



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address: 2415 Franklin Ave, Mt Pleasant, IA 52641

Property Owner (Seller – please print per title): Lorene Allred

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

Property is exempt because one or more of the above exemptions apply. (If exempt -STOP HERE – skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent. **The Agent has no independent knowledge of the condition of the property except that which is written on this form.** Seller advises Buyer to obtain independent inspections relevant to Buyer.

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes No Unknown If yes, please explain: No basement / crawl space
- Roof:** Any known problems? Yes No Unknown Type _____ Unknown Date of repairs/replacement _____ Unknown Describe: Asphalt
- Well and pump:** Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: not used city water Has the water been tested? Yes No Unknown If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes No Unknown Location of tank SW of house Unknown Age _____ Unknown Date tank last inspected 6/5/2023 Unknown
- Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs N/A
- Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____
- Central Cooling system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____
- Plumbing system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs replace water heater 2020
- Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____

Buyer initials _____ Seller initials LA

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes No Unknown Date of treatment _____ Previous Infestation/Structural Damage? Yes No Date of repairs _____
11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. If not, Check here

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes No Unknown If yes, what were the test results? _____

14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown

15. **Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?** Yes No Unknown

16. **Structural Damage:** Any known structural damage? Yes No Unknown

17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown

18. **Is the property located in a flood plain?** Yes No Unknown If yes, flood plain designation _____

19. **Do you know the zoning classification of this property?** Yes No Unknown What is the zoning? _____

20. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown If yes attach a copy **OR** state where a true, current copy of the covenants can be obtained: _____

21. **Has there been "major" structural remodeling?** Yes No If yes, please explain: _____

You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):

#14 - septic drain easement on south neighbor neighbor

Seller has owned the property since 06/1988 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Lorena M. Allred Seller _____ Date 6.20.2023

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____