



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/ 6-14)

Date (*month, day, year*)
November 20, 2015

NOTE: 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 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)

19369 Prairie Crossing Drive, Noblesville, 46062

1. The following are in the conditions indicated:

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 (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	11/23/15		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<p>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.</p>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

19369 Prairie Crossing Drive, Noblesville, 46062

2. ROOF				YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES			YES	NO	DO NOT KNOW
Age, if known: _____ Years.							Do structures have aluminum wiring?				<input checked="" type="checkbox"/>	
Does the roof leak?					<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?				<input checked="" type="checkbox"/>	
Is there present damage to the roof?					<input checked="" type="checkbox"/>		Are there any encroachments?				<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?					<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?				<input checked="" type="checkbox"/>	
If yes, how many layers? _____							Is the present use a non-conforming use? Explain:					
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW						
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?					<input checked="" type="checkbox"/>							
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	
Explain:												
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)												
<p>Exclude: Chandelier in DR/Sitting Rm Wine Shelf in Breakfast area, Bookshelves in DR/Sitting Rm, floating Shelf in FR, Mounted TV's - Brackets will stay</p>												
<p>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.</p>												
Signature of Seller			Date (mm/dd/yy)		Signature of Buyer			Date (mm/dd/yy)				
			11/23/15									
Signature of Seller			Date (mm/dd/yy)		Signature of Buyer			Date (mm/dd/yy)				
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 (mm/dd/yy)		Signature of Seller (at closing)			Date (mm/dd/yy)				



Form #03.		
-----------	--	--

