

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE



DISCLAIMER: Listing and Selling Brokers cannot comment upon or interpret any part of this Disclosure 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 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.

47906 2112 North Salisbury, West Lafayette, IN Property address (number and street, city, state, ZIP code)

1. The following are in the condit	ions indica	ted:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWAGE SYSTEM	None/Not Included/ Rented	Defective	No Defe		Do Not Know
Built-in Vacuum System	V,			0.000/2000 22-200	Cistern	1/				1.00.00.00.00.00.00.00.00.00.00.00.00.00
Clothes Dryer	V				Septic Field / Bed	V.		1		
Clothes Washer	V				Septic and Holding Tank/Septic	1				
Dishwasher			V.		Mound	V				
Disposal			V		Hot Tub	V		70		
Freezer	1/.				Plumbing			}.	/	
Gas Grill	V,				Aerator System	V				
Hood	V				Sump Pump			V		
Microwave Oven			V		Irrigation Systems	V			20.	
Oven			V		Water Heater / Electric			V		
Range	,		V		Water Heater / Gas	V			/	
Refrigerator	V,				Water Heater / Solar			V		
Room Air Conditioner(s)	V				Water Purifier	V.				
Trash Compactor	V				Water Softener	19		V		
TV Antenna / Dish	1/				Well	V				
Other:					Other Sewer System (Explain)					
								Yes	No	Do Not
1-							3			Know
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are the structures connected to system?	e the structures connected to a public water stem?				
Air Purifier	1/ented		DOICOUVC	KIIOW	Are the structures connected to a public sewer				1	
Burglar Alarm	V				system?	1.00		V		
Ceiling Fan(s)	-		1/		Are the structures connected to	a private/c	ommunity		/	
Door Bell / Chimes	V				water system?	a privatoro	ommunity		V	
Garage Door Opener / Controls			V		y a transfer of the control of the c				-	l .
Inside Telephone Wiring and			1/		Is your well shared with another					
Blocks / Jacks	528		V		Are the structures connected to	a private/c	ommunity)	
Intercom	V				sewer system?				1	
Light Fixtures			V		Are there any additions that may	/ require			11	
Sauna	V				improvements to the sewage dis	sposal syst	em?		IVI	
Smoke / Fire Alarm(s)	V				If yes, have the improvements b	een compl	eted on the			
Switches and Outlets			V.		sewage disposal system?	oon oompi	otod on the			
Vent Fan(s)			V				-0		./	
Whirlpool Tub	0,				Have you had problems with wa				V	
Generator	V				Have you had problems with sep	otic system	?		V	
60/100/200 Amp Service (Circle	one)				How deep is the well?					
Comments:					Location of the well?					
sthe well dug or drilled?										
					When was the septic last pumpe	ed?				
										15570
NOTE: "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.										
Signature of Seller: Joe N. Morgan	III		Date:		Signature of Buyer:			Dat	e:	

Page 1 of 3

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.

Date:

Date:

Signature of Seller (at closing)

Signature of Seller (at closing)

Signature of Buyer:

Date:

Date:

Ortiz-Perez Morgan

D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	N Defe	lot ectiv		Do Not Know	4. POOL INFORMATION				
Attic Fan	Tieriteu				+						
Central Air Conditioning	V						Brand / Type Depth	epth			
Hot Water Heat - Boiler			V/		+	100000	Age of Pool Age of Pump	ρ			
	1/		V	_	+		Age of Liner # of Gallons	i december			
	diffact float f data		V		+		Does the pool & all equipment that is staying function	nrono	ranadu0		
Furnace Heat / Electric			TV		+						
Furnace Heat / Oil	. ,				+		Yes No Comments:				
Solar House - Heating			ļ.,		_						
Woodburning Stove			V		1		5. OTHER DISCLOSURES	Yes	No	Do No	
Fireplace			V		\perp		0. 0.11211 210020001120	163	IVO	Know	
Fireplace Insert			l i	/						MIOW	
Air Cleaner			V				Do structures have aluminum wiring?				
Humidifier	i/				T		Are there any foundation problems with the		1/		
Propane Tank	i/				\top		structures?		V		
Heat Pump			V			Are there any encroachments?		V			
Baseboard			T Ď		\top		Are there any violations of zoning, building codes		1, 1		
Geo-Thermal	V		-		+		or restrictive covenants?		V		
Radiant			V	-	+		Is the present use a non-conforming use? Explain:		. /		
Other Heating Source			1/	/	+				V		
Do you own your fuel tank? Yes	No						Have you received any notices by any governmental			i i	
Do you own your luer tank? Yes							or quasi-governmental agencies affecting this		1		
W Date Mindred			Too	-	П	AND 12-25 TV	property?		V		
2. ROOF			Y	es N		Do Not	Are there any structural problems with the building?		1		
				- 1		Know	Have any substantial additions or alterations been		,		
Age, if known:	Years.		\neg	\dashv	7		made without a required building permit?		\/		
Does the roof leak?				Are there or hove there have mainture and/or	\vdash	100					
Bood the real loant.	\ A Oles	-1	-	+	+		Are there, or have there been, moisture and/or		N		
Is there present damage to the ro	001? //	0	_	٠,	7		water problems in the basement, crawl space area,		1/		
Is there more than one layer of s	ningles on	tne nouse	?	<u> </u>	4		or any other area?		v		
If yes, how many layers?				Is there any damage due to wind, flood, termites or		1/					
Other Roof Material:						rodents?		V			
							Have any structures been treated for the presence		1/	1	
							of wood destroying insects?		V		
a HARABBOUL COMPUNIONS				ī	1		If so, when?				
			Do Not	Is there a current service contract with an exterminate	or? Ye	S	No 1/				
						Know	If so, company name and annual cost:	22,0211 - 22,0200			
11 0 1				_	十						
Have there been or are there any	/ nazardol	IS		ı			\$				
conditions on the property, such as methane gas, lead paint, radon gas in the house or well,		ie gas,		1			Are the furnace/wood stove/chimney/flue all in	V			
				1			working order?	V			
radioactive material, landfill, mineshaft, expansive		ansive		11	/		Is the property covered by hazard/homeowner	./			
soil, toxic materials, mold, other t	biological			V			insurance?	V			
contaminants, asbestos insulation	n or PCB's	3?					To your knowledge, have there been losses or		1		
				\vdash	+		claims related to the structure reported in the last 3		V		
Is there contamination caused by	the manu	itacture		1			years?		٠		
of a controlled substance on the				11			Is the property in a flood plain?		V.		
not been certified as decontaminated by an		1		V			Do you currently pay flood insurance?		V		
inspector approved under IC 13-	14-1-15?			1			Does the property contain underground storage		1		
Here there have no secretarity of a					+		tank(s)?		V		
Has there been manufacture of n	nemampne	etamine		1	.		Is the homeowner a licensed real estate broker?		/		
or dumping of waste from the ma	inufacture	01		11/	/		Is there any threatened or existing litigation regarding		V		
methamphetamine in a residentia	al structure	on the		V			the property?		V		
property?				1			Is the property located within one (1) mile of an		-/		
F. ralaia:									V/		
Explain:							airport?	\vdash	_	8	
<u> </u>							Is the property subject to covenants, conditions		1/		
							and/or restrictions of a homeowner's association?		V		
Signature of Seller: Joe N. Morgan	III		TD	ate:	110		Signature of Buyer:	Date	e:		
1/20 /12	_				26	-15	Con Vision Con Spirit Con W 201		0.50		
Signature of Seller Evelyn Ortiz-P	erez Moro	yan	D	ate:	12		Signature of Buyer:	Date:			
Englisher			3)-Q	16	15	in 5				
	dition of the	property is s					s it was when the Seller's Disclosure form was originally provided t	to the R	uver		
Signature of Seller (at closing)		, -p,	Date:				Signature of Seller (at closing)	Date:			

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5. OTHER DISCLOSURES cont.	Yes	No		5. OTHER DISCLOSURES cont.	Yes	No	Do Not				
What is the association fee?			Know	In the access to your property via a public read?			Know				
Is your driveway shared with a neighbor?				Is the access to your property via a public road? Is the access to your property via an easement?	-						
Is the access to your property via a private road?				If yes, explain:							
Is there a shared maintenance expense?				ii yoo, oxpiaiii							
E ADDITIONAL COMMENTS AND/OR EVEL ANATI	UNIC:	/Hea	addition	and pages if pagesageu)							
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary.)											
Some moissures N C.	Idc UM	7	S in	LASEMENT, NO Floor	din	19					
-											
-											
-											
							-				
							n #3				
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by											
signing below. Signature of Seller:	Date	a:		Signature of Buyer:	Date:						
Joe N. Morgan III	Territoria (A.C.)		0-15	orginatare or Bayon	Buto.						
Signature of Seller:	Date			Signature of Buyer:	Date:						
Evelyn Ortiz-Perez Morgan	3	20	0-15								
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.											
Signature of Seller (at closing)	Date);		Signature of Seller (at closing)	Date:						
	1						- 1				

(Indiana Real Estate Commission; 876 IAC 9-1-2)