

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 07/12/2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include quastions 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.

IN 46952

or safety of future occupants of the pro or replaced would significantly shorten normal life of the premises. The information contained in this Disclost disclosure form is not a warranty by the or	Defective Control Cont	/ Defective	Not Defective	Do Not Know	C, WATER & SEWER SYSTEM	None/Not Included	Defective	No Defec		Do Not
Clothes Dryer Clothes Washer Dishwasher Disposal Freeze Gas Grill Hood Microwave Oven Oven Range Refrigerator Room Air Conditioner(s) Trash Compactor TV Antenna/Dish Other: B. Electrical System Air Purifier Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Oullets Vent Fan(s) Generator NOTE: Means a condition that would effect on the value of the property, that or safety of future occupants of the pro or replaced would significantly shortenormal life of the premises.						Rented				Know
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disclosure form is not a warranty by the or					Humidifier	X		_		<u> </u>
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disclosure form is not a warranty by the or					Other Heating Source					
acknowledge receipt of this Disclosure by Signature of Selier	ner or the ov	At or before soltion of the proping below.	s agent, it ar	ny, and the t	ulred to disclose any material change same as it was when the disclosure	in the physic	al condition	of the p	roparty	or certify
Signature of Seller	Igning below	/1()			Signature of Buyer					
The Seller hereby certifies that the condition	Acon			The erms	Il was when the Seller's Disclosure for	m was origin	ally provided	to the B	uyer.	
Signature of Seller (at closing)	Acon	of the property is	audstandany	une same as	Signature of Seller (at closing)					

Property address (number and street, city, state 1302 S Jadden Rd Marion, IN. 46953	, and ZIP (code)					
2. ROOF	YES NO DO NOT KNOW 4. OTHER DISCLOSURES		YES	МО	DO NOT KNOW		
Age, if known Years.	X			Do structures have aluminum wiring?			*
Does the roof leak?		AP?		Are there any foundation problems with the		1	
Is there present damage to the roof?		ARC OF		structures? Are there any encroachments?		NO.	
Is there more than one layer of shingles on the house?	X			Are there any violations of zoning, building codes,		S	
If yes, how many layers?	NEW,			or restrictive covenants? Is the present use of non-conforming use?			
				Explain:			
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?		B			0		
is there any contamination caused by the				Is the access to your property via a private road?		潪	무
manufacture or a controlled substance on the property that has not been certified as		A		Is the access to your property via a public road?	安		
decontaminated by an inspector approved		6		Is the access to your property via an easement? Have you received any notices by any		1	
under IC 13-14-1-15?				governmental or quasi-governmental agencies affecting this property?		Y	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a				Are there any structural problems with the building?		D	
residential structure on the property? Explain:				Have any substantial additions or alterations been made without a required building permit?		鱼	
, i				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		净	
				Is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?		坐	
			ə	Are the furnace/woodstove/chimney/flue all in working order?	180		
E, ADDITIONAL COMMENTS AND/OR EXPLANA	ATIONS:			Is the property in a flood plain?	<u> </u>	XP	
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage		70	
				tank(s)?		果	
				Is the homeowner a licensed real estate salesperson or broker?		奥	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		A P	
KNOWLEDGE, A disclosure form is not a	warranty to	or owner n	nay later obtai	aller, who certifies to the truth thereof, based on the agent, if any, and the disclosure form may not n. At or before settlement, the owner is required to that the condition of the property is substantial ipt of this Disclosure by signing below.	disclose a	any materi	al change in
Signature of Seller	lko	rol	7. Var 2	Signature of Buyer			
Signature of Seller / (/	10		11-14	Signature of Buyer			the Down
	of the pro	perty is sub	stantially the s	same as it was when the Seller's Disclosure form was	originally	provided to	o the Buyer.
Signature of Seller (at closing)				digitatore of delicit (accidency)			
			FC	DRM #03,			