

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R5/6-10)

Date (month, day, year) November 29, 2013

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)

1. The following are in the conditions indicated:

1333 Edinburgh Drive Carmel, 46033

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defectiv	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	No Defec	ot ctive	Do Not Know
Built-in Vacuum System	4			1/	Cistern	V,				
Clothes Dryer			0		Septic Field/Bed	V				
Clothes Washer	96		V.		Hot Tub					,st
Dishwasher	199				Plumbing	1				
Disposal	10 pt		/		Aerator System	· ·		<u> </u>		
Freezer	1				Sump Pump	1				,
Gas Grill	V.				frigation Systems				\Box	
Hood	V		,		Water Heater/Electric					
Microwave Oven	Ø		V		Water Heater/Gas					
Oven	1		V		Water Heater/Solar					
Range	/	_	-		Water Purifier					
Refrigerator ,					Water Softener			V		
Room Air Conditioner(s)	1/				Well					
Trash Compactor	V				Septic and Holding Tank/Septic Mound	V				
TV Antenna/Dish					Geothermal and Heat Pump	V				
Other:					Other Sewer System (Explain)	V				
					Pool & Pool Equipment					
								Yes	No	Do Not
								165	140	Know
					Are the structures connected to a public wa			1.1/	_	
B. ELECTRICAL	None/Not included/	Defective	Not	Do Not	Are the structures connected to a public sev			10	_	- 20
SYSTEM	Rented	Delective	Defectiv	e Know	Are there any additions that may require implifies the sewage disposal system?	provements t	0			Land
Air Purifier	¥				If yes, have the improvements been complete	ted on the		 	\neg	
Burgiar Alarm					sewage disposal system?					~
Ceiling Fan(s)				L. P.		Are the improvements connected to a private/community				
Garage Door Opener / Controls	ð				water system?			\vdash	-	1.00
Inside Telephone Wiring	00			V	Are the improvements connected to a private sewer system?	e/community		1 1		المما
and Blocks/Jacks	2) i		ĺ	"	D HEATING & COOLING None/Not					Do Mad
and blocks/jacks					I D HEATING & CCCOLING	I MOHE/NOT	1	l M	∿ ₽ I	
Intercom						Included/	Defective	No Defe		Do Not Know
<u> </u>	0				SYSTEM		Defective			
Intercom				/	SYSTEM Attic Fan	Included/	Defective			Know
Intercom Light Fixtures					SYSTEM Attic Fan Central Air Conditioning	Included/	Defective	Defe		Know
Intercom Light Fixtures Sauna				1	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat	Included/	Defective	Defe		Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s)				1	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas	Included/	Defective	Defe		Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fap(s) 60/100/200 Amp Service				<i>y</i>	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric	Included/	Defective	Defe		Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fap(s)					SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating	Included/	Defective	Defe		Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fap(s) 60/100/200 Amp Service				1	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove	Included/	Defective	Defe	etive	Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100/200 Amp Service (Circle one) Generator		would have	a gianifi		SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating	Included/	Defective	Defect V	etive	Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100/200 Amp Service (Circle one)	e ndition that	would have	a signific	ant adverse	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert	Included/	Defective	Defect V	etive	Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Far(s) 60/100/200 Amp Service (Circle one) Generator NOTE: "Defect" means a co effect on the value of the pro or safety of future occupants	ndition that perty, that v	vould signific erty, or that it	antly impa f not repair	eant adverse air the health red, removed	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace	Included/	Defective	Defect V	etive	Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Far(s) 60/100/200 Amp Service (Circle one) Generator NOTE: "Defect" means a co effect on the value of the pro or safety of future occupants or replaced would significal	ndition that perty, that v	vould signific erty, or that it	antly impa f not repair	eant adverse air the health red, removed	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner Humidifier	Included/	Defective	Defect V	etive	Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Far(s) 60/100/200 Amp Service (Circle one) Generator NOTE: "Defect" means a co effect on the value of the pro or safety of future occupants	ndition that perty, that v	vould signific erty, or that it	antly impa f not repair	eant adverse air the health red, removed	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner Humidifier Propane Tank	Included/ Rented	Defective	Defect V	etive	Know
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Far(s) 60/100/200 Amp Service (Circle one) Generator NOTE: "Defect" means a co effect on the value of the pro or sefety of future occupants or replaced would significal normal life of the premises. The Information contained i KNOWLEDGE. A disclosure Inspections or warranties tha	ndition that perty, that v of the proputly shorten in this Disciorm is not the property or certy or certy.	vould significenty, or that if or adverse cosure has be a warranty becitive buyer of the purification of t	cantly import of not repair it affect to the country in the countr	cant adverse air the health red, removed he expected shed by the S er or the own any later obtain settlement tha	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner Humidifier Propane Tank Other Heating Source seller, who certifies to the truth thereof, beer's agent, if any, and the disclosure form. At or before settlement, the owner is requit the condition of the property is substantial	Included/ Rented	Seller's (used as a se any mai	Defer V C URRE subst terial c	ENT A fitute thang	Know ACTUAL for any e in the
Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100/200 Amp Service (Circle one) Generator NOTE: "Defect" means a coeffect on the value of the proor safety of future occupants or replaced would significan normal life of the premises. The information contained it KNOWLEDGE. A disclosure inspections or warranties that physical condition of the pro	ndition that perty, that v of the proputly shorten in this Disciorm is not the property or certy or certy.	vould significenty, or that if or adverse cosure has be a warranty becitive buyer of the purification of t	eantly import not repair in affect to the country in affect to the country in a cou	cant adverse air the health red, removed he expected shed by the S er or the own any later obtain settlement tha	SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner Humidifier Propane Tank Other Heating Source seller, who certifies to the truth thereof, beer's agent, if any, and the disclosure form. At or before settlement, the owner is requit the condition of the property is substantial	Included/ Rented	Seller's (used as a se any mat as it was w	Defer V C URRE subst terial c	NT A fitute thange dis	ACTUAL for any e in the closure
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Property address (number and street, city, state	e, and ZIP c	ode)		1333 Edinburgh Drive Carmel, 46033					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW		
Age, if known: Years.		,		Do structures have aluminum wining?		/			
Does the roof leak?			٠	Are there any foundation problems with the structures?		/			
is there prese⊓t damage to the roof?			1	Are there any encroachments?		1			
Is there more than one roof on the house?		V		Are there any violations of zoning, building codes, or restrictive covenants?					
Is there more than one layer of shingles on the roof?				Is the present use a non-conforming use? Explain:	,	V			
If yes, how many layers?		V		Is the access to your property via a private road?	G	1/			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT	is the access to your property via a public road?					
3. HAZARDOUS CONDITIONS	152	NO	KNOW	is the access to your property via an easement?		/			
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,				Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building?		1			
expansive soil, toxic materials, mold, other	İ	- /	1 1			V	-		
biological contaminants, asbestos insulation, or PCB's?	}			Have any substantial additions or alterations been made without a required building permit?		100			
Explain:		V		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		/			
Explaint.				Is there any damage due to wind, flood, termites, or rodents?		V			
				Have any structures been treated for wood destroying insects?	1	V			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are the furnace/woodstove/chimney/flue all in working order?	/				
				Is the property in a flood plain?		1			
This is an estate	Dran	2011	-	Do you currently pay flood insurance?					
This is an estate property. Never lived in Property				Does the property contain underground storage tank(s)?		1			
				Is the homeowner a licensed real estate salesperson or broker?		V			
				Is there any threatened or existing litigation regarding the property?	/	V			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	V				
				is the property located within one (1) mile of an airport?		i peror			
KNOWLEDGE. A disclosure form is not a w inspections or warranties that the prospecti	rarranty by we buyer or artify to the	the owner may purchase	or the owner y later obtains or at settleme	eller, who certifies to the truth thereof, based on the er's agent, if any, and the disclosure form may not be in. At or before settlement, the owner is required to de ent that the condition of the property is substantially ipt of this Disclosure by signing below.	e used as : isclose anv	a substitut material c	e for any hange in		
Signature of Seller Luis Mulh Date (mm/pd/yy)							Date (mm/dd/yy)		
Signature of Seller Date (mm/dd/yy)				Signature of Buyer			Date (mm/dd/yy)		
The Seller hereby certifies that the condition Buyer.	of the pro	perty is s	ubstantially t	he same as it was when the Seller's Disclosure form	n was origin	nally provi	ded to the		
Signature of Seller (at closing) Date (mm/dd/yy)			Signature of Seller (at closing)			Date (mm/dd/yy)			



Form #03 IAR 2013

