- 6. DEFECT DEFINED: Under Indiana law, "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises
- 7. Buyer acknowledges and agrees that: (a) Buyer has been advised to seek appropriate counsel regarding the risks of buying Property in its "As Is" condition; (b) neither Buyer's nor Seller's respective brokers are qualified, licensed or required, to conduct due diligence or inspections with respect to the Property or the surrounding area; and (c) Buyer expressly releases and holds harmless brokers from and against any liability for any defects or conditions in the Property and the improvements thereon, if any.

By signature below,	the parties acknowledge receipt of a signed copy of this	Addendum.
	Parties acknowledge receipt of a signed copy of this	Audendum

61		1.0012	
62 63	BUYER'S SIGNATURE DATE	SELLER'S SIGNATURE	DATE
64			
65	PRINTED	Paula (Hamand) Patton	
66		∖	
67 68	BUYER'S SIGNATURE DATE	Paula Hamand Frecon	
69	DATE	SELLER'S SIGNATURE	DATE
70			
71	PRINTED	Walissa York	
		PRINTED	

277 N Plum St, Clinton, In 47842 (Property Address)

Page 2 of 2 ("As Is" Addendum to Purchase Agreement)



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Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.

Form #53. Copyright IAR 2024





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"AS IS" ADDENDUM TO **PURCHASE AGREEMENT**

This	· or use only	by mambana su			
This Addendum	0	of the	Indiana Association	of REALTORS®	y .
- Guill	dated				
		7 2029	is attached to and mad	e part of Purchase	: Agreement dated
	, 0	r property known as	27	7 N Plum St	
1. Eva-		Clinton		, Indiana, Zip	47842
-xcept a	as modified by Ali				

- ain in full force by this Addendum, all of the terms and conditions contained in the Purchase Agreement remain in full force and effect. In the event of any conflict between the terms and conditions of this Addendum shall and the terms and conditions of the Purchase Agreement, the terms and conditions of this Addendum shall
- Seller and Buyer acknowledge and agree that the Property is being sold in its existing, "as is" condition ("As is") and Saller acknowledge and agree that the Property is being sold in its existing, "as is" condition ("As Is"), and Seller shall not be responsible for the repair, replacement or modification of any deficiencies, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical and water heater, appliances, or electrical or sewage system, drainage or moisture conditions, air conditioning, hot water heater, appliances, or damage by the presence of pests, mold or other organisms.
- 3. Seller makes no representation or warranty to Buyer, either express or implied, as to the (1) condition of the Property, (2) the zoning of the Property, or (3) the suitability of the Property for Buyer's intended use or purpose or for any other use or purpose. Seller represents and warrants that Seller will maintain and repair the Property so that the Property will be in substantially the same condition on the Possession Date as on the Effective Date of the Purchase Agreement. Seller acknowledges and agrees that selling the Property "As Is" does not relieve the Seller from applicable legal obligations to disclose any and all known material defects in the Property and the improvements thereon, if any, to Buyer. Seller shall have no obligation to correct any defect identified in Buyer's inspection, nor any defects previously disclosed by Seller.
- 4. Inspections. Buyer RESERVES THE RIGHT TO HAVE INDEPENDENT INSPECTIONS (including Lead-Based Paint) in addition to any inspection required by Buyer's lender(s). All inspections shall be ordered by the Buyer after Acceptance of the Purchase Agreement and shall be:
 - A. At Buyer's expense (unless otherwise agreed by the parties);
 - B. Conducted by licensed, independent inspectors or qualified independent contractors selected by
 - C. Seller shall have water, gas, electricity, and all operable pilot lights on for Buyer's inspections. Seller must make all areas of the property available and accessible for Buyer's inspections.

If Buyer's inspections uncover any previously undisclosed defect(s) in the Property, Buyer shall have have beginning the day following the date of acceptance of the Purchase Agreement to either:

- 1. Terminate the Purchase Agreement by Mutual Release and Earnest Money shall be promptly returned to Buyer. If requested, Buyer must provide the inspection report or relevant parts thereof to the Seller; OR
- 2. Waive such defect(s) and the transaction shall proceed toward closing.

If the Buyer does not terminate the Agreement in writing or request additional time to respond within the specified time period, the Property shall be deemed acceptable.

5. An Inspection Response by Buyer requesting credits or repairs in violation of this "As Is" Addendum shall allow Seller to terminate the Purchase Agreement by serving a Notice of Termination to Buyer and Earnest Money shall be promptly returned to Buyer.

277 N Plum St, Clinton, In 47842

(Property Address)

Page 1 of 2 ("As Is" Addendum to Purchase Agreement)

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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 Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT AND VILLEDGE as or 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 representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

277 N Plum St. Clinton, In 47842

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defect		Do Not Know
Built-in Vacuum System	V			2	Cistern	Rented				
Clothes Dryer	_		V		Septic Fleld/Bed	-\			-	
Clothes Washer and Clab			\wedge		Hot Tub	X			\rightarrow	
Dishwasher	7				Plumbing			V	-	
Disposal	\sim				Aerator System	16		X		
Freezer	V				Sump Pump					
Gas Grill	*				Irrigation Systems	-X				
Hood			X	├	Water Heater/Electric					
Microwave Oven	X			 	Water Heater/Gas			-×		
Oven 2			V	 	Water Heater/Solar	X				
Range Coc 3			\	\vdash	Water Purifier	X				
Refrigerator Z			7	 		7		1		
Room Air Conditioner(s)	$\overline{}$			├──	Water Softener Dwned			X		
Trash Compactor	₽				Well	X				
TV Antenna/Dish	-			├	Septic and Holding Tank/Septic Mound	<u> </u>				
Other:	1				Geothermal and Heat Pump	×.				
outer.					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not
					Are the structures connected to a p	ublic water o		X	_	Know
B. Electrical System	None/Not	Defective	Not	Do Not	Are the structures connected to a p		•	1	-	
Oystein	Included/ Rented		Defective	Know	Are there any additions that may re	duire improv	ements to	Υ_	.,	_
Air Purifier	V				the sewage disposal system?				1	
Burglar Alarm	-X				If yes, have the improvements bee sewage disposal system?	n completed	on the			
Ceiling Fan(s)			17	 	Are the improvements connected to	o a private/or	mmunity	+		+
Garage Door Opener / Controls	X			 	water system?	o a pintalaa	2y		X	
Inside Telephone Wiring and Blocks/Jacks	/ _V				Are the improvements connected to sewer system?	o a private/co	ommunity		X	
Intercom	\rightarrow			-	D. HEATING & COOLING	None/Not	Defective		lot	Do No
Light Fixtures	X		—	-	SYSTEM	Included Rented		Defe	ective	Know
Sauna	~			-	Attic Fan	Y				
Smoke/Fire Alarm(s)	<u> </u>		· . /		Central Air Conditioning	_^		,		
Switches and Outlets		-	X		Hot Water Heat	X			X .	
Vent Fan(s)		-	X		Furnace Heat/Gas	X				
60/100/200 Amp Service,			X		Furnace Heat/Electric			_	,	
(Circle one) Service	\$		V		Solar House-Heating			/		
Generator	X			+	Woodburning Stove	 ♦				-
NOTE: Means a condition th		nave a signi	ficant"Defec	t" adverse	Fireplace	- ×		-		_
effect on the value of the prop	erty, that wo	ould signific	antiv impair	the health	Fireplace Insert	 	-			
or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected			Air Cleaner	×	_					
normal life of the premises.	a, anorten	or auversel	y anect the	expected	Humidifier	X	-			
•						X				
					Propane Tank	X				
The information sectolard in the	a Diania	b b	1.1		Other Heating Source					
prospective buyer or owner may	later obtain.	At or before s	ettlement the	owner is rec	certifles to the truth thereof, based of isclosure form may not be used as a suited to disclose any material change same as it was when the disclosure	substitute for	any inspection	ons or v	varranti	es that the

nature of Selle

posture of Seller

Signature of Seller (at closing)

Page 1 of 2

Signature of Buyer

Signature of Buyer

Signature of Seller (at closing)

Date (mm/dd/yy)

Date (mm/dd/yy)

Date (mm/dd/yy)

8-15-2024

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Phone: 7652940317 Fax Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Date (mm/dd/yy)

Date (mm/dd/yy)

Date (mm/dd/yy)

	and 210	- (-)					
Property address (number and street, city, state	, and ZIP c	:0(e)	277 N Plum S	t, Clinton, in 47842			
2. ROOF USS A	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	МО	DO NOT
Age, if known Years				Do structures have aluminum wiring?			Y
Does the roof leak?		X		Are there any foundation problems with the structures?		X	
Is there present damage to the roof?		X_		Are there any encroachments?		V	
Is there more than one layer of shingles on the house?			X	Are there any violations of zoning, building codes, or restrictive covenants?		\ \ \	
If yes, how many layers?				is the present use of non-conforming use?		 	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:		\ \ \ \	
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 any contamination caused by the				Is the access to your property via a private road?		TX.	
manufacture or a controlled substance on the	1	X	1	Is the access to your property via a public road?	ller	X	
property that has not been certified as decontaminated by an inspector approved				Is the access to your property via an easement?	\$	4	
under IC 13-14-1-15?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		$ $ \times	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a		X		Are there any structural problems with the building?		X	
residential structure on the property? Explain:				Have any substantial additions or alterations been made without a required building permit?		×	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		\
				Is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	<u> </u>	ļ.,	
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?		X_	-
Use additional pages, if necessary)				Do you currently pay for flood insurance?		 X-	-
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		1	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		1	
				Is the property located within one (1) mile of an airport?		\times	
KNOWLEDGE. A disclosure form is not a wa	e buyer o	r owner n	nay later obtain	ler, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be. At or before settlement, the owner is required to do not that the condition of the property is substantially but of this Disclosure by signing below.	lieciose ar	ny materia e as it was	change li when the
Spinature of Seller Patty		Date	(mm/dd/yy) 15-2024	Signature of Buyer		Date (mm	
Signature of Seller		Date	(mm/dd/yy)	Signature of Buyer			
The Seller hereby certifies that the condition of	f the prope	erty is sub	stantially the sa	me as it was when the Seller's Disclosure form was or	iginally pr	ovided to t	he Buyer.
Signature of Seller (at closing)		Date	(mm/dd/yy)	Signature of Seller (at closing)		Date (mm/	шшуу)



FORM #03.



Property address (number and street, city, state	, and ZIP o	code)	277 N Plum S	t, Clinton, In 47842			
2. ROOF USS	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years							KNOW
Does the roof leak?		X		Do structures have aluminum wiring? Are there any foundation problems with the			X
Is there present damage to the roof?		X		structures?		X	
Is there more than one layer of shingles on the house?			×	Are there any encroachments? Are there any violations of zoning, building codes.		X	
If yes, how many layers?				or restrictive covenants?		X	
				Is the present use of non-conforming use? Explain:		1	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain.			
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 any contamination caused by the		/		Is the access to your property via a private road?	-	X	
manufacture or a controlled substance on the		X		Is the access to your property via a public road?	Hour	-	
property that has not been certified as decontaminated by an inspector approved		,		Is the access to your property via an easement?	June	1	
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		*		Are there any structural problems with the building?		X	
Explain:				Have any substantial additions or alterations been made without a required building permit?		×	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		1
				Is there any damage due to wind, flood, termites, or rodents?		\times	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	\searrow		
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	TIONS:			Is the property in a flood plain?	′	X	
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		Ϋ́,	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		1	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		\star	
				Is the property located within one (1) mile of an airport?		\times	
KNOWLEDGE. A disclosure form is not a wa	arranty by re buyer o	the owner me or owner me	r or the owner hay later obtain er at settlemen	er, who certifies to the truth thereof, based on the 's agent, if any, and the disclosure form may not be. At or before settlement, the owner is required to dit that the condition of the property is substantially it of this Disclosure by signing below.	isclose anv	material	change in
Shonature of Seller		Date	(mm/dd/yy) 5-2024	Signature of Buyer		Date (mm/	dd/yy)
Faula Hamonel-Patto Signature of Seller	~	Date	(mm/dd/yy)	Signature of Buyer	1	Date (mm/	dd/yy)
The Saller hereby confifes that the condition of	f the prope	erty is subs	tantially the sai	me as it was when the Seller's Disclosure form was ori	ginally pro	vided to th	e Buyer.
Signature of Seller (at closing)	. a.s prope	Date	(mm/dd/yy)	Signature of Seller (at closing)		ate (mm/c	ld/yy)



FORM #03.

