

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

DATE: April 16, 2004

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 24-4.6-2) 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 231 Homewood Ave, Elkhart, IN 46514

I. THE FOLLOWING ARE IN THE CONDITIONS INDICATED:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
TV Antenna / Dish	X			
Trash Compactor	X			

B. ELECTRICAL SYSTEM

Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s) (4)			X	
Garage Door Opener/ Control(s)	X			
Inside Telephone Wiring and Blocks / Jacks			X	
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fans			X	
60/100/200 Amp Service (Circle one)			X	

C. HEATING AND COOLING SYSTEM

Attic Fan	X			
Central Air Conditioning			X	
Air Cleaner	X			
Fireplace			X	
Fireplace Insert	X			
Furnace Heat/Electric	X			
Furnace Heat/Gas			X	
Humidifier	X			
Propane Tank	X			
Solar House-Heating	X			
Woodburning Stove	X			
Hot Water Heat (2)	X		X	
Other Heating Source	X			

D. WATER AND SEWER SYSTEM

Cistern	X			
Septic Field / Bed	X			
Hot Tub/Spa/Swimming Pool	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation System/Sprinkler	X			
Water Heater / Electric	X			
Water Heater / Gas (2)			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Other Sewer System (Explain)	X			

D. WATER AND SEWER SYSTEM CONTINUED

	Yes	No	Do Not Know
Are the improvements connected to a public water system?	X		
Is it available?	X		
Are the improvements connected to a public sewer system?	X		
Is it available?	X		
Are the improvements connected to a private/community water system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community sewer system?		X	
Is hook-up to a public utility required within a specified time period or upon failure of current system?		X	
Have any sewer or water fees or assessments been paid?	X		
Are any fixtures, components or appliances leased? (Explain)		X	

2. ROOF

SEE BELOW!!!!!!

	Yes	No	Do Not Know
Age, if known: XXX Years.	X		
a. Does the roof leak?		X	
b. Is there present damage to the roof?		X	
c. Is there more than one roof on the house? If so, how many? XX layers.		X	

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? (If yes, please explain in Section E. Additional Comments and/or Explanations)		X	

4. OTHER DISCLOSURES

	Yes	No	Do Not Know
Do improvements have aluminum wiring?		X	
Are there any foundation problems with the improvements?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes or restrictive covenants?		X	
Is the present use a non-conforming use? (Explain)		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is access to your property via an easement?		X	
Have you received any notice by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the buildings?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
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, fire, termites, wood destroying insects, or rodents?		X	
Have any improvements been treated for wood destroying insects?		X	
Are the furnace /woodstove/ chimney/ flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does (Did) 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	

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

- New Furnace in 2002
- New Oven/Range in Fall 2003
- Remodeled Front Bathroom 1999
- New Carpet back part of house Aug 2002
- Two hot water heaters Front one services Kitchen + Front Bedn
 Back one services Master bath
- New Sliding Glass Door in Summer of 2002
- New Central Air unit installed in 1999

New Shingles: May 2004, 2 layers

NOTE: "Defect" means a condition that would have a significant adverse 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 normal life of the premises.

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:

SELLER  04/16/2004
 DATE

 PURCHASER DATE

SELLER  04/16/2004
 DATE

 PURCHASER DATE

The Seller hereby verifies 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.

 SELLER DATE

 SELLER DATE