

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

Date

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, Metzgowner.	ger Property Services, LLC	C, and all agents associate	ed with the listing broke	er solely represent the			
Metzger Property	y Services, LLC, Chad Mo	etzger	represent,				
		(MPS, LLC Owner/Ag					
- 200							
	The Owner: X	The Purchaser:	(check which applie	25)			
owner, said agent must gi conceding their knowleds Your signature below cor	ive signed documentation occurs, we signed documentation of ge of such transaction. Infirms that you have receive Disclosure Form and that the such transaction of the such transaction.	of such an agreement sig	ned by both the purcha	ser and the owner Metzger Property			
Owney	Date	Owner		Date			
Owner	Date	Owner		Date			

Purchaser

the

Date



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.

	losure (initial)		Initial:		
Chec	k below which best applie	es:			
I. Presence of lead-based paint and or lead-based hazards:					
	Known lead-based pair Explain:	nt and/or lead-based	paint hazards are present in the housing		
<u>X</u>	Seller has no knowled	ge of lead-based pain	t or lead-based paint hazards in the hou	sing	
II.	Reports & Records ava				
	Seller has provided the and/or lead-based pain List:		vailable records & reports pertaining to below	lead-based paint	
<u>X</u>	Seller has no reports o	r records pertaining t	o lead-based paint & hazards in the hou	sing.	
Purchaser's	Acknowledgement (initi	al)	Initial:		
III.	Purchaser has received				
IV.			ct Your Family from Lead in Your Hor	ne"	
V.	Purchaser has: (check		et i oui i uniny nom Lead in i oui iioi		
			agreed upon time period, to conduct a	risk assessment or	
			aint &/or hazards or have	risk assessment of	
			sessment or inspection for the presence	of lead-based paint	
	&/or lead-based paint		is essment of mispection for the presence	or read-based paint	
		ALC:			
Agent's Ack	nowledgment (initial)	e seller of the seller's	obligation under 42 U.S.C. 4852(d) an	d is aware of his or her	
CW	responsibility to ensure		obligation under 42 0.5.c. 4652(d) an	id is aware of his of her	
The following	of Accuracy g parties have reviewed th rue and accurate.	e information above	and certify to the best of their knowledg	e that the information	
Seller's Signo	ature 1	Date	Seller's Signature	Date	
Agent's Signa	ature	Date	Agent's Signature	Date	
Purchaser's S	Signature	Date	Purchaser's Signature	Date	



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

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 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 32-21-5) 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 es	state.				ne disclosure form and submit the form to	a prospec	tive buyer	befor	re an	offer is
Property address (number and street, city, sta	Roac	1 15	remo	en, =	IN 46506					
The following are in the condition		l:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot	Do Not Know
Built-in Vacuum System	V				Cistern	V				
Clothes Dryer			V		Septic Field / Bed			,	/	
Clothes Washer			V		Hot Tub	1/		-		
Dishwasher			1/		Plumbing			1	/	
Disposal			1/		Aerator System	1/		1		
Freezer			V		Sump Pump			L	/	
Gas Grill	-				Irrigation Systems	1/		-		
Hood	V		11		Water Heater / Electric		100	1	/	
	1		V		Water Heater / Gas			V		
Microwave Oven	-		. /		Water Heater / Gas Water Heater / Solar	V				
Oven	-		V		Water Purifier	1/				
Range	V		1.1			V		1	/	
Refrigerator			V		Water Softener	100		V	/	
Room Air Conditioner(s)	11/		V		Well	100		U		
Trash Compactor	V				Septic & Holding Tank/Septic Mound	1				1
TV Antenna / Dish	V				Geothermal and Heat Pump	V				
Other:					Other Sewer System (Explain)	V				
					Swimming Pool & Pool Equipment	V				
								Yes	No	Do Not Know
					Are the structures connected to a publi	ic water sv	stem?		1/	Kilow
				-	Are the structures connected to a publi				1	
	None/Not		Net	Do Not	Are the structures connected to a publi				-	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?				V	
Air Purifier	1/				If yes, have the improvements been co	mpleted on	the		V	
Burglar Alarm	1/				sewage disposal system? Are the improvements connected to a p	rivate/com	munity		1./	
Ceiling Fan(s)			1/		water system?					
Garage Door Opener / Controls			1/		Are the improvements connected to a p	private/com	munity		1/	
Inside Telephone Wiring and Blocks / Jacks			V		D. HEATING & COOLING STSTEW Iniciaded Defective Defective		Do Not			
Intercom	1/					Rented		Dete	ctive	Know
Light Fixtures	-		V		Attic Fan	V		1	,	
Sauna	1/				Central Air Conditioning			V		
Smoke / Fire Alarm(s)	-				Hot Water Heat					
Switches and Outlets			V	Lange Street,	Furnace Heat / Gas			L		
Vent Fan(s)			11		Furnace Heat / Electric	V				
60 / 100 / 200 Amp Service			11		Solar House-Heating	V				
(Circle one)			V		Woodburning Stove	V				
Generator	11				Fireplace			V		
NOTE: "Defect" means a condition the	at would be	vo a cionifi	cant adver	so offeet	Fireplace Insert	V				
on the value of the property, that wou					Air Cleaner	V				
of future occupants of the property, of					Humidifier	V				
would significantly shorten or advers	ely affect th	he expecte	d normal li	fe of the	Propane Tank	V				
premises.					Other Heating Source	V				
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or wany material change in the physica	sure form is arranties the I condition	s not a want the pro-	arranty by spective be operty or co	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or or the owner's agent, if any, and the dayner may later obtain. At or before settler purchaser at settlement that the condition rchaser hereby acknowledge receipt of	lisclosure ment, the c tion of the	form may owner is re property i	not equire	be used to	sed as a disclose tially the
Signature of Seller		Date (mm/			Signature of Buyer		ate (mm/da			VIII NEW
English Ashad 1/1	>	0-	1821	024					NU.	
Signature of Seller		Date (mm/	ad/yy)	/	Signature of Buyer	D	ate (mm/dd	/yy)		
The Seller hereby certifies that the cor	ndition of th	e property	is substant	tially the sa	me as it was when the Seller's Disclosure for	orm was or	iginally pro	ovide	d to th	e Buyer.
Signature of Seller (at closing) Date (mm/dd/yy)			Signature of Seller (at closing) Date (mm/dd/yy)							

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
			,	Do structures have aluminum wiring?		V	KNOW
Age, if known: Years.			U	Are there any foundation problems			1/
Does the roof leak?			1 100	with the structures? Are there any encroachments?	-	V	1
Is there present damage to the roof? Is there more than one layer of shingles		V	J. May	Are there any violations of zoning,			
on the house?		V		building codes, or restrictive covenants? Is the present use a non-conforming use		V	
If yes, how many layers?			V	Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any nazardous conditions on the property, such as methane gas, lead paint, radon gas in nouse or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		V					
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		V				V	
Has there been manufacture of				Is the access to your property via a private road?		1	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		V		Is the access to your property via a public road?	V		
Explain:				Is the access to your property via an easement?		V	153
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		V	
				Are there any structural problems with the building?		V	
				Have any substantial additions or alterations been made without a required building permit?		V	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?			V
				Is there any damage due to wind, flood, termites or rodents?		1	
				Have any structures been treated for wood destroying insects?		V	
				Are the furnace/woodstove/chimney/flue all in working order?		V	
				Is the property in a flood plain?		V	
				Do you currently pay flood insurance?		V	
				Does the property contain underground storage tank(s)?		V	
				Is the homeowner a licensed real estate salesperson or broker?		V	
				Is there any threatened or existing litigation regarding the property?		V	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V	
				Is the property located within one (1) mile		1/	
The Information contained in this Disclosur	e has bee	en furnish	ed by the	of an airport? Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosure.	ed on the S	Seller's CU	RRENT
a substitute for any inspections or warranti to disclose any material change in the physi is substantially the same as it was when the signing below.	es that th	e prosper	TIVA DUVAR	or the owner's agent, if any, and the disclost or owner may later obtain. At or before settle or certify to the purchaser at settlement that to d. Seller and Purchaser hereby acknowledge	manual Alea		described of
Signature of Seller	Date (mm/c	(dd/yy)	02 4	Signature of Buyer	Date (mm/de	d/yy)	
ignature of Seller	Date (mm/c		/	Signature of Buyer	Date (mm/de	d/yy)	
he Seller hereby certifies that the condition of the	e property	is substan	tially the sar	ne as it was when the Seller's Disclosure form was	originally pr	ovided to th	Buyer.
Signature of Seller (at closing)	Date (mm/c			Signature of Seller (at closing)	Date (mm/de		



Average Utilities

Utility		Company	Average Amount
Gas	Natanl	Mipsed	\$ 70.00
Electric	Nipsco		\$ 70.00
Water	Well		\$
Septic/Sewer	Siptic		\$
ноа	N/A		\$
Other			\$
Additional Notes			
	1000		
,			
			110.50 (2) 전 12.00 (12.