

SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Address: 804 Duff Ave, Ames, IA New Construction: () Yes () No

Property Owner: (print per title) JACK M & Renee L Payne

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground, property containing 4 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings.
Seller(s) certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions applies. If so, you may stop here.

Seller	Date	Seller	Date	Buyer	Date	Buyer	Date
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Instructions to the Seller: (1) Provide information in good faith and make a reasonable effort to ascertain the required information. (2) Complete this form yourself and fill in all blanks. (3) Report known conditions materially affecting the property. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, check or write "NA" (not applicable). (6) All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". (7) Keep a copy of this statement for your records.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.

- A. PROPERTY CONDITION & IMPROVEMENTS: (check appropriate response, attach additional sheets if necessary to explain items further)
- 1. Basement and/or Foundation: Has there been known water or other problems?.....() NA () Yes () No () Unkn
If yes, explain: _____
- 2. Roof: Any known problems?.....() NA () Yes () No () Unkn
Age: Unkn Type of material: wood shingle Date of repairs: n/a
If yes, explain: _____
- 3. Physical Problems: Any known settling, flooding, drainage or grading problems?.....() NA () Yes () No () Unkn
If yes, explain: _____
- 4. Lead-Based Paint: Any known to be present in the structure?.....() NA () Yes () No () Unkn
[See DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD if applicable, page 3 of 3]
- 5. Septic Tank/Drain Fields: Are there any known problems?.....() NA () Yes () No () Unkn
If yes, explain: _____
Age: _____ Location: _____ Date last cleaned: _____
- 6. Is the property located in a flood plain?.....() NA () Yes () No () Unkn
If yes, what is the flood plain designation? _____
- 7. Structural Damage: Are there any known problems?.....() NA () Yes () No () Unkn
If yes, explain: _____
- 8. Well & Pump: Any known problems?.....() NA () Yes () No () Unkn
If yes, explain: _____
Age: _____ Location: _____ Type: _____ Depth: _____ Diameter: _____
Has well water been tested? () Yes () No () Unkn If yes, report results: _____
- 9. Sewer: Are there any known problems?.....() NA () Yes () No () Unkn
If yes, explain: (include date of repairs) _____
- 10. Heating System(s): Are there any known problems?.....() NA () Yes () No () Unkn
Age: 4-10 If yes, explain: (include date of repairs) _____
- 11. Central Cooling System(s): Are there any known problems?.....() NA () Yes () No () Unkn
Age: 4-10 If yes, explain: (include date of repairs) _____
- 12. Plumbing System(s): Are there any known problems?.....() NA () Yes () No () Unkn
If yes, explain: (include date of repairs) _____

Seller's Initials JM RP

Buyer's Initials _____

13. **Electrical System(s):** Are there any known problems?..... () NA () Yes () No () Unkn
 If yes, explain: (include date of repairs) _____
14. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
 Are there any known problems? *undiscovered w/ Pest Mgt*..... () NA () Yes () No () Unkn
 Any previous infestation damage?..... () NA () Yes () No () Unkn.....If Yes, date of treatment/repairs: _____
15. **What is the zoning for this property?** _____ Any non-conforming uses?..... () NA () Yes () No () Unkn
 If yes, explain: _____
16. **Asbestos:** Is there any known presence of asbestos in the property?..... () NA () Yes () No () Unkn
 If yes, explain: _____
17. **Radon:** Are there any known tests for the presence of radon gas?..... () NA () Yes () No () Unkn
 If yes, test results? _____
 Date of last report _____
 Seller agrees to release any testing results. **If not**, Check here ().
18. Any known restrictive covenants on the property?..... () NA () Yes () No () Unkn
 If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____
19. Is the property located in a Real Estate Improvement District?..... () NA () Yes () No () Unkn
 If yes, indicate the amount of any special assessment against the property: \$ _____
20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property?..... () NA () Yes () No () Unkn
21. Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? () NA () Yes () No () Unkn

B. APPLIANCES, SYSTEMS, & SERVICES:

(check all that apply, NOTE: Section B is for the convenience of Buyer/Seller and is not mandatory)
Note: Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement. ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies.

	NA	Included	Working		NA	Included	Working
Refrigerator.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Satellite Dish, Satellite Receiver.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Oven/Range/Cook top... ().....(<input checked="" type="checkbox"/>).....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Fireplace/Chimney..... (<input checked="" type="checkbox"/>) Yes () No () Unkn	()	()	() Yes () No () Unkn
Dishwasher.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes (<input checked="" type="checkbox"/>) No () Unkn	Wood Burning System.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Garbage Disposal.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes (<input checked="" type="checkbox"/>) No () Unkn	Furnace Humidifier.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
Microwave.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Electronic Air Filter.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
Exhaust Hood Fan.....	(<input checked="" type="checkbox"/>)	()	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Central Air Conditioner.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Trash Compactor.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn	Window Air Conditioner.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
Washer.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	City Water System.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Dryer.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Lawn Sprinkler/Irrigation System.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Central Vacuum.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Pool Heater, Wall Liner & Equip.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
Smoke Alarm.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Sauna and/or Hot Tub.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
Ceiling Fan.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Water Heater.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Alarm System.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn	Well and Pump.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
Intercom System.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn	Softener/Conditioner/Filter.....	()	(<input checked="" type="checkbox"/>)	() Yes () No (<input checked="" type="checkbox"/>) Unkn
Attic Fan.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn	Sump Pump.....	(<input checked="" type="checkbox"/>)	()	() Yes () No (<input checked="" type="checkbox"/>) Unkn
Keys for all Locks.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	City Sewer System.....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn
Garage Door Remotes... ().....(<input checked="" type="checkbox"/>).....	()	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>) Yes () No () Unkn	Septic Tank/Drain Field.....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn
				Propane Tank....(Rent)....(Own).....	(<input checked="" type="checkbox"/>)	()	() Yes () No () Unkn

Explain any "No" responses:

List fixtures, window treatments, appliances, etc. excluded from the sale:
pot rack in kitchen, antique chouch, canoe/KAYAK RAK in GARAGE, Bike Hooks in shed,

C. ADDITIONAL ITEMS: (check appropriate response)

1. Insulation Disclosure: Do you know the R-values of the insulation?..... ()Yes ()No (Unkn
Attic R-value: _____ Type: _____ Foundation R-value: _____ Type: _____ Wall R-value: _____ Type: _____
2. Has the property been tested for the presence of mold? (if yes, list date of test and results below).....()Yes ()No (Unkn
3. Has the property been tested for energy efficiency? (if yes, list date of test and results below).....()Yes ()No (Unkn
4. Are there any underground tanks located on the property? (if yes, list location(s) below).....()Yes ()No (Unkn
5. Any known insurance claims on property, repairs/remedy for such have not been made? (if yes, list below).....()Yes ()No (Unkn
6. Are there any known private burial sites on the property? (if yes, list location(s) below).....()Yes (No ()Unkn
7. Are you related to the listing agent? (describe relationship below).....()Yes (No
8. Are you a licensed Real Estate Agent?.....()Yes (No
9. Are there any known class action law suits regarding this property? (if yes, list below).....()Yes (No ()Unkn
10. Are you aware of any environmental concerns? (if yes, list below).....()Yes (No ()Unkn
11. Attach a copy of the land survey if applicable.

If the answer to any of the items in Section C above is yes, explain: (attach additional sheets if necessary)

Seller has owned property since _____ . The residence was built in _____ as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers or salespersons).

Seller hereby acknowledges Seller has retained a copy of this statement.

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

SELLER (Jack M. Ray Date 3/20/10 SELLER ([Signature] Date 3/29/10
Linnea Payne PCA

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

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

BUYER _____ Date _____ BUYER _____ Date _____

SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Address: 804 Duff Ave, Ames, IA 50010 Age of dwelling: 118

Property Owner: (print per title) JACK & Renee Payne

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your 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 assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: (initial below, check appropriate response)

1. **Presence of lead-based paint and/or lead-based paint hazards is present in the dwelling.**
 Known lead-based paint and/or lead-based paint hazards are present in the dwelling. (explain below)

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

2. **Records and reports available to the Seller.**
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. (list records and reports below)

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

B. BUYER'S ACKNOWLEDGEMENT: (initial below, check appropriate response)

- 1. Buyer has received copies of all information listed above.
- No records or reports were available.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families*, or a similarly approved booklet.
- 3. Buyer has received a 10-day opportunity (or mutually agreed upon period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.
- Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

C. AGENT'S ACKNOWLEDGEMENT: (initial below, check appropriate response)

TR Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY:

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

Seller hereby acknowledges Seller has retained a copy of this statement. Buyer hereby acknowledges receipt of a copy of this statement.

SELLER <u>Jack Payne</u>	Date <u>3/29/10</u>	BUYER _____	Date _____
SELLER <u>Renee Payne</u>	Date <u>3/29/10</u>	BUYER _____	Date _____
AGENT <u>[Signature]</u>	Date <u>3/30/10</u>	AGENT _____	Date _____