



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: REBECCA L. VICTOR

14470 SUMMERSET RD. INDIANOLA IA 50125

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

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; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; 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. If so, you may stop here.

Seller Date

Seller Date

Buyer Date

Buyer Date

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.

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 by any Agent acting on behalf of the Seller. **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.**

Seller initials

RV

Buyer initials

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type _____
Unknown ☐ Date of repairs/replacement _____ Unknown ☐
Describe: _____
3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☒ Type of well (depth/diameter), age and date of repair: _____
Has the water been tested? Yes ☐ No ☐ Unknown ☐
If yes, date of last report/results: _____
4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank South of dwelling
Unknown ☐ Age 11 yrs Unknown ☐
Has the system been inspected within 2 years or pumped/cleaned within 3 years?
Yes ☐ No ☒ UNK ☐ Date of inspection _____ UNK ☐ Date tank last cleaned/pumped _____ UNK ☒