



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address: 706 NE Canterbury Dr.

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property.

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Property is exempt because one or more of the above exemptions apply. (If exempt - **STOP HERE** - skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form.** Seller advises Buyer to obtain independent inspections relevant to Buyer.

I. Appliances/Systems/Services (Note: Section I is for the convenience of Buyer/Seller and is not mandatory):

	Included?	Working?		OR	Unknown	Rented?		Included?	Working?		OR	Unknown
		Yes	No			Yes	No		Yes	No		
Range/Oven	(X)	(X)	()		()			Lawn Sprinkler System	(X)	(X)	()	()
Dishwasher	(X)	(X)	()		()			Solar Heating System	()	()	()	()
Refrigerator	(X)	(X)	()		()			Pool Heater, Wall				
Hood/Fan	(X)	(X)	()		()			liner & equipment	()	()	()	()
Disposal	(X)	(X)	()		()			Well & Pump	()	()	()	()
TV receiving								Smoke Alarm	(X)	(X)	()	()
Equipment	()	()	()		()			Septic Tank &				
Sump Pump	(X)	(X)	()		()			Drain field	()	()	()	()
Alarm System	()	()	()		()			City Water System	(X)	(X)	()	()
Central AC	(X)	(X)			()	<i>new 2007</i>		City Sewer System	(X)	(X)	()	()
Central Vacuum	(X)	(X)	()		()			Plumbing System		(X)	()	()
Gas Grill	()	()	()		()			Central Heating System		(X)	()	()
Attic Fan	()	()	()		()			Water Heater		(X)	()	()
Intercom	()	()	()		()			Windows		(X)	()	()
Window AC	()	()	()		()			Fireplace/Chimn	(X)	(X)	()	()
Microwave	(X)	(X)	()		()			Wood Burning System	(X)	(X)	()	()
Trash Compactor	()	()	()		()			Furnace Humidifier	(X)	(X)	()	()
Ceiling Fan	(X)	(X)	()		()	<i>three</i>		Sauna/Hot tub	()	()	()	()
Water Softener/								Locks and Keys	(X)	(X)	()	()
Conditioner	()	()	()		()	() ()		Dryer	()	()	()	()
LP Tanks	()	()	()		()	() ()		Washer	()	()	()	()
Swing Set	()	()	()		()			Storage Shed	()	()	()	()
Basketball Hoop	(X)	(X)	()		()			Underground				
Pet Transmitter								"pet fence"	(X)	(X)	()	()
Collars	(X)	(X)	()		()	# of collars						
Garage door opener	(X)	(X)	()		()	# of remotes						

Buyer initials _____ Seller initials ub rhb

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies.

II. Property Conditions, Improvements and Additional Information:

1. Basement/Foundation: Has there been known water or other problems? Yes No Unknown If yes, please explain: _____
2. Roof: Any known problems? Yes No Unknown Type _____ Unknown
Date of repairs/replacement _____ Unknown Describe: _____
3. Well and pump: Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: _____
Has the water been tested? Yes No Unknown
If yes, date of last report/results: _____
4. Septic tanks/drain fields: Any known problems? Yes No Unknown Location of tank _____ Unknown
Age _____ Unknown Date tank last cleaned _____ Unknown
5. Sewer: Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____
6. Heating system(s): Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
7. Central Cooling system(s): Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs new system 2007
8. Plumbing system(s): Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
9. Electrical system(s): Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
10. Pest Infestation: (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems?
Yes No Unknown Date of treatment _____ Previous Infestation/Structural Damage?
Yes No Date of repairs _____
11. Asbestos: Is asbestos present in any form in the property? Yes No Unknown If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes No If yes, test results? _____
Date of last report _____
13. Lead Based Paint: Known to be present or has the property been tested for the presence of lead based paint? Yes No
Unknown If yes, what were the test results? _____
14. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property?
Yes No Unknown
15. 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 Unknown
16. Structural Damage: Any known structural damage? Yes No Unknown
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No Unknown
18. Is the property located in a flood plain? Yes No Unknown If yes, flood plain designation _____
19. Do you know the zoning classification of this property? Yes No Unknown What is the zoning? R1
20. Is the property located in a real estate improvement district? Yes No Unknown
If yes, indicate the amount of any special assessment against the property: \$ _____
21. Covenants: Is the property subject to restrictive covenants? Yes No Unknown If yes attach a copy OR state where a true, current copy of the covenants can be obtained: _____

Buyer initials _____ Seller initials wb rbs

You **MUST** explain any "Yes" responses above (Attach additional sheets if Necessary):

III. Non-Mandatory Requested Items: Are you as Seller aware of any of the following:

1. Structural modification, alteration, or repair made without necessary permits or licensed contractors? Yes No Unknown
2. Has there been a property/casualty loss or insurance claim over \$5,000, or major damage to the property from fire, wind, hail, flood(s) or landslide(s)? Yes No Unknown
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
5. Septic Tank/ Drain Field: If in a county requiring septic inspection when the title is transferred, has the system been inspected within regulated amount of time? Yes No Unknown Date of inspection _____
6. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
7. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
8. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown If yes, what were the test results? _____
9. Attic Insulation: Type _____ Unknown Amount _____ Unknown
10. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: _____
11. Are you related to the listing agent? Yes No If yes, how? _____
12. Attach copy of survey (if available).

If the answer to any item is yes, please explain. Attach additional sheets, if necessary:

Seller has owned the property since Sep 2004 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

Seller Amy Bakke Seller _____ Date 13 Sep 09

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____