



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 06/26/24

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.

Property address (number and street, city, state, and ZIP code) 220 N Adams St., Bloomington, IN 47404

1. The following are in the conditions indicated:

Table with columns for system types (A, B, C, D) and condition categories (None/Not Included/Rented, Defective, Not Defective, Do Not Know). Includes sections for Appliances, Electrical System, Water & Sewer System, and Heating & Cooling System.

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.

Signature of Seller: Robert Taylor, Date (mm/dd/yy): 06/26/2024, Signature of Buyer, Date (mm/dd/yy)

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 code) **220 N Adams St., Bloomington, IN 47404**

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input type="radio"/>
Is there present damage to the roof?			<input type="radio"/>
Is there more than one layer of shingles on the house?			<input type="radio"/>
If yes, how many layers?			

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?		<input type="radio"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input type="radio"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input type="radio"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input type="radio"/>
Are there any foundation problems with the structures?			<input type="radio"/>
Are there any encroachments?		<input type="radio"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input type="radio"/>	
Is the present use of non-conforming use? Explain:		<input type="radio"/>	
Is the access to your property via a private road?		<input type="radio"/>	
Is the access to your property via a public road?	<input type="radio"/>		
Is the access to your property via an easement?		<input type="radio"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input type="radio"/>	
Are there any structural problems with the building?			<input type="radio"/>
Have any substantial additions or alterations been made without a required building permit?		<input type="radio"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input type="radio"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input type="radio"/>	
Have any structures been treated for wood destroying insects?			<input type="radio"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input type="radio"/>
Is the property in a flood plain?		<input type="radio"/>	
Do you currently pay for flood insurance?		<input type="radio"/>	
Does the property contain underground storage tank(s)?		<input type="radio"/>	
Is the homeowner a licensed real estate salesperson?		<input type="radio"/>	
Is there any threatened or existing litigation regarding the property?		<input type="radio"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input type="radio"/>	
Is the property located within one (1) mile of an airport?		<input type="radio"/>	

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 <i>Robert Taylor</i>	Date (mm/dd/yy) 06/26/2024	Signature of Buyer	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 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)



FORM #03.

