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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (*month. dav. vear*) 07/16/2020

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) 20971 Shoreline Ct, #406, Noblesville, IN 46062

1. The following are in the conditions indicated:												
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	N Defe		Do Not Know		
Built-in Vacuum System	\checkmark				Cistern	\checkmark		Ľ				
Clothes Dryer			\checkmark		Septic Field/Bed	\checkmark						
Clothes Washer			\checkmark		Hot Tub	\checkmark						
Dishwasher			$\mathbf{\nabla}$		Plumbing			\checkmark				
Disposal			\checkmark		Aerator System	\checkmark						
Freezer	V				Sump Pump	\checkmark						
Gas Grill	\checkmark				Irrigation Systems			Ľ				
Hood	\checkmark				Water Heater/Electric							
Microwave Oven			\checkmark		Water Heater/Gas			-				
Oven			\checkmark		Water Heater/Solar			C				
Range			\checkmark		Water Purifier							
Refrigerator			\checkmark		Water Softener							
Room Air Conditioner(s)	\checkmark				Well							
Trash Compactor					Septic and Holding Tank/Septic Mound			C				
TV Antenna/Dish					Geothermal and Heat Pump							
Other:					Other Sewer System (Explain)							
					Swimming Pool & Pool Equipment			E				
								Yes	No	Do Not Know		
					Are the structures connected to a pu	ublic water sv	stem?		Π			
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public sewer system?							
System Included/ Defective Know					Are there any additions that may red	hat may require improvements to						
Air Purifier					the sewage disposal system:							
Burglar Alarm					sewage disposal system?							
Ceiling Fan(s)					Are the improvements connected to a private/community							
Garage Door Opener / Controls					water system?							
Inside Telephone Wiring					Are the improvements connected to a private/community sewer system?				\checkmark			
and Blocks/Jacks					D. HEATING & COOLING None/Not Defective		N		Do Not			
Intercom					SYSTEM Included Rented		Defe	ctive	Know			
Light Fixtures			\checkmark		Attic Fan							
Sauna	\checkmark				Central Air Conditioning			-	\checkmark			
Smoke/Fire Alarm(s)			\checkmark		Hot Water Heat							
Switches and Outlets			\checkmark		Furnace Heat/Gas							
Vent Fan(s)			\checkmark		Furnace Heat/Electric							
60/100/200 Amp Service (<i>Circle one</i>)					Solar House-Heating		Ē					
Generator					Woodburning Stove							
NOTE: Means a condition th			icant"Defect		Fireplace							
effect on the value of the prope	erty, that wo	Fireplace Insert										
or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Air Cleaner												
normal life of the premises.					Humidifier							
Propane Tank									=			
					Other Heating Source				-			
The information contained in this		has hoon fur	hished by the	Seller wh	certifies to the truth thereof, based o							
disclosure form is not a warranty	by the owner	r or the owne	r's agent, if ar	y, and the	disclosure form may not be used as a s	substitute for	any inspectio	ons or w	arranti	es 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 Kenny L Rogers, Sr. B3UD-5C3W-FJ66-IFAL B3UD-5C3W-FJ66-IFAL												
Signature of Seller Signature of Buyer												
The Seller hereby certifies that the	condition of t	the property is	substantially	the same a	s it was when the Seller's Disclosure for	m was origina	lly provided to	o the Bu	yer.			
Signature of Seller (at closing)												
					Phone:	F	ax:					

Property address (number and street, city, state 20971 Shoreline Ct, #406, Noblesville, IN 4		code)									
2. ROOF	YES	NO	DO NOT		DO NOT						
Age, if known Years.			KNOW	4. OTHER DISCLOSURES YES NO	KNOW						
Does the roof leak?				Do structures have aluminum wiring?							
Is there present damage to the roof?				Are there any foundation problems with the structures?							
Is there more than one layer of shingles on the				Are there any encroachments?							
house? If yes, how many layers?				Are there any violations of zoning, building codes, 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?		Ø									
Is 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 under IC 13-14-1-15?				Is the access to your property via an easement?							
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 residential structure on the property?				Are there any structural problems with the building?	Ø						
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?							
Per Deed the slip number is designated as Covenants and Easements Slip #1 as been	#29. Per assigned	Article III to Unit 40	of)6.	Does the property contain underground storage tank(s)?							
-	0			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 homeowner's association?							
				Is the property located within one (1) mile of an airport?							
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 Kenny L Rogers, Sr.		dot 07/	loop verified 16/20 9:21 AM EDT S6-U9WR-QCBN-VKN	Signature of Buyer							
Signature of Seller		QG	56-U9WR-QCBN-VKN	5 Signature of Buyer							
	of the prop	erty is sub	stantially the sa	me as it was when the Seller's Disclosure form was originally provided to	the Buyer.						
Signature of Seller (at closing) Signature of Seller (at closing)											
REALIOR®			FOI	RM #03.							



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