SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 19-15-2021

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 repletween the buyer and the owne known physical condition of the pracepted for the sale of the real earlies.	resentation r. Indiana la operty. An o state.	s of the ac aw (IC 32- wner must	gent, if any 21-5) gene t complete	r. This information in the control of the control o	rmation is for disclosure only and is not res sellers of 1-4 unit residential propert le disclosure form and submit the form to	intended by to comp a prospec	to be a pa lete this for tive buyer	orm r befor	any o	contract ling the offer is
Property address (number and street, city, st 3478 11 5		ode) 13	Pierc	eton	IN 46562					
1. The following are in the condition	ns indicated	:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							11 11
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	V		1		Cistern	V			/	1200
Clothes Dryer			V,		Septic Field / Bed			2		
Clothes Washer			V		Hot Tub	V			,	
Dishwasher		10,451.0	1		Plumbing			2	/	
Disposal	1/1				Aerator System	1				
Freezer	1/1				Sump Pump	V.				
Gas Grill	1				Irrigation Systems	1/			-	
Hood	-		/		Water Heater / Electric			1	_	
Microwave Oven					Water Heater / Gas			1		
Oven			V		Water Heater / Solar					a Company
Range			V.		Water Purifier		200		,	
Refrigerator			/	Section 1	Water Softener			1	/	
Room Air Conditioner(s)					Well			1	/	
Trash Compactor			7		Septic & Holding Tank/Septic Mound			1	/	
TV Antenna / Dish			/		Geothermal and Heat Pump			-		
Other:					Other Sewer System (Explain)					
Other.					Swimming Pool & Pool Equipment					
					Swimming Foot & Foot Equipment					D . N
Maria Caraca Barana			131. 1 100.	5012000				Yes	No	Do Not Know
					Are the structures connected to a publi	c water sy	stem?	21	V	
	1,24,7				Are the structures connected to a publi	c sewer sy	stem?		V	
D ELECTRICAL EVETEM	None/Not	Defeative	Not	Do Not	Are there any additions that may requir		Control of the Contro		./	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?				V	
Air Purifier					If yes, have the improvements been con sewage disposal system?	mpleted on	the		V	
Burglar Alarm					Are the improvements connected to a p	rivate/com	munity			
Ceiling Fan(s)			/		water system?				V	
Garage Door Opener / Controls			V.		Are the improvements connected to a p sewer system?	rivate/com	munity		V	
Inside Telephone Wiring and Blocks / Jacks			1		D. HEATING & COOLING SYSTEM	None/Not Included/	Defective	N Defe	ot ctive/	Do Not Know
Intercom			/		Attic Fan	Rented	CLE CONTROL		Cury	Kilow
Light Fixtures			V		Central Air Conditioning			1	/	
Sauna		100000	/		Hot Water Heat	1/				
Smoke / Fire Alarm(s)	14 117		VI		Furnace Heat / Gas	-		1	/	
Switches and Outlets			VI			1		-		
Vent Fan(s)			V,		Furnace Heat / Electric					3514
60 / 100 (200 Amp Service			1		Solar House-Heating	K				
(Circle one)					Woodburning Stove			4.	/	
Generator Recidy					Fireplace			-		
NOTE: "Defect" means a condition th	at would ha	ve a signifi	cant adver	se effect	Fireplace Insert	V				
on the value of the property, that wou					Air Cleaner	V				
of future occupants of the property, o					Humidifier	4	44.4			
would significantly shorten or advers	sely affect t	he expecte	d normal li	fe of the	Propane Tank	V				
premises.			1000		Other Heating Source	V				10.2
ACTUAL KNOWLEDGE. A discloss substitute for any inspections or wany material change in the physical structure.	sure form i arranties that condition	s not a wa at the pro of the pro	arranty by spective b sperty or co	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the d ner may later obtain. At or before settler purchaser at settlement that the condit rchaser hereby acknowledge receipt of	isclosure ment, the d ion of the	form may owner is re property i	not equire s sub	be used to	sed as a disclose tially the
Signature of Seller		Date (mm/			Signature of Buyer		ate (mm/dd	THE RESERVED		
Signature of Seller		Date (mm/	(dd/yy)		Signature of Buyer	D	Date (mm/dd/yy)			
The Seller hereby certifies that the co	ndition of th	e property	is substant	tially the sar	ne as it was when the Seller's Disclosure for	orm was or	iginally pro	vider	to th	e Buver
Signature of Seller (at closing)		Date (mm/	2 22	any trie sai	Signature of Seller (at closing)		ate (mm/do		. 10 11	o buyer.

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO	
Ago if known				Do structures have aluminum wiring?		V	KNOW	
Age, if known: Years.			14 (19)	Are there any foundation problems		1/		
Does the roof leak?		1		with the structures? Are there any encroachments?		1/		
Is there present damage to the roof? Is there more than one layer of shingles		1		Are there any violations of zoning,		1		
on the house?		V		building codes, or restrictive covenants? Is the present use a non-conforming use	COMPANY OF THE STATE OF THE STA	V		
If yes, how many layers?				Explain:				
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?		/						
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						
Has there been manufacture of				Is the access to your property via a private road?		V		
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Is the access to your property via a public road?	V	,		
Explain:				Is the access to your property via an easement?		/		
				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	S:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?	s /	1		
				Is there any damage due to wind, flood, termites or rodents?		/		
				Have any structures been treated for wood destroying insects?		1		
				Are the furnace/woodstove/chimney/flue all in working order?	1		,	
				Is the property in a flood plain?		1		
				Do you currently pay flood insurance?				
				Does the property contain underground storage tank(s)?		/		
				Is the homeowner a licensed real estate salesperson or broker?		1		
				Is there any threatened or existing litigation regarding the property?			A.	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V		
				Is the property located within one (1) mile of an airport?		V		
a substitute for any inspections or warranti to disclose any material change in the phys is substantially the same as it was when the signing below.	es that the	e prospec	tive buyer	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the discloss or owner may later obtain. At or before settle or certify to the purchaser at settlement that it. Seller and Purchaser hereby acknowledge	ement, the	owner is re	sed as	
Signature of Seller	Date (mm/d	dd/yy)		Signature of Buyer	Date (mm/dd/yy)			
Signature of Selfer	Pate (mm/d			Signature of Buyer	Date (mm/dd/yy)			
	e property	is substant	ially the san	ne as it was when the Seller's Disclosure form was	originally pro	ovided to th	e Buyer.	
				Signature of Seller (at closing)	Date (mm/dd/yy)			



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.

Metzger Property Services, LLC and John Burnau (MPS, LLC Agents) represent,

The Owner: X The Purchaser: ______ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property.

Your signature below co Services, LLC's Agency purchase real estate.	nfirms that you have received, Disclosure Form and that this	read and understand the information information was provided to you be	n within Metzger Property efore signing a contract to
Owner	9-15-21 Date	Owner To	Date
Owner	Date	Owner	Date
Purchaser	Date	Purchaser	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 (initially)		Initial:					
	ck below which best applies							
I. Presence of lead-based paint and or lead-based hazards:								
	Known lead-based pain Explain:	t and/or lead-based p	aint hazards are present in the housing	3.				
<u>X</u>		e of lead-based paint	or lead-based paint hazards in the hou	sing				
II.	Reports & Records ava							
	and/or lead-based paint List:	hazards. Please list						
<u>X</u>	Seller has no reports or	records pertaining to	lead-based paint & hazards in the hou	ising.				
Purchaser's	Acknowledgement (initia	D.	Initial:					
III.								
IV.								
V.	Purchaser has: (check v	which applies)						
	Received a 10-day oppo	ortunity, or mutually	agreed upon time period, to conduct a	risk assessment or				
			int &/or hazards or have					
			sessment or inspection for the presence	e of lead-based paint				
	&/or lead-based paint h	azards						
Agent's Ack	nowledgment (initial)	n ca n i	11 1. 40 M.G. 40524D					
	Agent has informed the responsibility to ensure		obligation under 42 U.S.C. 4852(d) an	id is aware of his or her				
The following	of Accuracy g parties have reviewed the rue and accurate.	information above a	nd certify to the best of their knowleds	ge that the information				
Seller's Signo	uture	Date	Seller's Signature	Date				
Agent's Signo	ature	Date	Agent's Signature	Date				
Purchaser's	Signature	Date	Purchaser's Signature	Date				