certified Inspector? NA Yes No Unk
 Date of Inspection: _____ Certified Inspector name: _____
 Has septic System been pumped? Date last pumped _____ NA Yes No Unk
 Any known plans to bring city sewer to your area and/or requirements to connect to city sewer? NA Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____
 Is the property in compliance with local city ordinances requiring that perimeter tile lines do not drain into the city sanitary sewer? NA Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

6. HEATING SYSTEM(S): Any known problems? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____
 If you have an LP gas tank, is it rented or owned Comments: _____

7. CENTRAL COOLING SYSTEM(S): Any known problems? NA Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

8. FIREPLACE(S) / WOOD BURNING STOVE(S): Any known problems? NA Yes No Unk
 Describe: _____ Date last used: _____
 Repairs/ Replacement/ Date: _____

9. PLUMBING SYSTEM(S): Any known problems? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

10. ELECTRICAL SYSTEM(S): Any known problems? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

11. WINDOWS: Any known problems? Yes No Unk
 Describe: _____
 Repairs/ Replacement/ Date: _____

12. PEST INFESTATION: Any known problems? Yes No Unk
 Describe: _____
 Repairs/ Treatment/ Date: _____

13. ASBESTOS/LEAD BASED PAINT: Any known Asbestos OR Lead Based Paint present? Yes No Unk
 Describe: _____
 Removal/ Remediation/ Date: _____

14. RADON: Any known test(s) for the presence of radon gas? Yes No Unk
 If yes, test results/ Date: _____ Mitigation/ Date: _____
 Removal/ Remediation/ Date: _____



PROPERTY ADDRESS 600 S. Main St. Traer, IA 50675

15. FUNGI/MOLD: Any known fungus or mold? Yes No Unk

Describe: _____

Removal/ Remediation/ Date: _____

16. GROUNDWATER HAZARD STATEMENT will be filed by the Seller(s) at closing regarding the following items.

Are there any known: 1. Wells, 2. Solid waste disposal, 3. Hazardous waste, 4. Underground storage tanks, 5. Private burial site. Yes No Unk

Describe / Location: Brick walled storage tank west side of house

17. COVENANTS: Is the property subject to restrictive covenants? Yes No Unk

18. ENVIRONMENTAL CONCERNS: Any known environmental concerns? Yes No Unk

Describe: _____

19. FLOOD PLAIN/FLOODWAY: Is the property located in a flood plain or floodway? Yes No Unk

Flood plain/floodway designation: _____

20. ZONING: Zoning of this property is: _____ Unk

Any proposed changes in zoning, including variances? Yes No Unk

Describe: _____

21. REAL ESTATE DISTRICT: Is the property located in a Historical Preservation District? Yes No Unk

22. OTHER ITEMS: Are you aware of any of the following:

1. Any known features of the property shared in common with adjoining landowners (Example walks, fences, roads, driveways, well water system, etc.) whose use or responsibility for maintenance may have an effect on the property? Yes No Unk

Describe: _____

2. Any known encroachments, easements, common areas (Example: facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning violations, non conforming uses, or homeowners association which has any authority over the property? Yes No Unk

Describe: _____

3. Any known fees and/or dues? (Example: homeowner association fees, land lease fees, maintenance fees or other financial obligations to owner?) Yes No Unk

Describe fee and state amount: _____

4. Any known modifications, remodeling, alterations, or repairs, etc. made without necessary permits or licensed contractors? Yes No Unk

Describe: _____

5. Any known physical problems? (Example: settling, flooding, drainage or grading problems, etc.) Yes No Unk

Describe: _____

6. Has there been a property/casualty loss, an insurance claim, OR major damage to the property OR other conditions? (e.g. fire, wind, hail, flood, landslides.) If Yes, has the damage been repaired/replaced? Yes No Unk

Describe: minor siding damage to siding + gutters on north + west side
Additional Remarks: _____

In no event shall the parties hold the Licensee(s) liable for any representations not directly made by the Seller's(s) Agent or Broker.

SELLER(S) DISCLOSURE:

THE SELLER(S) HAS OWNED THE PROPERTY SINCE Sept. 2014 (DATE). The Seller(s) has stated above the history and condition of all of the items based solely on the information known to the Seller(s). **IN THE EVENT ANY CHANGES OCCUR IN THE REPRESENTATIONS HEREIN, FROM THE DATE OF THIS FORM TO THE TIME OF CLOSING, SELLER(S) SHALL IMMEDIATELY DISCLOSE SUCH CHANGES IN WRITING TO BUYER(S).**

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

Jesse M. Martinez 7/11/2021
Seller Date

Seller Date

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledge receipt of a copy of this Seller Disclosure of Property Condition. This statement is not intended to be a warranty or to substitute for any inspection Buyer(s) may wish to obtain. Buyer(s) acknowledge 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 AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 600 S. Main St. Traer, IA 50675

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 (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - 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 (check one below):
- 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).
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

- (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families.*
- (e) Purchaser has (check one below):
- 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
 - 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 ACKNOWLEDGEMENT (initial)

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

CERTIFICATE OF ACCURACY

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

<u> </u> Seller	<u>7/6/21</u> Date	<u> </u> Purchaser	<u> </u> Date
<u> </u> Seller	<u> </u> Date	<u> </u> Purchaser	<u> </u> Date
<u>Madison Hawood</u> Seller's Agent	<u>7/6/21</u> Date	<u> </u> Purchaser's Agent	<u> </u> Date

SPECIFIC PROPERTY AGENCY DISCLOSURE AGREEMENT

(To be signed by Buyer upon writing offer and by Seller prior to presentation of Purchase Agreement)
The term "Seller" shall hereinafter refer to Seller, Landlord or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant or Optionee.

PROPERTY ADDRESS 600 S. Main St. Traer, IA 50675

Seller and Buyer request that Selling Company/Licensee and Listing Company/Licensee select, prepare, and complete form documents as authorized by Iowa law or Iowa Supreme Court Rule, Such as purchase agreement, ground-water hazard, and declaration of value, incident to a residential real estate transaction.

IF Seller and Buyer and Listing and Selling Licensee are undertaking a Consensual Dual Agency representation in the sale of the above named property, Seller and Buyer acknowledge that they were previously informed of the possibility of Consensual Dual Agency and have signed the Consent to Dual Agency.

The undersigned acknowledge that the Listing Company/Licensee and the Selling Company/Licensee have made a disclosure of the type of representation each will provide. **The undersigned, by their signature below, acknowledge receipt of a copy of the Agency Disclosure Agreement and confirmation of the representation being provided.**

In the Purchase Agreement dated _____, involving the above property, the agency relationship between the parties and the respective real estate Company(s)/Licensee(s) is:

Selling Company/Licensee

Listing Company/Licensee

- _____ Buyer Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

- _____ Seller Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, CONSULT AN ATTORNEY.

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Selling Company

Appraisal & Real Estate Services
Listing Company

Licensee Date

Licensee Date