



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This form approved by the Iowa City Area Association of REALTORS®



Address of Property: 408 7th AVE CLARENCE, IOWA 52216

PURPOSE: Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one but no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S): 1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code section 558A.4 (2). 2) Disclose all known conditions materially affecting this property. 3) If an item does not apply to this property, write (NA) not applicable. (4) You must provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information and indicate by using (AP), or if the information is unknown, indicate using (UNK). 5) Additional pages may be attached to this form as needed. 6) Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? Yes No N/A Unk
If yes, explain Compress in basement after heavy rain. Date of repairs/replacement: / /

2. Roof: Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain Less than 5 yrs old. Date of repairs/replacement: / /

3. Well and Pump: Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain . Date of repairs/replacement: / /
Any known water tests? Yes No N/A Unk
If yes, date of last report: / / and results:

4. Septic Tanks/Drain Fields: Any known problems? Yes No N/A Unk
If yes, explain . Date of repairs/replacement: / /
Location of tank:
Date tank last cleaned: / /

5. Sewer System: Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain . Date of repairs/replacement: / /

6. Heating System(s): Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain Replaced motor - checked annually. Date of repairs/replacement: / /

7. Central Cooling System(s): Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain checked annually. Date of repairs/replacement: / /

8. Plumbing System(s): Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain . Date of repairs/replacement: / /

9. Electrical System(s): Any known problems? Yes No N/A Unk
Any known repairs? Yes No N/A Unk
If yes to either, explain . Date of repairs/replacement: / /

Harold Holmuth 10-3-19
Seller Date Seller Date

Buyer Date Buyer Date

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? If yes, date(s) of treatment: ____/____/____ Any known structural damage? If yes, explain _____ _____. Date of repairs/replacement: ____/____/____	Yes [] No [x] N/A [] Unk [] Yes [] No [x] N/A [] Unk []
11. Asbestos: Any known to be present in the structure? If yes, explain: _____	Yes [] No [x] N/A [] Unk []
12. Radon: Any known tests for the presence of radon gas? If yes, date of last report: ____/____/____ and results: _____	Yes [] No [x] N/A [] Unk []
13. Lead-Based Paint: Any known to be present in the structure? Was the dwelling constructed prior to January 1, 1978? If yes, complete "Disclosure of Information and Acknowledgement re "Lead- Based Paint and/or Lead-Based Paint Hazards.	Yes [] No [x] N/A [] Unk [x] Yes [] No [] N/A [] Unk []
14. Flood Plain: Do you know if the property is located in a flood plain? If yes, what is the flood plain designation? _____	Yes [] No [x] N/A [] Unk []
15. Zoning: Do you know the zoning classification of the property? If yes, what is the zoning classification? <u>Residential</u>	Yes [x] No [] N/A [] Unk []
16. Covenants: Is the property subject to restrictive covenants? If yes, attach a copy or state where a true, current copy of the covenants can be obtained: _____	Yes [] No [x] N/A [] Unk []
17. 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? 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? If yes, explain: _____	Yes [] No [x] N/A [] Unk [] Yes [] No [x] N/A [] Unk []
18. Physical Problems: Any known settling, flooding, drainage or grading problems? If yes, explain: _____	Yes [] No [x] N/A [] Unk []
19. Structural Damage: Any known structural damage If yes, explain: _____	Yes [] No [x] N/A [] Unk []

YOU MUST EXPLAIN ANY "YES" RESPONSE(S) ABOVE. USE THE BACK OF THIS STATEMENT OR ADDITIONAL SHEETS AS NECESSARY.

SELLER(S) DISCLOSURE STATEMENT IS NOT REQUIRED IN THE FOLLOWING INSTANCES: 1) Property contains no dwelling units or more than 4 dwelling units. 2) The transfer is made pursuant to court order. 3) The transfer is by mortgagor or mortgagee incident to a foreclosure or deed in lieu of foreclosure, or is incident to contract forfeiture. 4) A transfer from an estate, conservatorship, or trust. 5) A transfer between joint tenants or tenants in common. 6) A transfer to a spouse or a lineal descendent of the transferor. 7) A transfer between spouses as a result of dissolution of marriage or legal separation. 8) A transfer to or from a governmental body. 9) A transfer by quit claim deed. 10) A transfer by a power of attorney.

SELLER(S) DISCLOSURE: Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 25+ years. The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. Seller(s) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Harold Holmuth 10-30-19
 Seller _____ Date _____ Seller _____ Date _____

BUYER(S) ACKNOWLEDGMENT: Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain. Buyer(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Date _____ Buyer _____ Date _____