

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

DATE: _____

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 _____

I. THE FOLLOWING ARE IN THE CONDITIONS INDICATED:					D. WATER AND SEWER SYSTEM CONTINUED			
A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know		Yes	No	Do Not Know
Built-in Vacuum System					Are the improvements connected to a public water system?			
Clothes Dryer					Is it available?			
Clothes Washer					Are the improvements connected to a public sewer system?			
Dishwasher					Is it available?			
Disposal					Are the improvements connected to a private/community water system?			
Freezer					Are there any additions that may require improvements to the sewage disposal system?			
Gas Grill					If yes, have the improvements been completed on the sewage disposal system?			
Hood					Are the improvements connected to a private/community sewer system?			
Microwave Oven					Is hook-up to a public utility required within a specified time period or upon failure of current system?			
Oven					Have any sewer or water fees or assessments been paid?			
Range					Are any fixtures, components or appliances leased? (Explain)			
Refrigerator								
Room Air Conditioner(s)								
TV Antenna / Dish								
Trash Compactor								
B. ELECTRICAL SYSTEM					2. ROOF	Yes	No	Do Not Know
Air Purifier					Age, if known: _____ Years.			
Burglar Alarm					a. Does the roof leak?			
Ceiling Fan(s)					b. Is there present damage to the roof?			
Garage Door Opener/ Control(s)					c. Is there more than one roof on the house? If so, how many? _____ layers.			
Inside Telephone Wiring and Blocks / Jacks								
Intercom								
Light Fixtures					3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Sauna					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)			
Smoke / Fire Alarm(s)								
Switches and Outlets								
Vent Fan(s)								
60/100/200 Amp Service (Circle one)								
C. HEATING AND COOLING SYSTEM					4. OTHER DISCLOSURES	Yes	No	Do Not Know
Attic Fan					Do improvements have aluminum wiring?			
Central Air Conditioning					Are there any foundation problems with the improvements?			
Air Cleaner					Are there any encroachments?			
Fireplace					Are there any violations of zoning, building codes or restrictive covenants?			
Fireplace Insert					Is the present use a non-conforming use? (Explain)			
Furnace Heat/Electric					Is the access to your property via a private road?			
Furnace Heat/Gas					Is the access to your property via a public road?			
Humidifier					Is access to your property via an easement?			
Propane Tank					Have you received any notice by any governmental or quasi-governmental agencies affecting this property?			
Solar House-Heating					Are there any structural problems with the buildings?			
Woodburning Stove					Have any substantial additions or alterations been made without a required building permit?			
Hot Water Heat					Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Other Heating Source					Is there any damage due to wind, flood, fire, termites, wood destroying insects, or rodents?			
D. WATER AND SEWER SYSTEM					Have any improvements been treated for wood destroying insects?			
Cistern					Are the furnace /woodstove/ chimney/ flue all in working order?			
Septic Field / Bed					Is the property in a flood plain?			
Hot Tub/Spa/Swimming Pool					Do you currently pay flood insurance?			
Plumbing					Does (Did) the property contain underground storage tank(s)?			
Aerator System					Is the homeowner a licensed real estate salesperson or broker?			
Sump Pump					Is there any threatened or existing litigation regarding the property?			
Irrigation System/Sprinkler					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
Water Heater / Electric					Is the property located within one (1) mile of an airport?			
Water Heater / Gas								
Water Heater / Solar								
Water Purifier								
Water Softener								
Well								
Other Sewer System (Explain)								

SAMPLE

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

SAMPLE

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 _____ DATE _____ PURCHASER _____ DATE _____

SELLER _____ 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 _____

STATE FORM 46234 (R1/04)

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