

Signature of Seller (at closing

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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) 3614 Chancellor Drive, Fort Wayne, IN 46815

| The following are in the condition   |   |   |                          |                |   | None/Not                 |                   | 0 - 3            |                    |                |
|--|---|---|--------------------------|----------------|---|--------------------------|-------------------|------------------|--------------------|----------------|
| A. APPLIANCES  | None/Not<br>Included/<br>Rented                   | Defective   | Not<br>Defective         | Do Not<br>Know | C. WATER & SEWER SYSTEM   | Included<br>Rented       | Defective         |                  | ot<br>ctive        | Do Not<br>Know |
| Built-in Vacuum System   |   |   |                          |                | Cistern   | <b>3</b>                 |                   | Ш                | ]                  |                |
| Clothes Dryer  |   |   |                          |                | Septic Field/Bed  | 23                       |                   |                  |                    |                |
| Clothes Washer   |   |   |                          |                | Hot Tub   |                          |                   |                  |                    |                |
| Dishwasher   |   |   |                          |                | Plumbing  |                          |                   |                  |                    |                |
| Disposal   |   |   |                          |                | Aerator System  |                          |                   |                  |                    |                |
| Freezer  | П   |   |                          |                | Sump Pump   |                          |                   |                  |                    |                |
| Gas Grill  | П   |   |                          |                | Irrigation Systems  | 52                       |                   |                  |                    |                |
| Hood   |   |   |                          |                | Water Heater/Electric   | 100                      |                   |                  |                    |                |
| Microwave Oven   | П   | П   |                          |                | Water Heater/Gas  |                          |                   |                  | ]                  |                |
| Oven   | П   |   |                          |                | Water Heater/Solar  |                          |                   |                  |                    |                |
| Range  | Ī   |   |                          |                | Water Purifier  |                          |                   |                  |                    |                |
| Refrigerator   | П   | i i   |                          |                | Water Softener  |                          |                   |                  | ]                  |                |
| Room Air Conditioner(s)  | n   |   |                          |                | Well  |                          |                   |                  | ]                  |                |
| Trash Compactor  | $\overline{\Pi}$                                  |   |                          |                | Septic and Holding Tank/Septic Mound  |                          |                   |                  | ]                  | 100            |
| TV Antenna/Dish  | Ħ   |   | Ħ                        |                | Geothermal and Heat Pump  | П                        |                   |                  |                    | 12             |
| Other:   | Ħ   |   |                          |                | Other Sewer System (Explain)  |                          |                   |                  | 1                  |                |
|  | i ii  | $\overline{\Box}$                                 |                          |                |   |                          |                   |                  |                    |                |
|  | - Fi  |   | $\neg \overline{\vdash}$ | П              | Swimming Pool & Pool Equipment  |                          |                   |                  |                    |                |
|  | H   | П   |                          |                |   |                          |                   | Yes              | No                 | Do Not<br>Know |
|  | H   | H   |                          | H H            | Are the structures connected to a pr  | ublic water s            | ystem?            | П                |                    |                |
| B. Electrical  | None/Not  | Defective   | Not<br>Defective         | Do Not<br>Know | Are the structures connected to a p   |                          | n                 | Ē                |                    |                |
| System   | Included/<br>Rented                               |   |                          |                | Are there any additions that may re-  |                          |                   |                  |                    |                |
| Air Purifier   | П   |   |                          |                | the sewage disposal system?  If yes, have the improvements been   |                          |                   |                  |                    |                |
| Burglar Alarm  | H   | Ħ   |                          | F I            | sewage disposal system?   |                          |                   |                  |                    |                |
| Ceiling Fan(s)   | n   | Ē   | Ē                        | П              | Are the improvements connected to a private/community   |                          |                   |                  |                    |                |
| Garage Door Opener / Controls  | H   | Ħ   | H                        | H              | water system?   | n?                       |                   |                  |                    |                |
| Inside Telephone Wiring  |   |   |                          |                | sewer system?   |                          |                   |                  |                    |                |
| and Blocks/Jacks<br>Intercom   |   |   |                          |                | D. HEATING & COOLING<br>SYSTEM  | None/Not Included Rented |                   | Not<br>Defective |                    | Do Not<br>Know |
| Light Fixtures   |   |   |                          | -              | OTOTEM  |                          |                   |                  |                    |                |
|  |   |   |                          | 무              | Attic Fan   |                          |                   | _                |                    |                |
| Sauna<br>Smoke/Fire Alarm(s)   |   | <u> </u>  |                          | 무              | Central Air Conditioning  | 177                      |                   | -                |                    |                |
| Switches and Outlets   |   | <del></del>                                       |                          |                | Hot Water Heat  |                          |                   | _                | 3_                 |                |
| Constitution of the second sec |   |   |                          |                | Furnace Heat/Gas  |                          |                   |                  |                    |                |
| Vent Fan(s)  |   |   |                          |                | Furnace Heat/Electric   | 翻                        |                   |                  |                    |                |
| 60/100/200 Amp Service<br>(Circle one)   |   |   |                          |                | Solar House-Heating   | <b>III</b>               |                   | _                |                    |                |
| Generator  |   | П   | П                        | П              | Woodburning Stove   |                          |                   |                  | 3_                 |                |
| NOTE: Means a condition th   | nat would h                                       | ave a signif                                      | cant"Defect              | " adverse      | Fireplace   | 22                       |                   |                  |                    |                |
| 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   |   |   |                          |                | Fireplace Insert  |                          |                   |                  | 3                  |                |
|  |   |   |                          |                | Air Cleaner   | 13                       |                   |                  | 3                  |                |
| normal life of the premises.   |   |   |                          | Humidifier     |   |                          |                   |                  |                    |                |
|  |   |   |                          |                | Propane Tank  | 88                       |                   |                  |                    |                |
|  |   |   |                          |                | Other Heating Source  | 73                       |                   |                  |                    |                |
| disclosure form is not a warranty  | by the owne<br>later obtain. A<br>t the condition | r or the owne<br>At or before so<br>on of the pro | r's agent, if an         | ny, and the d  | certifies to the truth thereof, based o<br>lisclosure form may not be used as a s<br>juired to disclose any material change<br>same as it was when the disclosure | in the physic            | any inspection of | of the pr        | varranti<br>operty | or certify to  |
| Signature of Seller  | A sign  | g Jolow.  | 12.7                     |                | Signature of Buyer  |                          |                   |                  |                    | 3.41           |
| Signature of Seller  |   |   |                          |                | 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 for   | m was origina            | Illy provided t   | o the Bi         | ıyer.              |                |

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| 2. ROOF  | YES                                    | NO                   | DO NOT<br>KNOW                                       | 4. OTHER DISCLOSURES  | YES                      | NO                       | DO NOT                   |
|--|--|----------------------|--|---|--------------------------|--------------------------|--------------------------|
| Age, if known Years.   |  |                      | I D  |   |                          |                          | KNOW                     |
| Does the roof leak?  |  |                      |  | Do structures have aluminum wiring?   |                          | 133                      |                          |
| s there present damage to the roof?  | _                                      |                      |  | Are there any foundation problems with the structures?  |                          |                          |                          |
| s there more than one layer of shingles on the   |  |                      |  | Are there any encroachments?  |                          |                          |                          |
| house?   |  |                      |  | Are there any violations of zoning, building codes, or restrictive covenants?                       |                          |                          |                          |
| f yes, how many layers?  |  |                      |  | Is the present use of non-conforming use?   |                          |                          |                          |
|  |  |                      | DO NOT   | Explain:  |                          |                          |                          |
| 3. HAZARDOUS CONDITIONS  | YES                                    | NO                   | 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, adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other piological contaminants, asbestos insulation, or PCB's? |  |                      |  |   |                          |                          |                          |
| s there any contamination caused by the  |  |                      |  | Is the access to your property via a private road?  |                          |                          |                          |
| manufacture or a controlled substance on the property that has not been certified as   |  |                      |  | Is the access to your property via a public road?   |                          |                          |                          |
| decontaminated by an inspector approved  |  |                      |  | Is the access to your property via an easement?  Have you received any notices by any               |                          |                          |                          |
| under IC 13-14-1-15?  Has there been manufacture of  |  |                      |  | governmental or quasi-governmental agencies affecting this property?                                |                          |                          |                          |
| methamphetamine or dumping of waste from the manufacture of methamphetamine in a   |  |                      |  | Are there any structural problems with the building?  |                          |                          |                          |
| residential structure on the property?  Explain:   |  |                      |  | Have any substantial additions or alterations been made without a required building permit?         |                          |                          |                          |
|  |  |                      |  | Are there moisture and/or water problems in the basement, crawl space area, or any other area?      |                          |                          |                          |
|  |  |                      |  | Is there any damage due to wind, flood, termites, or rodents?                                       |                          |                          |                          |
|  |  |                      |  | Have any structures been treated for wood destroying insects?                                       |                          |                          |                          |
|  |  |                      |  | Are the furnace/woodstove/chimney/flue all in working order?  |                          |                          |                          |
| E. ADDITIONAL COMMENTS AND/OR EXPLANA  | TIONS:                                 |                      |  | Is the property in a flood plain?   |                          |                          |                          |
| Use additional pages, if necessary)  |  |                      |  | Do you currently pay for flood insurance?   |                          |                          |                          |
|  |  |                      |  | Does the property contain underground storage tank(s)?  |                          |                          |                          |
|  |  |                      |  | Is the homeowner a licensed real estate salesperson or broker?                                      |                          |                          |                          |
|  |  |                      |  | Is there any threatened or existing litigation regarding the property?                              |                          |                          |                          |
|  |  |                      |  | Is the property subject to covenants, conditions and/or restrictions of a horneowner's association? |                          |                          |                          |
|  |  |                      |  | Is the property located within one (1) mile of an airport?  |                          |                          |                          |
| KNOWLEDGE. A disclosure form is not a wa   | arranty by<br>e buyer on<br>tify to th | the owner no purchas | er or the owne<br>hay later obtain<br>er at settleme |   | be used as<br>disclose a | s a substi<br>ny materia | tute for ar<br>al change |
| Signature of Seller  |  |                      |  | Signature of Buyer  |                          |                          |                          |
| Signature of Seller  |  |                      |  | Signature of Buyer  |                          |                          |                          |
| The Seller hereby certifies that the condition o   | f the prop                             | erty is sub          | stantially the sa                                    | ame as it was when the Seller's Disclosure form was   | originally p             | rovided to               | the Buyer                |
| Signature of Seller (at closing)   |  |                      |  | Signature of Seller (at closing)  |                          |                          |                          |
|  |  |                      |  |   |                          |                          |                          |
|  |  |                      |  |   |                          |                          |                          |
|  |  |                      |  |   |                          |                          |                          |