

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R5/ 6-10)

Date (month, day, year) April 16, 2014

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 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.

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Property address (number and street, city, state	e, and ZIP c	ode)		14597 Normandy Way Fishers, 46040					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW		
Age, if known: & Years				Do structures have aluminum wiring?	†	X	1		
Does the roof leak?		X		Are there any loundation problems with the structures?		X			
is there present damage to the root?		X		Are there any encroachments?		X			
Is there more than one roof on the house?		X		Are there any violations of zoning, building		X			
is there more than one layer of shingles on the roof?			X DO NOT	codes, or restrictive covenants? Is the present use a non-conforming use? Explain:		X			
If yes, how many layers?				Is the access to your property via a private road?	 	Y	+		
				Is the access to your property via a public road?	X	1	1		
3. HAZARDOUS CONDITIONS	YES	МО	KNOW	Is the access to your property via an easement?	 	X	1		
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, landfult, mineshaft,		x		Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building?		X			
expansive soil, toxic materials, mold, other						X	-		
biological contaminants, asbestos insulation, or PCB's?				Have any substantial additions or alterations been made without a required building permit?		X			
Explain:				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X			
				Is there any damage due to wind, flood, termites, or rodents?		X			
				Have any structures been treated for wood destroying insects?		X			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are the lumace/woodstove/chimney/flue all in working order?	X				
				Is the property in a flood plain?		$\perp X$			
			denomina	Do you currently pay flood insurance?		X			
			-	Does the property contain underground storage tank(s)?		X			
				is the homeowner a licensed real estate salesperson or broker?		X			
				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?		X			
inspections or warrantles that the prospective	arranty by ve buyer or crtify to the	the owner m owner m	r or the owne ay later obtail or at settleme	Her, who certifies to the truth thereof, based on the or's agent, if any, and the disclosure form may not be n. At or before settlement, the owner is required to di with that the condition of the property is substantially pt of this Disclosure by stanting below.	used as	a substitut	e for any		
Signature of Selle tent blase Date (mm/od/yy)			Signature of Buyer			Date (mm/dd/yy)			
Signature of Seller Date (mm/o			(mm/dd/yy)	Signature of Buyer			Date (mm/dd/yy)		
The Seller hereby certifies that the condition Buyer.	of the pro	perty is a	ubstantielly ti	he same as it was when the Seller's Disclosure form	was origi	nelly provid	ded to the		
Signature of Seller (at closing)	nature of Seller (at closing)		(mm/dd/yy)	Signature of Seller (at closing)			Date (mm/dd/yy)		



Form #03 IAR 2014

