

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 3-28-22

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

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 period the thought of 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 period the property to complete this period that the property is not the property to complete this period that the property is not period to the property to complete this period to the property to complete this period to the property to complete this period to the property that the property to the property that the property to the property the property to th 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)

1892 S Maxwell St, Bloomington, IN 47401

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		ot ctive	Do Not Know
Built-in Vacuum System	/				Cistern	~				
Clothes Dryer			V		Septic Field/Bed	V				
Clothes Washer			V		Hot Tub	V				
Dishwasher	V				Plumbing			L		
Disposal	V				Aerator System	V				
Freezer			V		Sump Pump	V				
Gas Grill					Irrigation Systems	V				
Hood			~		Water Heater/Electric				1	
Microwave Oven	V				Water Heater/Gas	V				
Oven	V				Water Heater/Solar	V				
Range			V	F.,	Water Purifier	V				
Refrigerator			V	6	Water Softener	V				
Room Air Conditioner(s)			レ	23720000000	Well	V				
Trash Compactor	V				Septic and Holding Tank/Septic Mound	V				200-12-
TV Antenna/Dish	1/				Geothermal and Heat Pump	V				
Other:					Other Sewer System (Explain)	/				
					Swimming Pool & Pool Equipment	V		1		
					E			Yes	No	Do Not Know
					Are the structures connected to a pu	ublic water sy	ystem?	~		
B. Electrical	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a public sewer system?			V		
System	Rented	141 5 3			Are there any additions that may recome the sewage disposal system?	quire improve	ements to		V	
Air Purifier	~				If yes, have the improvements been	completed of	on the		1	
Burglar Alarm	V				sewage disposal system?					
Ceiling Fan(s)			V		Are the improvements connected to water system?	a private/co	mmunity		/	
Garage Door Opener / Controls	V					vements connected to a private/community			V	
Inside Telephone Wiring and Blocks/Jacks			~		sewer system? D. HEATING & COOLING	None/Not Defective			ot	Do Not
Intercom	V				SYSTEM	Included Rented	28 E 8	Dete	ctive	Know
Light Fixtures			V		Attic Fan					
Sauna	V				Central Air Conditioning	1/				
Smoke/Fire Alarm(s)			V		Hot Water Heat					
Switches and Outlets						-		,		
Vent Fan(s) aftic fan					Furnace Heat/Gas	1/		L		
60/(00/200 Amp Service		-			Furnace Heat/Electric	V		-		
(Circle one)					Solar House-Heating			ļ		
Generator					Woodburning Stove	V	-			
NOTE: Means a condition to	hat would h	ave a signif	icant"Defect	" adverse	Fireplace					
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	V_					
				Air Cleaner	V					
or replaced would significan										
or replaced would significan normal life of the premises.	.,				Humidifier					
or replaced would significan					Humidifier Propane Tank Other Heating Source	/				

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 /	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)					
Naw h Wsom	3-28-22							
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)					
Producto N. Alloson	3-28-22							
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.								
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)					

Property address (number and street, city, state,	and ZIP cod		2 S Maxwell St,	Bloomington, IN 47401	3-28	-22	
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known 9 Years.				Btttttt			- KINOW
Does the roof leak?		/	*	Do structures have aluminum wiring? Are there any foundation problems with the			
Is there present damage to the roof?		~		structures?			
Is 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?			
If yes, how many layers?				Is the present use of non-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
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?		V					
Is there any contamination caused by the				Is the access to your property via a private road?		V	
manufacture or a controlled substance on the		./		Is the access to your property via a public road?	V		
property that has not been certified as decontaminated by an inspector approved		V		Is the access to your property via an easement?			
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any 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?		V		Are there any structural problems with the building?		V	
Explain:				Have any substantial additions or alterations been made without a required building permit?		V	
				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?		V	
				Have any structures been treated for wood destroying insects?		/	
				Are the furnace/woodstove/chimney/flue all in working order?	/		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?		V	
(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		V	
				salesperson		V	
				Is the feature of 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?		V	
KNOWLEDGE. A disclosure form is not a waiting in the prospective inspections or warranties that the prospective	erranty by the e buyer or contributed the property of the prop	e owne wner m ourchas	r or the owner's ay later obtain. er at settlement	er, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be At or before settlement, the owner is required to detect that the condition of the property is substantially of this Disclosure by signing below.	e used as lisclose ar	a substit ny materia	ute for any I change ir
Signature of Seller			(mm/dd/yy)	Signature of Buyer	T	Date (mm	/dd/yy)
Signature of Seller	11	Date	-28-22 (mm/dd/yy) -28-22	Signature of Buyer		Date (mm	/dd/yy)
	the propert			l ne as it was when the Seller's Disclosure form was o	riginally p		
Signature of Seller (at closing)		Date	(mm/dd/yy)	Signature of Seller (at closing)		Date (mm	/dd/yy)



FORM #03.





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

2 PROPERTY ADDRESS: 1892 S Maxwell St, Bloomington, IN 47401 3 4 LEAD WARNING STATEMENT 5 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that 6 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead 7 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, 8 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to 9 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information 10 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any 11 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended 12 prior to purchase. 13 **SELLER'S DISCLOSURE** 14 15 (a.) Presence of lead-based paint and/or lead-based paint hazards; (check (i) or (ii) below) 16 17 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): 18 19 20 (ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 21 22 23 (b.) Records and reports available to the seller: (check (i) or (ii) below) 24 Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales 25 Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and 26 attach documents below): 27 28 29 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 30 31 **BUYER'S ACKNOWLEDGEMENT (initial)** 32 Buyer has received copies of all information listed above. 33 Buyer has received the pamphlet Protect Your Family From Lead In Your Home. 34 Buyer has (check (i) or (ii) below): 35 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for 36 the presence of lead-based paint and/or lead-based paint hazards; 37 38 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or 39 lead-based paint hazards. 40 BROKER'S ACKNOWLEDGMENT (initial) තීroker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act 41 42 43 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word 44 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.) 45

1892 S Maxwell St, Bloomington, IN 47401

(Property Address)

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Fax: 866-541-1263

4/	CERTIFICATION OF ACCURACY			
48	The following parties have reviewed	the information above ar	nd certify, to the best of their knowledge,	that the information they
49	have provided is true and accurate.			
50				
51	This Certification and Acknowledgme	ent may be executed sim	ultaneously or in two or more counterparts	s, each of which shall be
52	deemed an original, but all of which	h together shall constit	tute one and the same instrument. The	parties agree that this
53			tween them electronically or digitally.	
54			original signatures and are binding on t	
55	document shall be promptly delivered			
56	1. 101			
57	Wani h Choc	3-28-2 DATE	2	
58	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
59	,			
60	Gary W Axsom			
61	PRINTED		PRINTED	
62	D / 1 11 11	00		
63	Minda G. Stubbs	3-28-22 DATE		
64	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
65	0			
66	Brenda J Grubbs			
67	PRINTED		PRINTED	
68		200		
69	fellow	3-28-22		
70	LISTING BROKER	DATE	SELLING BROKER	DATE



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