

SELLERS DISCLOSURE OF PROPERTY CONDITION
CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Owner(s) & Address: [REDACTED]

1219 273rd St, State Center, IA 50247

Purpose of the Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include [IA Code 558A]: Bare ground, property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings. [IA Code 558A.1]: A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. **This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer.** Seller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may stop here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure.

[REDACTED]
SELLER Date

[REDACTED]
BUYER Date

[REDACTED]
SELLER Date

[REDACTED]
BUYER Date

Instructions to the Seller: [1] Provide information in good faith and make a reasonable effort to ascertain the required information. [2] Complete this form yourself and fill in all blanks. [3] Report known conditions materially affecting the property. [4] Additional pages or reports may be attached. [5] If some items do not apply to your property, check or write "NA" [not applicable]. [6] All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". [7] Keep a copy of this statement for your records.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. **The Agent has no independent knowledge of condition of the property except that to which is written on this form.** Seller advises Buyer to obtain independent inspections relevant to Buyer.

1. PROPERTY CONDITION & IMPROVEMENTS: [Section I is Mandatory]

1. **Basement and/or Foundation:** Has there been known water or other problems? ☐ NA ☐ Yes ☐ No ☒ Unkn
If yes, explain: Foundation dug out and tiled in 2019. No major issues since.

2. **Roof:** Any known problems? ☐ Yes ☒ No ☐ Unkn
Age: 14 Type of material: Date of repairs:
If yes, explain:

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☐ Yes ☒ No ☐ Unkn
If yes, explain:

4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☒ No ☐ Unkn
[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Age: new in 2015?
Location: north east of house Date of inspection:
Has the system been inspected within 2 years or pumped/cleaned within 3 years? Date:

Seller's Initials [Signature] [Signature]
[1 of 3] 2020

Buyer's Initials [REDACTED] [REDACTED]

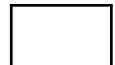
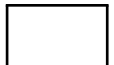
6. **Is the property located in a flood plain?** ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, what is the flood plain designation? _____
7. **Structural Damage:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: _____
8. **Well & Pump:** Any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn If yes, explain: _____
Age: 50 Location: _____ Type: _____ Depth: _____ Diameter: _____
Has well water been tested? ☐ Yes ☐ No ☐ Unkn If yes, report results: _____
9. **Sewer:** Are there any known problems? ☒ NA ☐ Yes ☐ No ☐ Unkn
If yes, explain: [include date of repairs] _____
10. **Heating System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: 14 If yes, explain: [include date of repairs] _____
11. **Central Cooling System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: 14 If yes, explain: [include date of repairs] _____
12. **Plumbing System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
13. **Electrical System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]
Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
Any previous infestation damage? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
15. **What is the zoning for this property?** _____ Any non-conforming uses? _____
16. **Asbestos:** Is there any known presence of asbestos in the property? ☐ Yes ☒ No ☐ Unkn If yes, explain: _____
17. **Radon:** Are there any known tests for the presence of radon gas? ☐ Yes ☐ No ☒ Unkn
If yes, explain: (include date of test and results) _____
18. **Covenants:** Any known restrictive covenants on the property? ☐ Yes ☒ No ☐ Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____
19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? ☒ NA ☐ Yes ☐ No ☐ Unkn
Are there dues? If so, \$ _____ / ☐ year ☐ month.
20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property? ☐ Yes ☒ No ☐ Unkn

Seller's Initials


10/24/22
9:27 PM CDT
dotloop verified


10/24/22
2:36 PM CDT
dotloop verified

Buyer's Initials

ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978

SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

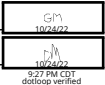
Property Address: 1219 273rd St, State Center, IA 50247

Age of dwelling: Built in 1910

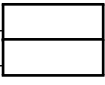
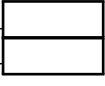
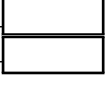
Property Owner: [print per title] [REDACTED]

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

	1. Presence of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below] ☐ Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below] ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.
	2. Records and reports available to the Seller. [check one below]: ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below] ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

	1. ☐ Buyer has received copies of all information listed above. ☐ No records or reports were available.
	2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.
	3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling. ☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

	1. ☒ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
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CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledge receipt of a copy of this statement.

SELLER [REDACTED] Date _____	BUYER Date _____
SELLER [REDACTED] Date _____	BUYER Date _____
AGENT [REDACTED] Date <u>10/20/2022</u>	AGENT Date _____