



UTILITY CONTACTS

PROPERTY ADDRESS: 1847 Virginia Circle, Des Moines, IA 50320

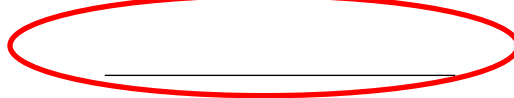
SELLER(S): Estate of Thomas Alan Thompson

BUYER(S): _____

DATE OF PURCHASE AGREEMENT: _____

SELLERS are providing the following contacts to assist BUYERS with the transfer of utilities.

PLEASE NOTE: SELLERS will cancel current utilities for the property effective



There may be a variety of options for each utility. The list below simply shows the provider currently used by the SELLERS.

Gas: Provider: <u>Mid-American Energy</u> Phone: <u>1 (888) 427-5632</u>	Electric: Provider: <u>Mid-American Energy</u> Phone: <u>1 (888) 427-5632</u> (If BLANK, same as Gas Utility)
Water: Provider: <u>Des Moines Water Works</u> Phone: _____	Trash: Provider: <u>City of Des Moines</u> Pick up day: <u>Weds</u> Phone: _____
Cable (if any): Provider: _____ Phone: _____	Internet (if any): Provider: _____ Phone: _____ (If BLANK, same as Cable Utility)
Home Security (if any): _____ Provider _____ Phone _____	
Door Bell Security (if any): _____ Website _____ Password _____	



LISTING SAFETY FORM

The Des Moines Area Association of REALTORS® (DMAAR) is committed to promoting safe showing and marketing practices. *By choosing to work with a REALTOR®, you've already taken an important first step!* REALTORS® are trained professionals, and we'll take every precaution to ensure the safety of everyone involved, as well as your property.

The good news is that we live in Iowa and benefit from an extremely low crime rate. In fact, it's entirely unlikely there will be any safety issues at all. However, to be sure we ask that during the listing period of your home, you might please consider a few recommendations:

Valuables: Valuables include everything from the mail left on the countertops (which may contain personal information) to such items as jewelry, money, artwork, laptops, cellphones and gaming systems. Please remove these items from plain view and away from the front of drawers.

Personal Info: We recommend the removal of unnecessary personal items from your home. This not only helps stage your home, but is also an important way to protect your privacy. This might include framed diplomas, awards, family photos, wall calendars, reminder boards, address books, diaries or journals.

Medications: Please remove or secure all prescription medications in your home.

Weapons: Please remove or safely store all firearms, weapons or other objects that could be potentially harmful.

Lock Boxes: The DMAAR lock box system will notify your REALTOR® of all showings and a log is kept of every agent who accesses the home. We advise that you don't open your door to any strangers who might inquire about the home. Contact your REALTOR® to help potential buyers schedule a showing.

SAFE SHOWING REQUEST:

In order to encourage the safe marketing and representation of our seller clients, many DMAAR REALTORS® have taken the DMAAR **SAFE SHOWING PLEDGE** which includes a commitment to only show listings to prospective buyers who have been pre-qualified and/or properly identified. In order to better protect your property and the safety of REALTORS®, please consider joining your REALTOR® in signing the optional Safe Showing Request below:

- ☐ I hereby request that my property be shown only to prospective buyers who have been properly identified and desire to include the following language on my MLS showing instructions: ***Seller requests showings ONLY to identified buyers.***

ADDRESS: 1847 Virginia Circle, Des Moines, IA 50320 DATE: _____

NAME: Estate of Thomas Alan Thompson SIGNATURE: Stephanie Baker, Executor

dotloop verified
10/13/25 5:45 PM CDT
FY1E-NIEZ-WS47-4CRV



102 1st Street SE
Bondurant, IA 50035
515.967.5424

AS-IS Addendum

Addendum to Purchase Contract Dated: _____, for the property located at:

The Estate of Thomas Alan Thompson at 1847 Virginia Circle, Des Moines, IA 50320

Buyer is aware Seller is selling and Buyer is purchasing the property in its “existing condition” without representation or warranties of any kind or nature.

Buyer acknowledges for Buyer and Buyer’s successors, heirs, and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements, either independently or through agents of Buyer’s choosing, and that in purchasing the property Buyer is not relying upon the representations of Seller, or Seller’s agents, as to the condition or safety of the property and/or any improvements. This includes, but is not limited to, all existing windows, window coverings, floor coverings, electrical, plumbing, heating, sewage, septic, roof, air conditioning, foundations, soils and geology, presence of soil and/or water contamination of any kind, lot size or suitability of the property and/or its improvements for particular purposes, or lead content of any paint or wall coverings. Seller does not warrant any appliances, plumbing and/or utilities are in working order, and/or in compliance with any city, county, state and/or federal statutes, codes, or ordinances.

Any report(s) that is required by the Buyer’s lender is the sole responsibility of the Buyer. Buyer shall neither make nor cause to be made: (i) invasive or destructive investigations; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by law. Buyer is not allowed to perform, order, or otherwise cause any repair(s) and/or work to be done on the property prior to closing without the express written consent of the Seller.

Seller does not warrant existing structure as to its habitability or suitability for occupancy. Buyer(s) assume responsibility to check the appropriate planning authority for intended use and holds Seller and Broker harmless as to the suitability for Buyer(s) intended use.

Buyer(s) further states that they are relying solely upon their own inspection of subject property and not upon any representation made to them by any person whomsoever and is purchasing the subject property in the condition in which it now is, without any obligation on the part of the Seller to make any changes, alterations, or repair.

It is further understood by all parties that and AS-IS sale does not relieve the Seller of the obligation to properly fill out a Seller’s Property Disclosure (when required), and that all real estate licensees must disclose all material adverse facts of which he/she has knowledge or which are readily available or observable relating to the condition of the property.

The **CLOSING OF THIS TRANSACTION** shall constitute as acknowledgement by the Buyer(s) that **THEIR PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT “AS-IS” CONDITION BASED SOLELY UPON BUYER’S OWN INSPECTION.**

THIS IS A LEGALLY BINDING ADDENDUM TO PURCHASE CONTRACT.
If not understood, consult with the lawyer of your choice.

Buyer	Date

<i>Stephanie Baker, Executor</i>	dotloop verified 10/13/25 5:45 PM CDT ATK7-UQGL-TNLZ-UEK8
Seller	Date

Buyer	Date

Seller	Date

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form



1 **PROPERTY ADDRESS** 1847 Virginia Circle, Des Moines IA 50320-1244

3 **PROPERTY OWNER** Estate of Thomas Alan Thompson

5 **PURPOSE OF STATEMENT**

6 Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the Seller
 7 disclosure of the condition of, and information about, the property the Seller is about to sell unless the property is exempt.
 8 This statement shall not be a warranty of any kind by the Seller or Listing Agent and shall not be intended as a substitute
 9 for any inspection or warranty the Buyer may wish to obtain.

11 **EXEMPT PROPERTIES**

12 **Seller is exempt from completing this form on the basis that:**

- 13 ☐ The property contains no dwelling units or more than 4 dwelling units.
- 14 ☐ This transfer is between joint tenants or tenants in common.
- 15 ☐ This transfer is to a spouse or a lineal descendent of Seller.
- 16 ☐ This transfer is by a power of attorney.
- 17 ☐ This transfer is between spouses as a result of a dissolution of marriage.
- 18 ☒ This transfer is made pursuant to a court order.
- 19 ☐ Seller is a lender selling a foreclosed property.
- 20 ☐ This transfer is to or from a governmental body.
- 21 ☐ This transfer is by quit claim deed.

23 **If Seller is an Estate, Conservatorship, or Trust, check the appropriate box below:**

- 24 Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months
 25 immediately preceding the date of sale of the property?
- 26 ☐ Yes. Seller to complete disclosure form
 - 27 ☒ No. Seller is exempt from completing disclosure form.

29 Seller certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions
 30 above. If so: sign and stop here.

31 32 33 34 35 36	Buyer Date Buyer Date	<i>Stephanie Baker, Executor</i> Seller Date dotloop verified 10/13/25 5:45 PM CDT PBS7-FGDS-KJ6T-IIWI
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38 **SELLER INSTRUCTIONS**

- 39 Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT
 40 and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).
 41 Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a
 42 reasonable effort to ascertain the required information.
- 43 • If the required information is known, indicate by checking the box (YES)
 - 44 • If there have been no identified or reported issues, indicate by checking the box (NO)
 - 45 • If the required information is unknown, indicate by checking the box (UNK)
 - 46 • If an item does not apply to this property, indicate that it is not applicable (N/A)
 - 47 • If the required information is unavailable following a reasonable effort, use an approximation of the information and
 48 identify your response as approximation (AP)
 - 49 • Keep a copy of this statement with your other important papers
 - 50 • Additional pages may be attached as needed

51
52

BUYER INITIALS	BUYER INITIALS	SELLER INITIALS	SELLER INITIALS
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PROPERTY ADDRESS 1847 Virginia Circle, Des Moines, IA 50320

EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT

1. Basement/Foundation: Any known water or other problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
2. Roof: Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A ☐
- Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
- Any known water tests?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of last report: _____ AP ☐
- and results: _____
4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A ☐
- Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, explain: _____
- Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES ☐ NO ☐ UNK ☐ N/A ☐
- Date of Inspection: _____ AP ☐
- Has the system been pumped/cleaned within the last 3 years?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Date tank last cleaned: _____ AP ☐
- (Note: If inspected within 2 years of closing date, system may not need inspection,
and if pumped within 3 years, system may not need pumping/cleaning)
- General location of system: _____
- Age of system: _____ AP ☐ UNK ☐
5. Sewer System: Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
6. Heating System(s): Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
7. Central Cooling System(s): Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
8. Plumbing System(s): Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
9. Electrical System(s): Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- Any known repairs?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of repairs/replacement: _____ AP ☐
10. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date(s) of treatment: _____ AP ☐
- Any known structural damage?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date(s) of repairs/replacement: _____ AP ☐
11. Asbestos: Any known to be present in the structure?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, date of last report: _____ AP ☐ and results: _____
13. Lead-Based Paint: Any known to be present in the structure?..... YES ☐ NO ☐ UNK ☐ N/A ☐
14. Flood Plain: Do you know if the property is located in a flood plain?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, what is the flood plain designation? _____
15. Zoning: Do you know the zoning classification of the property?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- If yes, what is the zoning classification? _____

BUYER INITIALS

BUYER INITIALS

SELLER INITIALS

SELLER INITIALS

PROPERTY ADDRESS 1847 Virginia Circle, Des Moines, IA 50320

16. Covenants: Is the property subject to restrictive covenants?..... YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, a true, current copy of the covenants can be obtained:
☐ Attached to this Property Disclosure
☐ At the _____ county recorder’s office
☐ Other: _____
17. Easements or Encroachments: Any known easements or encroachments?..... YES ☐ NO ☐ UNK ☐ N/A ☐
18. 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 ☐ UNK ☐ N/A ☐
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 ☐ UNK ☐ N/A ☐
19. Physical Problems: Any known settling, flooding, drainage or grading problems?..... YES ☐ NO ☐ UNK ☐ N/A ☐
20. Private Burial Grounds: Does property contain any private burial grounds?..... YES ☐ NO ☐ UNK ☐ N/A ☐
21. Structural Damage: Any known structural damage or modification?..... YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, what is the damage or modification? _____
22. Has there been a property/casualty loss resulting in an insurance claim? YES ☐ NO ☐ UNK ☐ N/A ☐
If yes, indicate date(s) _____ Loss type(s) _____
Loss amount(s) \$ _____ Correction(s) _____
23. Are you related to Listing Agent? YES ☐ NO ☐ UNK ☐ N/A ☐

You MUST explain any “YES” response(s) above. Use additional sheets as necessary:

SELLER(S) DISCLOSURE

Seller discloses the information regarding this property based on information known or reasonably available.

The Seller has owned the property since _____. The Seller certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller shall immediately disclose such changes to Buyer in writing, unless the statement is not required to be amended per 558A.3(2).

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.

Stephanie Baker, Executor

dotloop verified
10/13/25 5:45 PM CDT
LUZ8-ONIX-T35B-RZSD

Seller _____

Date _____

Seller _____

Date _____

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer 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.

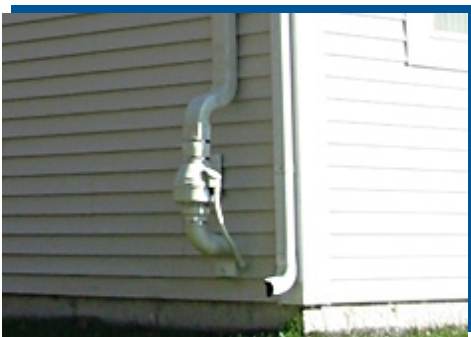
Seller _____

Date _____

Seller _____

Date _____

licensed radon mitigation contractors can be obtained from the state radon program by going online to www.idph.iowa.gov/radon/ and then clicking on the list of Iowa credentialed radon mitigation specialists by county. A radon information packet can also be obtained by calling 1-800-383-5992.



Additional Information:

Additional information about radon is available from the state radon program at 800-383-5992, and EPA's Web site, www.epa.gov/radon or the American Lung Association Web site at www.lungusa.org.



Iowa Radon Homebuyers and Sellers Fact Sheet



**Promoting and Protecting
the health of Iowans**

What is Radon?

Radon gas occurs naturally in the soil, and is produced by the radioactive breakdown or decay of uranium and radium. Long ago, glacial activity left behind ground-up deposits of many minerals such as uranium in the soil or upper crust in Iowa. Because radon is a gas it can seep into buildings, including homes. It is an odorless and invisible gas that is also radioactive and harmful to humans when inhaled.

Where is Radon found in Iowa?

EPA has identified all counties in Iowa as Zone 1. Zone 1 counties have a predicted average indoor radon screening level of more than 4 pCi/L (picocuries per liter). The total average indoor radon level in Iowa is 8.5 picocuries per liter (pCi/L) of air, and in the United States it is 1.3 pCi/L of air. Average radon levels of 4 pCi/L are considered elevated, and remediation is recommended.

The primary source of high levels of radon in homes is in the soil below and soil surrounding the home. It is found in new and old homes, and in homes with and without basements. **Based on data collected from radon home tests, the Iowa Department of Public Health (IDPH) estimates that as many as 5 in 7 homes (or greater than 50-70%) across Iowa have elevated radon levels.** Radon levels can vary from area to area and can vary considerably from house to house, even on the same street and neighborhood. A high and low level of radon can be found in homes directly next to each other.

How does Radon get into a home?

Warm air rises, creating a small vacuum in the lower areas of a house. Radon moves through and into the home as air moves from a higher pressure in the soil to a lower pressure in the home. Radon gas seeps into a house the same way air and other soil gases enter: from the soil around and under the home and through cracks in the foundation, floor or walls; hollow-block walls; and openings around floor drains, pipes and sump pumps; and through crawl spaces.



What are the Health Effects of Radon?



There is overwhelming scientific evidence that exposure to elevated levels of radon causes lung cancer in humans. Radiation emitted from radon can cause cellular damage that can lead to cancer when it strikes living tissue in the lungs. Radon is the first leading cause of lung cancer in nonsmokers, and the second leading cause of lung cancer overall. It is responsible for about 21,000 deaths every year in the US.

EPA also estimates that long-term exposure to radon potentially causes approximately 400 deaths each year in Iowa.

How do Home Buyers in Iowa find out if a home they are purchasing has elevated levels of Radon?

Home buyers interested in purchasing a home can test the homes for radon by contacting a licensed or certified radon measurement specialist. They can find a list of licensed radon measurement specialists by going online to www.idph.iowa.gov/Radon/ and searching the list of Iowa radon measurement specialists by county, or by contacting a real-estate professional for help on finding a radon testing professional. **Remember, the IDPH, the Environmental Protection Agency, the American Lung Association, and the Surgeon General recommend radon testing all new and existing homes for radon in Iowa before they are sold or before they are transferred to a different owner.**

How can elevated levels of Radon be fixed?

Licensed or credentialed radon mitigation contractors can install a radon mitigation system that provides a permanent solution. A typical radon mitigation system includes a suction point that addresses the soil underneath the structure. A home that has been mitigated will usually have a much lower radon level than the EPA's action level of 4 picocuries per liter. Addressing residential radon issues is an excellent step toward assuring good indoor air quality. A list of

----- Forwarded message -----

From: **MidAmerican Energy Company** <customerselfservice@midamerican.com>

Date: Mon, Jul 14, 2025 at 3:22 PM

Subject: MidAmerican Energy - Requested Energy Cost

To: <char@charklisares.com>



Monthly Energy Cost

Effective Date: 07/14/2025

Address: 1847 VIRGINIA CIR

Meter Information: Gas On
Electric On

Average Energy Cost: \$106.00

The average monthly energy cost provided is based on 24 months of prior usage for the meters shown above. Actual monthly costs will vary based on a number of circumstances, such as occupancy, usage habits and changes in appliances and other household equipment.

Thank you,
MidAmerican Energy Company



888-427-5632



Please do not reply directly to this email.

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