Signature of Seller (at closing)

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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 property and provide for appropriate provide the owner and are not the representations of the accept if a contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are it.

- Gunter	(1))	TAI	1111	alined on the property. The representation mation is for disclosure only and is not res sellers of 1-4 unit residential property e disclosure form and submit the form to a seller of 1-4 unit residential property e disclosure form and submit the form to a seller of the					
1. The following are in the condition	ons indicator	reru	1 +N	469	70			1	E10.18	-
A. APPLIANCES	None/Not	1			Marine Land American					
	Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/	D-4 - 4	Not	In	o Not
Built-in Vacuum System Clothes Dryer	X				Cistern	Rented	Detective	Defecti		(now
Clothes Washer	X	100000			Septic Field / Bed	X	-	-	10	
Dishwasher Dishwasher	X				Hot Tub	X	The world	1		
Disposal	X	B. C. Carlot	539 B.		Plumbing	×	No section of		10	
Freezer	X	260000000000000000000000000000000000000			Aerator System	-		X		
Gas Grill	W.X				Sump Pump	\ \ \	STATE OF THE PARTY			
Hood	AX		not inc	eluded	Irrigation Systems	->	No. 254	1014	-	
	X	THE WAY	X		Water Heater / Electric	7	FEET THE ST	Note:		33.49
Microwave Oven	I.X		not inc	habul	Water Heater / Gas	X				
Oven	X		HOTH	nuutu	Water Heater / Solar	-		X		
Range	X		noting	hobul	Water Purifier	2	230 25	Maline	100	
Refrigerator	X		HAPTHE	Huded	Water Softener	2	The state of the s			
Room Air Conditioner(s)	X	Day yes	Allegata.	per amage	Well	\Q				-
Trash Compactor	X	TO SEE	139 (623)	ENTER !	Septic & Holding Tank/Septic Mound	×				
TV Antenna / Dish	X	The same			Geothermal and Heat Pump	C				
Other:		100000	TO THE SECOND		Other Sewer System (Explain)	1				
	10000				Swimming Pool & Pool Equipmen	0				90%
X	I CONTRACTOR	etho eth	G INCOME TO	A House Mari	Swilling Foot & Foot Equipmen	X				
	I FIRM TO		Elitanous.	grauptocess;				Yes	No	Do
and the second second	describing	a topics of a	N. P. Commerce of	PERSONAL PROPERTY.	Are the structures connected to a pub	lic water s	vstem?	X		PAI
	TO LEED W	ROTTE	Charles,	Month of	Are the structures connected to a pub			X		
. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not Defective	Do Not	Are there any additions that may requ			1		-
- LLLOTTOPAL OTOTAL	Rented	Delective	Defective	Know	to the sewage disposal system?					1
ir Purifier	X		EURET SE	Estimies	If yes, have the improvements been consewage disposal system?	ompleted o	on the			
urglar Alarm	X	Charles III	BH OF THE	商品 明明 第四	Are the improvements connected to a	private/co	mmunity			
eiling Fan(s)					water system?			33 B	1	-
arage Door Opener / Controls	X			2000	Are the improvements connected to a sewer system?	private/co	mmunity		X	1
side Telephone Wiring and	1					None/N	ot		lat.	10
ocks / Jacks				W - W - W - W - W - W - W - W - W - W -	D. HEATING & COOLING SYSTE	M Include Rente	d/ Defect	Def	Not ective	Do K
tercom	X		21		Attic Fan				X	
ght Fixtures			X		Central Air Conditioning			30 30	X	
una	X				Hot Water Heat	X			PASSES.	
noke / Fire Alarm(s)	1000000		X		Furnace Heat / Gas				X	
itches and Outlets			X		Furnace Heat / Electric	X			-	
nt Fan(s)		man mer e	X	Silverille.	Solar House-Heating	1 X				
(100) 200 Amp Service			1			1				-
rcle one)	200		X		Woodburning Stove	4				
nerator	X	Chattella	exh g'ann	y spread	Fireplace	-				
	Accorded hors	e a clanifi	cant adver	se effect	Fireplace Insert	- 2				-
TE: "Defect" means a condition that	d clanifican	the impair t	he health	or safety	Air Cleaner	-	>			-
he value of the property, that would sture occupants of the property, or	that if not r	ensired re	moved or	replaced	Humidifier	4				
iture occupants of the property, of ild significantly shorten or advers	aly affect th	e expected	normal li	fe of the	Propane Tank	7	3			
					Other Heating Source)				
UAL KNOWLEDGE. A disclosi	are form is	of the pros	nective b	uver or ow	Seller, who certifies to the truth the or the owner's agent, if any, and the mer may later obtain. At or before set a purchaser at settlement that the corrchaser hereby acknowledge receiving a signature of Buyer	tiement,	he owne	r is req	nited	tanti
e as it was when the disclosi	THE LOUISING	Date (mm/c	id/yy) /		Signature of Buyer		Date (r	nm/dd/y	N	
ture of Seller M . Taball		11/20	1/24		Signature of Buyer	DESCRIPTION OF THE PARTY OF THE	Deta (mm/dd/y	M	1033

Date (mm/dd/yy)

roof leak? roof leak? roof leak? Are there any foundation writing? Are there any foundation problems with the structure? Another any foundation problems with the structure? Are there any foundation problems with the structure? Are there any foundation problems with the structure? Are there any foundation of zoning. Are there any conditions of zoning. The peace of a recommendation of the peace of the pea	Property address (number and street, dity, state, and 2 HIO LLE Gunter C+	YES	NO	DO NOT			177		
recreted damage to the roof? recreted and sever of shingles we many layers? DOUS CONDITIONS YES NO DONOT KNOW The been or are there any conditions or he property, such the gas, lead paint, radon gas in expansive paint meterial, landfill, surpansive paint, landfill, surpansive pain	Age, if known: Let Years.	-		KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT	
At the terre any conditions or the property of	Does the roof leak?	Of them so	DU PRESENT	X	Do structures have aluminum wiring?	, 20	NO	KNOW	
Are there any encreachments? Are there any structural problems with the building permit? Are there any structural problems with the building permit? Are there moisture andor water problems in the basement, crawl space area, or any other area? Is there any damage due to wind, flood, termities or rodents? Are there any encreachments? Are there any encreachments? Are there any encreachments? Are there any structural problems with the building permit. Are there any encreachments? Are there any encreachments? Are there any structural problems with the building encreachment and addition or alternation and any encreachments. Are there any encreachments? Are there any encreachments? Are there any encreachments?		AT YES THE	X	100000	Ale there any foundati	Sales de la constitución de la c	X	r defeat	1
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The bean or are there any conditions on the property such with the profit such	on the house?		X	Star postuo	Are there any violette	a demission of	X	The state of	
Por Boen or are there any conditions on the property, such productions of the property of the of th	If yes, how many layers?	San Carlo Services	/	4	Is the present use a non-conforming use?	Marie Lond	X		-
is the access to your property via a private road? Is the access to y	3. HAZARDOUS CONDITIONS	YES	NO	DO NOT	expiain:	10 Will be 20			
y that has not been certified as lated by a finispector approved interesting a state of the second approved in the	Have there been or are there an hazardous conditions on the property, suc as methane gas, lead paint, radon gas i house or well, radioactive material, landfil mineshaft, expansive soil, toxic materials mold, other biological contaminants asbestos insulation, or PCB's?	yh ni,	X		tel oc and annotation and television because	mate	X	of the state of th	Color of the
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Is the access to your property via a public road? Is the access to your property via an easement? Have you received any notices by any governmental agencies affecting this property? Are there any structural problems with the building? Have any substantial additions or alterations been made without a required building permit? Are there any tructure 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? Have any structures been treated for wood destroying insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Do you currently pay flood insurance? Does the property contain underground storage tank(s)? Is there any threatened or existing litigation regarding the property? Is there any threatened or existing litigation regarding the property? Is the property located within one (1) mile of an airport? Is the property located within one (1) mile of an airport? Is the property located within one (1) mile of an airport? Is the property located within one (1) mile of an airport?	nernamphetamine or dumping		1	ST Samuel	Is the access to your property via a private road?		1	1	Col
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	of Seller of A. R.	计是连续		4	Signature of Buyer		Date (m	m/dd/yy)	
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Date (mm/dd/yy) Date (mm/dd/yy) Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy)	I to still a that the smallting of the	property i	s substar	ntially the s	ame as it was when the Seller's Disclosure f	orm was	origina	lly provid	ed t
Date (mm/dd/yy) Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy) Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy)	ueleby celmines mar me condition of me	L			Simple of Seller (at closing)	THE PARTY NAMED IN	Date (mm/dd/yy	A SECOND

nature of Seller (at closing)

Date (mm/dd/yy)

Signature of Seller (at closing)

Date (mm/dd/yy)



Average Utilities

Utility	Company	Average Amount
Gas	Niesco	\$ 55.00
Electric	Miami CASS REMC	\$ 100,00
Water	Peru Utilities	\$ 50.00
Septic/Sewer	included with water	\$
ноа	Engles Pointe HOA	\$ 105.00
Other		\$
Additional Notes	HOA Fees cover Trask	PICKUP,
	mowing (in unfenced	areas) and
	use of recreational	facilities
		The state of the s
-		
		The company of the co



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient 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. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)		Initial:	
Check below which best	applies:		
	-based paint and or lead-ba	sed hazards:	
Known lead-base	ed paint and/or lead-based	paint hazards are present in the housing	_
X Seller has no kno	owledge of lead-based pain	t or lead-based paint hazards in the ho	busing
Seller has provide and/or lead-based	d paint hazards. Please list		•
_X Seller has no rep	orts or records pertaining t	o lead-based paint & hazards in the ho	ousing.
Purchaser's Acknowledgement	· (initial)	Initial:	_
	ceived copies of all information		
		ect Your Family from Lead in Your Ho	ome"
	check which applies)	1 0 w 1 w 1 w 1 w 1 w 1 w 1 w 1 w 1 w 1	
Received a 10-da	ay opportunity, or mutually	agreed upon time period, to conduct	a risk assessment or
inspection for the	e presence of lead-based pa	aint &/or hazards or have	
	•	ssessment or inspection for the present	ce of lead-based paint
&/or lead-based	paint hazards		
Agent's Acknowledgment (initi			
	ned the seller of the seller's ensure compliance.	s obligation under 42 U.S.C. 4852(d) a	and is aware of his or her
Certification of Accuracy The following parties have review provided is true and accurate. Raquel Mitchell 11/2	·	and certify to the best of their knowled	dge that the information
Seller's Signature	Date	Seller's Signature	Date
Elias 2			
Agent's Signature	Date	Agent's Signature	Date
Purchaser's Signature	 Date	Purchaser's Signature	Date

Purchaser



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting
 counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase
 agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

5 W.1161.				
Metzger Property S	Services, LLC, <u>Chad M</u>	etzger (MPS, LLC Owner/Ag	represent,	
	The Owner: X	The Purchaser:	(check which applies)	
owner, said agent must give conceding their knowledge Your signature below confi	e signed documentation of such transaction. Tirms that you have recei	of such an agreement sig	gent is representing both the pur ned by both the purchaser and the the information within Metzger wided to you before signing a con-	ne owner Property
Authentision Raquel Mitchell Owner	11/21/24			
Owner	Date	Owner	D	ate
Owner	Date	Owner	D	ate

Date

Purchaser

the

Date