

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form



1 **PROPERTY ADDRESS** 80 Northwest Alderleaf Drive, Waukee, IA 50263

2
3 **PROPERTY OWNER** Emir Dindic, Emina Dindic, Admir Fetic, Elvira Fetic

4
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.

10
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.

22
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.

28
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.

Buyer Date	Seller Date
Buyer Date	Seller Date

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32
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37 **SELLER INSTRUCTIONS**

38 Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT
39 and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).

40 Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a
41 reasonable effort to ascertain the required information.

- 42 • If the required information is known, indicate by checking the box (YES)
- 43 • If there have been no identified or reported issues, indicate by checking the box (NO)
- 44 • If the required information is unknown, indicate by checking the box (UNK)
- 45 • If an item does not apply to this property, indicate that it is not applicable (N/A)
- 46 • If the required information is unavailable following a reasonable effort, use an approximation of the information and
47 identify your response as approximation (AP)
- 48 • Keep a copy of this statement with your other important papers
- 49 • Additional pages may be attached as needed

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53 **PROPERTY ADDRESS** 80 Northwest Alderleaf Drive, Waukee, IA 50263

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

- 55 1. Basement/Foundation: Any known water or other problems?..... YES NO UNK N/A
- 56 2. Roof: Any known problems?..... YES NO UNK N/A
- 57 Any known repairs?..... YES NO UNK N/A
- 58 If yes, date of repairs/replacement: _____ AP
- 59 3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A YES NO UNK N/A
- 60 Any known problems?..... YES NO UNK N/A
- 61 Any known repairs?.....
- 62 If yes, date of repairs/replacement: _____ AP
- 63 Any known water tests?..... YES NO UNK N/A
- 64 If yes, date of last report: _____ AP
- 65 and results: _____
- 66 4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A YES NO UNK N/A
- 67 Any known problems?.....
- 68 If yes, explain: _____
- 69 Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES NO UNK N/A
- 70 Date of Inspection: _____ AP
- 71 Has the system been pumped/cleaned within the last 3 years?..... YES NO UNK N/A
- 72 Date tank last cleaned: _____ AP
- 73 (Note: If inspected within 2 years of closing date, system may not need inspection,
- 74 and if pumped within 3 years, system may not need pumping/cleaning)
- 75 General location of system: _____
- 76 Age of system: _____ AP UNK
- 77 5. Sewer System: Any known problems?..... YES NO UNK N/A
- 78 Any known repairs?..... YES NO UNK N/A
- 79 If yes, date of repairs/replacement: _____ AP
- 80 6. Heating System(s): Any known problems?..... YES NO UNK N/A
- 81 Any known repairs?..... YES NO UNK N/A
- 82 If yes, date of repairs/replacement: _____ AP
- 83 7. Central Cooling System(s): Any known problems?..... YES NO UNK N/A
- 84 Any known repairs?..... YES NO UNK N/A
- 85 If yes, date of repairs/replacement: _____ AP
- 86 8. Plumbing System(s): Any known problems?..... YES NO UNK N/A
- 87 Any known repairs?..... YES NO UNK N/A
- 88 If yes, date of repairs/replacement: _____ AP
- 89 9. Lead and/or Galvanized Water Service Line
- 90 Are there currently, or have there ever been, any lead and/or galvanized water
- 91 service lines present? YES NO UNK N/A
- 92 If yes, please provide more information. _____
- 93 10. Electrical System(s): Any known problems?..... YES NO UNK N/A
- 94 Any known repairs?.....
- 95 If yes, date of repairs/replacement: _____ AP
- 96 11. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems?..... YES NO UNK N/A
- 97 If yes, date(s) of treatment: _____ AP
- 98 Any known structural damage?..... YES NO UNK N/A
- 99 If yes, date(s) of repairs/replacement: _____ AP
- 100 12. Asbestos: Any known to be present in the structure?..... YES NO UNK N/A
- 101 If yes, explain: _____
- 102 13. Radon: Any known tests for the presence of radon gas?..... YES NO UNK N/A
- 103 If yes, date of last report: _____ AP and results: _____
- 104 14. Lead-Based Paint: Any known to be present in the structure?..... YES NO UNK N/A
- 105 15. Flood Plain: Do you know if the property is located in a flood plain?..... YES NO UNK N/A
- 106 If yes, what is the flood plain designation? _____

107

BUYER INITIALS BUYER INITIALS

SELLER INITIALS SELLER INITIALS

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- 108 16. Zoning: Do you know the zoning classification of the property?..... YES NO UNK N/A
- 109 If yes, what is the zoning classification? _____
- 110 17. Covenants: Is the property subject to restrictive covenants?..... YES NO UNK N/A
- 111 If yes, a true, current copy of the covenants can be obtained:
- 112 Attached to this Property Disclosure
- 113 At the _____ county recorder's office
- 114 Other: _____
- 115 18. Easements/Encroachments: Any known or unrecorded easements/encroachments? YES NO UNK N/A
- 116 19. Shared or Co-Owned Features: Any features of the property known to be shared
- 117 in common with adjoining landowners, such as walls, fences, roads, and driveways
- 118 whose use or maintenance responsibility may have an effect on the property?..... YES NO UNK N/A
- 119 Any known "common areas" such as pools, tennis courts, walkways, or other
- 120 areas co-owned with others, or a Homeowner's Association which has any
- 121 authority over the property?..... YES NO UNK N/A
- 122 20. Physical Problems: Any known settling, flooding, drainage or grading problems?..... YES NO UNK N/A
- 123 21. Private Burial Grounds: Does property contain any private burial grounds?..... YES NO UNK N/A
- 124 22. Structural Damage: Any known structural damage or modification?..... YES NO UNK N/A
- 125 If yes, what is the damage or modification? _____
- 126 23. Has there been a property/casualty loss resulting in an insurance claim? YES NO UNK N/A
- 127 If yes, indicate date(s) _____ Loss type(s) _____
- 128 Loss amount(s) \$ _____ Correction(s) _____
- 129 _____
- 130 24. Are you related to Listing Agent? YES NO UNK N/A
- 131

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 2022 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 Health and Human Services.

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Seller Date </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Seller Date </div>
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Admir Fetic
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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 Health and Human Services.

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> _____ Buyer Date </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> _____ Buyer Date </div>
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Elvira Fetic
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