

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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.

Seiler 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)

52138 Prescott Ave, South Bend, IN 46637

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	No: Defec		Do Not Know
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer			X		Septic Field/Bed			No.	X	
Clothes Washer			X		Hot Tub	X		8		
Dishwasher	Х				Plumbing			X		
Disposal	X				Aerator System	γ				
Freezer			X		Sump Pump			X		
Gas Grill	У				Irrigation Systems	χ				
Hood			)S		Water Heater/Electric	X				
Microwave Oven	Х				Water Heater/Gas			X		
Oven			X		Water Heater/Solar	X	***************************************			
Range			Y		Water Purifier .	X				
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)	79		•		Well			X		
Trash Compactor	X				Septicand Holding Tank/SepticMound			X		
TV Antenna/Dish			X		Geothermal and Heat Pump	Y				
Other:					Other Sewer System (Explain)	X				on the second of
					Other Gover Gyotem (Explain)	^				
					Swimming Pool & Pool Equipment	X				
						L		Yes	No	Do Not
					Are the structures connected to a pi	uhlic water s	rstem?		V	Know
B. Electrical	None/Not	ne/Not Defective		Do Not	Are the structures connected to a pi				X	
System	Included/ Rented	ded/ De	Defective	Know	Are there any additions that may re-				X	
Air Purifier	Kented			$\vdash$	the sewage disposal system?				Λ.	
Burglar Alarm	X	-			If yes, have the improvements been completed on the sewage disposal system?					
Ceiling Fan(s)	-		p		Are the improvements connected to	a private/co	mmunity			
	1	1	<u></u>	-	water system?			1		
• ( )	<del> </del>		9.0		Are the improvements connected to a private/community sewer system?			-		
Garage Door Opener / Controls Inside Telephone Wiring			) V		sewer system?		mmunity			<b>.</b>
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks			X		sewer system?  D. HEATING & COOLING	None/Not	Defective Defective	No Defec		Do Not Know
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom	*		X		sewer system?			Defec	tive	Do Not Know
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures			Ур   X   В   К		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan	None/Not Included		Defec	tive	
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna	<i>y</i> K		X		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning	None/Not Included		Defect X	tive	
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s)			X X X		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat	None/Not Included		Defect X	tive	
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets			X		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets Vent Fan(s)			X X X		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s) Switches and Outlets			X X X		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls 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		sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls 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 file	K hat would h	lave a signi		t" adverse	sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls 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 prop	hat would herty, that wo	ould significa	K  K  K  K  K  K  K  K  K  K  K  K  K	the health	sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls 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 to	hat would herty, that wo	ould significantly, or that if	ficant"Defectantly impair into repaired	the health d, removed	sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls 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 prop	hat would herty, that wo	ould significantly, or that if	ficant"Defectantly impair into repaired	the health d, removed	sewer system?  D. HEATING & COOLING SYSTEM  Attic Fen Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert	None/Not Included Rented		Defect X	tive	
Garage Door Opener / Controls 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 to effect on the value of the prop or safety of future occupants or replaced would significant	hat would herty, that wo	ould significantly, or that if	ficant"Defectantly impair into repaired	the health d, removed	sewer system?  D. HEATING & COOLING SYSTEM  Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner	None/Not Included Rented		Defect X	tive	

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)
Signature of Seller J Muly	8-27-24	,	
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
MANAGERIA III I I I I I I I I I I I I I I I I			
The Seller hereby certifies that the condition of the property is su	bstantially the same as it	was when the Seller's Disclosure form was originally provided to t	he Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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Property address (number and street, city, state,	and ZIP co	ode) <b>52</b> 1	138 Prescott Ave	s, South Bend, IN 46637			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Years.			X	Do structures have aluminum wiring?		χ	
Does the roof leak?		8		Are there any foundation problems with the		X	
Is there present damage to the roof?		X		structures?  Are there any encroachments?		X	
Is there more than one layer of shingles on the house?			X	Are there any violations of zoning, building codes,			
If yes, how many layers?				or restrictive covenants?  Is the present use of non-conforming use?		X	
				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			X	
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		$\vee$		Is the access to your property via a public road?	X		
property that has not been certified as decontaminated by an inspector approved				Is the access to your property via an easement?		X	
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		X		Are there any structural problems with the building?		Χ	
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?		X	
				Have any structures been treated for wood destroying insects?	Х		
				Are the furnace/woodstove/chimney/flue all in working order?	X		
E. ADDITIONAL COMMENTS AND/OR EXPLANA	ATIONS:			Is the property in a flood plain?		X	
(Use additional pages, if necessary)			Do you currently pay for flood insurance?  Does the property contain underground storage		X		
				tank(s)?  Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				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 inspections or warranties that the prospec the physical condition of the property or disclosure form was provided. Seller and P	warranty to tive buyer	or owne he purch hereby a	r may later obta naser at settlem cknowledge rece ate (mm/dd/yy)	eller, who certifies to the truth thereof, based on ter's agent, if any, and the disclosure form may not in. At or before settlement, the owner is required to ent that the condition of the property is substantial elpt of this Disclosure by signing below.  Signature of Buyer	disclose	any mater ne as it w	ial change
Signature of Seller			3-27-1 ate (mm/dd/yy)	Signature of Buyer		Date (n	nm/dd/yy)
	of the pro	perty is	5 / 2025 substantially the	same as it was when the Seller's Disclosure form was	originally	provided 1	o the Buyer
Signature of Seller (at closing)	. J. 110 pro	D	ate (mm/dd/yy)	Signature of Seller (at closing)		Date (n	nm/dd/yy)
		L					



FORM #03.

