



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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

Property Address:	7	-		
Property Owner (Seller – please pri	nt per title):	Esslinger, N	Nuhurnina R	-
Purpose of Disclosure: Completion of this about the property, unless the property is e		er Iowa law which mandates	Seller disclose condition and inform	nation
Instructions to the Seller: (1) Complete to utilize ordinary care in obtaining the information (4) Additional partial (7) Keep a copy of this statement.	mation. (3) Provide ages or reports may be	information in good faith and be attached. (5) If some item	d make a reasonable effort to ascerts do not apply to your property, w	rtain rite
Exempt Properties: Properties exempte containing 5 or more dwellings units; cour properties; fiduciaries in the course of an attenants, or tenants in common; to or from a commercial or agricultural property which	rt ordered transfers; tadministration of an only any governmental divi	ransfers by a power of attorn decedent's estate, guardiansh	ney; foreclosures; lenders selling finip, conservatorship, or trust; betw	oreclosed reen joint
Property is exempt because one o	r more of the above of	exemptions apply. (If exemp	ot - STOP HERE – skip to signatu	ire line)
Seller's Disclosure Statement: Seller discrete and accurate to the best of my/our knows any person or entity in connection with shall not be a warranty of any kind by Sell the purchaser may wish to obtain. The fol Agent has no independent knowledge of advises Buyer to obtain independent institute. Property Conditions, Improval. Basement/Foundation: Has there	owledge as of the dat actual or anticipated er or Seller's Agent a lowing are representa- the condition of the epections relevant to rements and Ad	e signed. Seller authorizes A sale of the property or as other and shall not be intended as a sations made by Seller and are property except that which Buyer. ditional Information	Agent to provide a copy of this star nerwise provided by law. This star a substitute for any inspection or we e not the representations of Agent ch is written on this form. Seller	tement tement varranty The
please explain:	s No V Unknow	vn T Type	Unknow	
Date of repairs/replacement		Unknown Describe:	Clikilow	
3. Well and pump: Any known prolof repair:			well (depth/diameter), age and e water been tested? Yes N	 l date lo □
Unknown If yes, date of last report. 4. Septic tanks/drain fields: Any kn		ag 🗖 no 🗖 Halmovyn 🗖 / 1	_ Location of tonly North of house	20
	M I			
Unknown Age Unknown 5. Sewer: Any known problems? Ye	es 🗖 No 🗹 Any kn	own repairs/replacement?	Yes No Date of repairs	
6. Heating system(s): Any known prrepairs	roblems? Yes No	o ✓ Any known repairs/re	eplacement? Yes \(\bigcap\) No \(\bigcap\) Date	of
7. Central Cooling system(s): Any l	known problems? Y	es 🗖 No 🗹 Any known i	repairs/replacement? Yes \bullet No)
Date of repairs	problems? Yes	No Z Any known repairs	/replacement? Yes 🗖 No 🗹 Da	ite
of repairs 9. Electrical system(s): Any known of repairs	problems? Yes 🔲	No Many known repairs/	/replacement? Yes \bigcap No \bigcap Da	ate
-	r initials	Seller initials		

10. Pest Infestation: (wood-destroying inseknown problems? Yes No Unknown Infestation/Structural Damages? Yes	wn 🔲	Date of treatment	
Infestation/Structural Damage? Yes 11. Asbestos: Is asbestos present in any form	n in the	e property? Yes No Unknown	If yes, explain:
12. Radon: Any known tests for the presen			
Test results?Date of last not, Check here □	st repo	rtSeller Agrees to relea	ase any testing results. If
13. Lead Based Paint: Known to be presen Yes ☐ No ☑ Unknown ☐ If yes, what			
14. Any known encroachments, easements, areas co-owned with others), zoning mat	ters, n	onconforming uses, or a Homeowners	
authority over the property? Yes No 15. Features of the property known to be sh and driveways whose use or maintenanc Unknown	ared in	n common with adjoining landowners, s	
16. Structural Damage: Any known structu 17. Physical Problems: Any known settling			
18. Is the property located in a flood plain	g, 11000 1 ? Ye	es \(\bigcap\) No \(\bigcap\) Unknown \(\bigcap\) If yes, flood pl	ain designation
19. Do you know the zoning classification	of this	s property? Yes No Unknown	What is the zoning?
20. Covenants: Is the property subject to re	estricti	ive covenants? Yes No Unknow	n If yes attach a copy OR
state where a true, current copy of the coven 21. Has there been "major" structural re			Added one car garage on east side of t
You MUST explain any "Yes" respo	nses	above (Attach additional sheets	if Necessary):
Added one car garage. On the east side of t			
Seller has owned the property since June 2017 solely on the information known or reasonably a structural/mechanical/appliance systems of this production disclose the changes to Buyer. In no event shall Broker's affiliated licensees (brokers and salespe statement.	vailable property the par	e to the Seller(s). If any changes occur in the form the date of this form to the date of clause hold Broker liable for any representation	ne osing, Seller will immediately ons not directly made by Broker or
Seller acknowledges requirement that Bu Sheet", prepared by the Iowa Departmen	t of Pu	iblic Health.	ne-Buyers and Sellers Fact
Seller Juhan Loshyr	Seller		Date 10 / 12 / 2020
Buyer hereby acknowledges receipt of a copy substitute for any inspection the buyer(s) may			d to be a warranty or to
Buyer acknowledges receipt of the "Iowa Department of Public Health.	Rador	n Home-Buyers and Sellers Fact Shee	et" prepared by the Iowa
Buyer	Buyer		Date
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