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Adopted by NEIRBR (Revised 06/22)

SELLER DISCLOSURE OF PROPERTY CONDITION

PROPERTY ADDRESS: 911 Mill Street, Traer, IA 50675

OWNERS NAME(S). PLEASE PRINT: Hannah Hoffa and Andrew Terrones

PURPOSE OF STATEMENT: The State of Iowa requires the Seller(s) of certain property to disclose information about the property to be sold. Completion of this form shall satisfy the requirements of Chapter 558A of Iowa Code which mandates the Seller(s) disclose the condition of and information about the property the Seller(s) is about to sell.

THIS STATEMENT SHALL NOT BE A WARRANTY OF ANY KIND BY THE SELLER(S) OR SELLER(S) AGENT AND SHALL NOT BE INTENDED AS A SUBSTITUTE FOR ANY INSPECTION OR HOME WARRANTY INSURANCE THE PURCHASER MAY WISH TO OBTAIN.

SELLER(S) DISCLOSURE: As Seller(s), I/We disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller(s) authorizes the 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. The following are representations made by Seller(s) and are not the representations of the Licensee, who has no knowledge of the condition of the property and Seller(s) agrees to identify and hold Licensee harmless. If attached to a Purchase Agreement, this Seller Disclosure of Property Condition shall be fully incorporated therein, and shall be made a part thereof, as if fully set forth at length therein. The following representations shall survive any closing and shall not merge into any deed for the property.

INSTRUCTIONS TO SELLER(S):

1. Respond to all questions or attach reports allowed by Iowa Code Section 558A.4(1).
2. Disclose all known conditions materially affecting this property.
3. If an item does not apply to this property, indicate it is not applicable (NA).
4. Additional pages or reports may be attached.
5. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is **unknown (UNK).** All approximations must be **identified as (AP)**.

ALL APPLIANCES & SYSTEMS INCLUDED IN THE TRANSACTION ARE IN WORKING ORDER EXCEPT AS NOTED.

Item		Good Working Order	Comments
Alarm System	NA ☑	Yes ☐ No ☐ Unk ☐	
Attic Fan	NA ☐	Yes ☐ No ☑ Unk ☐	
Carbon Monoxide Detector	NA ☐	Yes ☑ No ☐ Unk ☐	
Central Vac System	NA ☑	Yes ☐ No ☐ Unk ☐	
Ceiling Fan	NA ☐	Yes ☑ No ☐ Unk ☐	
Dishwasher (Built In)	NA ☐	Yes ☑ No ☐ Unk ☐	
Furnace Humidifier	NA ☑	Yes ☐ No ☐ Unk ☐	
Garage Door Opener	NA ☐	Yes ☑ No ☐ Unk ☐	Number Remote Controls: 4
Garbage Disposal	NA ☐	Yes ☑ No ☐ Unk ☐	Replaced in 2022
Gas Grill (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Hood/Fan	NA ☐	Yes ☑ No ☐ Unk ☐	
Hot Tub (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Intercom (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Lawn Sprinkler System	NA ☑	Yes ☐ No ☐ Unk ☐	
Microwave (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Pool System	NA ☑	Yes ☐ No ☐ Unk ☐	
Range/Oven (Built In)	NA ☐	Yes ☑ No ☐ Unk ☐	

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Items		Good Working Order	Comments
Refrigerator (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Satellite Dish System	NA ☑	Yes ☐ No ☐ Unk ☐	
Sauna (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Smoke Alarm	NA ☐	Yes ☑ No ☐ Unk ☐	
Solar Heating System	NA ☑	Yes ☐ No ☐ Unk ☐	
Sound System (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Sump Pump (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Trash Compactor (Built In)	NA ☑	Yes ☐ No ☐ Unk ☐	
Water Filtration System	NA ☑	Yes ☐ No ☐ Unk ☐	Rented ☐ Owned ☐
Water Heater	NA ☐	Yes ☑ No ☐ Unk ☐	
Water Softener	NA ☐	Yes ☑ No ☐ Unk ☐	Rented ☐ Owned ☑
Jetted Tub	NA ☑	Yes ☐ No ☐ Unk ☐	
Other:	NA ☑	Yes ☐ No ☐ Unk ☐	

PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

1. BASEMENT / CRAWL SPACE / SLAB: Any known water, seepage, or other problems? Yes ☐ No ☑ Unk ☐
Describe: _____
Repairs/Replacement/Date: _____

2. FOUNDATION(S): Any known foundation damage or settlement? Yes ☐ No ☑ Unk ☐
Describe: _____
Repairs/Replacement/Date: _____

3. ROOF: Any known problems? Yes ☐ No ☑ Unk ☐
Describe: _____
Repairs/Replacement/Date: New Roof in August of 2021

4. WELL WATER SYSTEM: Any know problems? Yes ☐ No ☐ Unk ☐ NA ☑
Describe: _____
Type of Well _____ Location: _____ Age: _____ Yes ☐ No ☐ Unk ☐ NA ☑
Has the water been tested?
If yes, date of last report and results: _____ Yes ☐ No ☐ Unk ☐ NA ☑
Any known plans to bring city or rural water to your area and/or requirements to connect to city or rural water lines when available?

5. CITY SEWER/SEPTIC TANKS/DRAIN FIELDS/OTHER DISPOSAL SYSTEMS: Any problems? Describe: _____ Yes ☐ No ☑ Unk ☐
Has Septic System ever been pumped? Date last pumped. _____ Yes ☐ No ☑ Unk ☐ NA ☑
Any known plans to bring city sewer to your area and/or requirements to connect to city sewer? Describe: _____ Yes ☐ No ☐ Unk ☑ NA ☐
Repairs/Replacement/Date: _____
Is the property in compliance with local city ordinances requiring that perimeter tile lines do not drain into the city sanitary sewer? Yes ☐ No ☐ Unk ☑ NA ☐
Describe: _____
Repairs/Replacement/Date: _____

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6. HEATING SYSTEM(S): Any known problems? Yes ☐ No ☑ Unk ☐
Describe:
Repairs/Replacement/Date:
If you have an LP gas tank, is it Rented ☐ Owned ☐
Comments:

7. CENTRAL COOLING SYSTEM(S): Any known problems? Yes ☑ No ☐ Unk ☐ NA ☐
Describe: Stopped working
Repairs/Replacement/Date: Replaced parts needed. Now works.

8. FIREPLACE(S)/WOOD BURNING STOVE(S): Any known problems? Yes ☐ No ☑ Unk ☐ NA ☐
Describe: Date last used:
Repairs/Replacement/Date:

9. PLUMBING SYSTEM(S): Any known problems? Yes ☐ No ☑ Unk ☐
Describe:
Repairs/Replacement/Date:

10. ELECTRICAL SYSTEMS(S): Any known problems? Yes ☐ No ☑ Unk ☐
Describe:
Repairs/Replacement/Date:

11. WINDOWS: Any known problems? Yes ☐ No ☑ Unk ☐
Describe:
Repairs/Replacement/Date:

12. PEST INFESTATION: Any known problems? Yes ☑ No ☐ Unk ☐
Describe: Have had a couple mice last one was in November.
Repairs/Replacement/Date:

13. ASBESTOS/LEAD PAINT: Any known Asbestos OR Lead Based Paint Present? Yes ☐ No ☐ Unk ☑
Describe:
Repairs/Replacement/Date:

14. RADON: Any known test(s) for the presence of radon gas? Yes ☑ No ☐ Unk ☐
Describe: Under the recommended level. Tested in August 2021
Repairs/Replacement/Date:

15. FUNGI/MOLD: Any known fungus or mold? Yes ☐ No ☐ Unk ☑
Describe:
Repairs/Replacement/Date:

16. GROUNDWATER HAZARD STATEMENT: Will be filed by the Seller(s), if applicable, at closing regarding the following items: Are there any known: A. Wells B. Solid Waste Disposal C. Hazardous Waste D. Underground Storage Tanks E. Private Burial Site Yes ☐ No ☐ Unk ☑
Describe/Location:

17. COVENANTS: Is the property subject to restrictive covenants? Yes ☐ No ☐ Unk ☑
If YES, attach a copy or state where a true, current copy can be obtained.
Location of Covenant:

18. ENVIRONMENTAL CONCERNS: Any known environmental concerns? Yes ☐ No ☐ Unk ☑
Describe:

19. FLOOD PLAIN/FLOODWAY: Is the property located in a flood plain or floodway? Yes ☐ No ☐ Unk ☑
Flood plain/floodway designation:

20. ZONING: Zoning of this property is Urban Residential Unknown ☑
Any proposed changes in zoning, including variances? Yes ☐ No ☐ Unk ☑
Describe:

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21. REAL ESTATE DISTRICT: Is the property located in a Historical Preservation District? Yes ☐ No ☐ Unk ☑

22. OTHER ITEMS: Are you aware of any of the following:

A. Any known features of the property shared in common with adjoining landowners (Example: walks, fences, roads, driveways, well water system, etc.) whose use or responsibility for maintenance may have an effect on the property? Yes ☐ No ☐ Unk ☑
Describe: _____

B. Any known encroachments, easements, common areas (Example: facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning violations, non-conforming uses, or homeowners association which has any authority over the property? Yes ☐ No ☐ Unk ☑
Describe: _____

C. Any known fees and/or dues? (Example: homeowner association fees, land lease fees, maintenance fees or other financial obligations to owner?) Describe fee and state amount _____ Yes ☐ No ☐ Unk ☑

D. Any known modifications, remodeling, alterations, or repairs, etc. made without necessary permits or licensed contractors? Yes ☐ No ☑ Unk ☐
Describe: _____

E. Any known physical problems? (Example: settling, flooding, drainage or grading problems, etc.) Yes ☐ No ☑ Unk ☐
Describe: _____

F. Has there been a property/casualty loss, an insurance claim, OR major damage to the property OR other conditions? (e.g. fire, wind, hail, flood, landslides.) Yes ☐ No ☑ Unk ☐
If Yes, has the damage been repaired/replaced?
Describe: _____

Additional Remarks: _____

In no event shall the parties hold the Licensee(s) liable for any representations not directly made by the Seller(s) Agent or Broker.

SELLER(S) DISCLOSURE: THE SELLER(S) HAVE OWNED THE PROPERTY SINCE September 8th, 2021 **(DATE).**

The Seller(s) have stated above the history and condition of all of the items based solely on the information known to the Seller(s).

IN THE EVENT ANY CHANGES OCCUR IN THE REPRESENTATIONS HEREIN, FROM THE DATE OF THIS FORM TO THE TIME OF CLOSING, SELLER(S) SHALL IMMEDIATELY DISCLOSE SUCH CHANGES IN WRITING TO BUYER(S).

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

You must **explain** any "**YES**" response(s) to the above. Use the back of this form or additional sheets as necessary.

Hannah Hoffa	dotloop verified 01/24/23 1:21 PM CST CZ2F-S9GT-XOTU-Q5EE	Andrew Terrones	dotloop verified 01/24/23 1:25 PM CST H24M-FDU0-7QWH-85A0
Seller	Date	Seller	Date

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) Acknowledge receipt of a copy of this Seller Disclosure of Property Condition. This statement is not intended to be a warranty or to substitute for any inspection Buyer(s) may wish to obtain. Buyer(s) acknowledge receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer	Date	Buyer	Date

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DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT: LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Address: 911 Mill Street, Traer, IA 50675

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 learning disabilities, reduced intelligence quotient, behavioral problems, 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 from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

HH 01/24/23 AT 01/24/23 1:08 PM CST dotloop verified **(a)** Presence of lead-based paint and/or lead-based paint hazards (check one below):

- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

- ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

HH 01/24/23 AT 01/24/23 1:08 PM CST dotloop verified **(b)** Records and Reports available to the Seller (check one below):

- ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

- ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

_____ **(c)** ☐ Purchaser has received copies of all information listed above.

_____ or, ☐ No Records or Reports were available (see (b) above).

_____ **(d)** Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families.*

_____ **(e)** Purchaser has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

TR 01/24/23 1:13 PM CST dotloop verified **(f)** Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

Hannah Hoffa — dotloop verified 01/24/23 1:21 PM CST VD9G-SABF-H1NS-3HEO			
Seller	Date	Purchaser	Date
Andrew Terrones — dotloop verified 01/24/23 1:08 PM CST BNAH-W61A-GNNH-Q50G			
Seller	Date	Purchaser	Date
Tad M. Ritter - Team Member-Twin Power Group — dotloop verified 01/24/23 1:13 PM CST K96Y-DSWE-6SPA-H9UT			
Seller's Agent	Date	Purchaser's Agent	Date