

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 08/01/2023

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

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)

6762 Cherry Laurel Lane, Fishers, IN 46038

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	No Defe		Do Not Know
Built-in Vacuum System					Cistern					
Clothes Dryer 07/09/202	21		New		Septic Field/Bed					
Clothes Washer 07/09/202			New		Hot Tub					
Dishwasher 07/09/202	21		New		Plumbing 06-04-22 - K	itchen		X		
Disposal 11/09/202	22		New		Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood 07/09/202	21		New		Water Heater/Electric 2022			Nev	w	
Microwave Oven 07/09/202	21		New		Water Heater/Gas					
Oven 07/09/202	21		New		Water Heater/Solar					
Range					Water Purifier					
Refrigerator 07/09/202	21		New		Water Softener 07/22/20	020		Ne	W	
Room Air Conditioner(s)					Well				-	
Trash Compactor					Septic and Holding Tank/Septic Mound					
TV Antenna/Dish					Geothermal and Heat Pump			X	(
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
					Swiffining Foot & Foot Equipment			Yes	No	Do Not
					Are the structures connected to a p	ublic water sy	rstem?	X		Know
B. Electrical	None/Not		Not	Do Not	Are the structures connected to a p			X		
System	Included/ Rented		Defective	Know	Are there any additions that may re			$\overline{}$	X	
Air Purifier					the sewage disposal system? If yes, have the improvements beer	completed o	n the	N/A		
Burglar Alarm					sewage disposal system?			1 11/7-1		
Ceiling Fan(s)			5 -X		Are the improvements connected to a private/community			N/A		
	1	1	2 - x		water system? Are the improvements connected to a private/community					
Garage Door Opener / Controls			_ ^	1 1	II Are the improvements connected to	a private/co	mmunity	NI/A		
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks					sewer system?			N/A	ot	Do Not
Inside Telephone Wiring and Blocks/Jacks Intercom						None/Not Included	nmunity Defective	N/A No Defe		Do Not Know
Inside Telephone Wiring and Blocks/Jacks Intercom			X		sewer system? D. HEATING & COOLING SYSTEM	None/Not		No		Know
Inside Telephone Wiring and Blocks/Jacks					sewer system? D. HEATING & COOLING SYSTEM Attic Fan	None/Not Included Rented		No Defe	ctive	
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures					sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22	None/Not Included Rented		No	ctive	
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna			X		sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22. Hot Water Heat	None/Not Included Rented		No Defe	ctive	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s)			X		sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas	None/Not Included Rented		No Defe	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100/200 Amp Service			X X X 3-X		sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric 10/22	None/Not Included Rented		No Defe	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s)			X		sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas	None/Not Included Rented		No Defe	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100 200 Amp Service (Circle one) Generator	at would be	ave a signif	X X X 3-X X	' adverse	sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric 10/22 Solar House-Heating	None/Not Included Rented		Ne Ne	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100 (200 Amp Service (Circle one) Generator NOTE: Means a condition the effect on the value of the proper	erty, that wo	uld significa	X X X 3-X X icant"Defect'ntly impair th	he health	sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric 10/22 Solar House-Heating Woodburning Stove Fireplace	None/Not Included Rented		No Defe	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100(200 Amp Service (Circle one) Generator NOTE: Means a condition the effect on the value of the proper or safety of future occupants of	erty, that wo	uld significa ty, or that if	X X X X icant"Defect not repaired,	he health , removed	sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric 10/22 Solar House-Heating Woodburning Stove Fireplace Fireplace Insert	None/Not Included Rented		Ne Ne	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100/200 Amp Service (Circle one) Generator NOTE: Means a condition the effect on the value of the proper	erty, that wo	uld significa ty, or that if	X X X X icant"Defect not repaired,	he health , removed	sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric 10/22 Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner	None/Not Included Rented		Ne Ne	W	Know
Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s) 60/100(200 Amp Service (Circle one) Generator NOTE: Means a condition the effect on the value of the prope or safety of future occupants of or replaced would significant.	erty, that wo	uld significa ty, or that if	X X X X icant"Defect not repaired,	he health , removed	sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning 10/22 Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric 10/22 Solar House-Heating Woodburning Stove Fireplace Fireplace Insert	None/Not Included Rented		Ne Ne	W	Know

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.

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Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)					
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Nona Leatherman POA	08/01/2023							
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)					
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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.								
The Seller nereby certifies that the condition of the property is st	ibstantially the same as it	was when the Seller's Disclosure form was originally provided to	ine Buyer.					
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)					
Olgitature of Oction (at closing)	Date (IIIII/aa/yy)	Oignature of Oction (at closing)	Date (IIIIII/Jaa/yy)					

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Fax:

6762 Cherry Laurel Lane, Fishers, IN 46038

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Years.				Do objective have all residence of the C		X	KNOW
Does the roof leak?		X		Do structures have aluminum wiring? Are there any foundation problems with the			
Is there present damage to the roof?				structures?		X	
Is there more than one layer of shingles on the		Х		Are there any encroachments?		X	
house? If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		×	
ii yes, now 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?		X					
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		V		Is the access to your property via a public road?	X		
property that has not been certified as decontaminated by an inspector approved		X		Is the access to your property via an easement?		Χ	
under IC 13-14-1-15?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a		Χ		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?		X	
				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? Have any structures been treated for wood		X	
				destroying insects? Are the furnace/woodstove/chimney/flue all in	X	^	
				working order?	^	V	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain? 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		X	
				Rs Melkerahy threatened or existing litigation regarding		X	
				the property? Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X		
				Is the property located within one (1) mile of an airport?	X		
KNOWLEDGE. A disclosure form is not a winspections or warranties that the prospective	arranty by ve buyer o ertify to the	the owner nowner nowner nowner	er or the owner nay later obtain ser at settlemen	ler, who certifies to the truth thereof, based on t 's agent, if any, and the disclosure form may not . At or before settlement, the owner is required to it that the condition of the property is substantial of this Disclosure by signing below.	be used a disclose a	s a substi ny materia	tute for any al change i
Signature of Seller Nona Leatherman, POA		Date	(mm/dd/yy) /01/2023	Signature of Buyer		Date (mi	m/dd/yy)
Signature of Seller			(mm/dd/yy)	Signature of Buyer		Date (mi	n/dd/yy)



Signature of Seller (at closing)

FORM #03.

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)



Date (mm/dd/yy)