



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

Date: _____

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 I-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):

The following are in the conditions indicated:

Table with columns for A. APPLIANCES, C. WATER & SEWER SYSTEM, and sub-columns: None/Not Included, Defective, Not Defective, Do Not Know. Lists items like Built-In Vacuum, Clothes Dryer, Dishwasher, etc., and Cistern, Septic Field/Bed, Hot Tub, etc.

Table with columns: Yes, No, Do Not Know. Questions about improvements connected to public/private water/sewer systems.

Table with columns for B. ELECTRICAL SYSTEM, D. HEATING & COOLING SYSTEM, and sub-columns: None/Not Included, Defective, Not Defective, Do Not Know. Lists items like Air Purifier, Burglar Alarm, Attic Fan, Central Air Conditioning, etc.

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.

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

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

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

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: _____ Date: _____ 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 Discloser Form was originally provided to the Buyer.

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