



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address: 3030 27th St. Winthrop, IA 50682

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any agent acting on behalf of the Seller(s).

INSTRUCTIONS TO SELLER(S):

- A. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
- B. Disclose all known conditions materially affecting this property;
- C. If an item does not apply to this property, indicate it is not applicable (N/A);
- D. Disclose information in good faith and make a reasonable effort to ascertain the required information. 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 approximations (AP).
- E. Additional pages may be attached as needed;
- F. Keep a copy of this statement with your other important papers.

DISCLOSURES:

Select a response:

- | | |
|---|---|
| 1. Basement/Foundation: Any known water or other problems?
Any known repairs?
If yes, date of repairs/replacement: _____
<u>x possible settlement of soil x small leak on N side when it rains hard.</u> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK |
| 2. Roof: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK |
| 3. Well and Pump: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Any water tests?
If yes, date of last report: _____
and results: _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK |
| 4. Septic Tanks/Drain Fields: Any known problems?
Location of tank: <u>located under east side of porch</u>
Date tank last cleaned: <u>unknown</u> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK |
| 5. Sewer Systems: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A UNK |

6. Heating System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: _____
geothermal system
7. Central Cooling System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: _____
geothermal system
8. Plumbing System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: _____
9. Electrical System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: _____
10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes No N/A UNK
 If yes, date(s) of treatment: _____
 Any known structural damage? Yes No N/A UNK
 If yes, date of repairs/replacement: _____
 Any known inspections? Yes No N/A UNK
 If yes, date of last report: _____
 and results: _____
11. Asbestos: Any known to be present in the structure? Yes No N/A UNK
 If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes No N/A UNK
 If yes, date of last report: _____
 and results: _____
seller will put testing kit in basement
13. Lead-Based Paint: Any known to be present in structure? Yes No N/A UNK
14. Flood Plain: Do you know if the property is located in a flood plain? Yes No N/A UNK
 If yes, what is the flood plan designation: _____
15. Zoning: Do you know the zoning classification of the property? Yes No N/A UNK
 If yes, what is the zoning classification:
A-2 Dwelling

16. Covenants: Is the property subject to restrictive covenants? Yes No N/A UNK
If yes, attach a copy or state where a true, current copy of the covenants can be obtained: _____

17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property? Yes No N/A UNK

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes No N/A UNK

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No N/A UNK
** possible settlement NE corner of house.*

19. Structural Damage: Any known structural damage? Yes No N/A UNK

20. See attached Disclosure of Information on Lead-Based Paint and/or Lead-Based Hazard and the attached pamphlet, *Protect Your Family from Lead in Your Home*.

You **MUST** explain any "YES" response(s) above. Use the back of this statement or additional sheets as necessary. If reports are attached, identify the reports and the questions to which they pertain.

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 1981. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

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.

Seller: 
Janice Short

Seller: _____

Date: 1/29/20

Date: _____

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this Disclosure Statement. This Disclosure Statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer: _____

Buyer: _____

Date: _____

Date: _____



LEAD-BASED PAINT DISCLOSURE - SALES

Property Address or Legal Description: 3036 270th St. Winthrop, IA 50682

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 assessment 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

A. Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

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

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

B. Records and reports available to the Seller (check (i) or (ii) below):

i. 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).

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

Buyer's Acknowledgment (initial)

____ By execution of this disclosure, Buyer acknowledges receipt of copies of all information listed above including receipt of the pamphlet, "Protect Your Family from Lead in Your Home".

This agreement is contingent upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at the Buyer's expense until 5 p.m. on _____ [Insert date 10 days after contract ratification or a date mutually agreed upon]. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family from Lead in Your Home" for more information). This contingency will terminate at the above predetermined deadline unless the Buyer (or Buyers agent) delivers to the Seller (or Seller's agent) a written contract addendum listing together with a copy of the inspection and/or risk assessment report. The Seller may, at the Sellers option, within N/A days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to closing. If the Seller will

correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Buyer shall have _____ days to respond to the counter-offer to remove this contingency and take the property in "as is" condition or this agreement shall become void. The Buyer may remove this contingency at any time without cause.

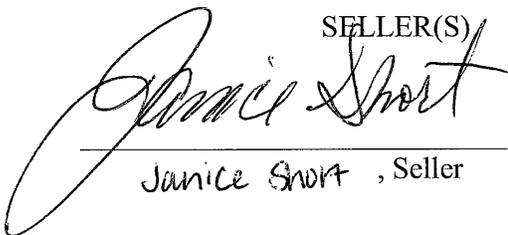
____ Buyer hereby waives this contingency. (initial).

Agent's Acknowledgement (initial).

MR (BEE) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

Certification of Accuracy

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

SELLER(S)		BUYER(S)	
 _____ Janice Short, Seller	_____ 1/29/20 Date	_____ _____ , Buyer	_____ _____ Date
_____ , Seller	_____ Date	_____ , Buyer	_____ Date
_____ , Agent	_____ Date	_____ , Agent	_____ Date