

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property address: 830 Roosevelt Boulevard, Osceola, IA 50213

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 and 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 acting on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S):

- 1. Seller(s) must complete this statement. Respond to 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, indicate that it is not applicable (N/A);
4. Please 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, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP);
5. Additional pages may be attached 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 [X]

2. Roof: Any known problems? Yes [] No [X]

Any known repairs? Yes [X] No []

If yes, date of repairs/replacement: 10/01/18 -> NEW roof & siding

3. Well and Pump: Any known problems? Yes [] No [X]

Any known repairs? Yes [] No [X]

If yes, date of repairs/replacement: ___/___/___

Any known water tests? Yes [] No [X]

If yes, date of last report: ___/___/___

and results: _____

4. Septic Tanks/Drain Fields: Any known problems? Yes [] No [X]

Location of tank: _____

Date tank last cleaned: ___/___/___

5. Sewer System: Any known problems? Yes [] No [X]

Any known repairs? Yes [] No [X]

If yes, date of repairs/replacement: ___/___/___

6. Heating System(s): Any known problems?

Yes [] No []

Any known repairs?

Yes [] No []

If yes, date of repairs/replacement: ___/___/___

7. Central Cooling System(s): Any known problems?

Yes [] No []

Any known repairs?

Yes [] No []

If yes, date of repairs/replacement: ___/___/___

8. Plumbing System(s): Any known problems?

Yes [] No []

Any known repairs?

Yes [] No []

If yes, date of repairs/replacement: 4/01/19

9. Electrical System(s): Any known problems?

Yes [] No []

Any known repairs? Updated and put box in

Yes [] No []

If yes, date of repairs/replacement: 10/01/18

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems?

Yes [] No []

If yes, date(s) of treatment: ___/___/___

Any known structural damage?

Yes [] No []

If yes, date(s) of repairs/replacement: ___/___/___

11. Asbestos: Any known to be present in the structure?

Yes [] No []

If yes, explain: _____

12. Radon: Any known tests for the presence of radon gas?

Yes [] No []

If yes, date of last report: ___/___/___

and results: _____

13. Lead-Based Paint: Any known to be present in the structure?

Yes [] No []

14. Flood Plain: Do you know if the property is located in a flood plain?

Yes [] No []

If yes, what is the flood plain designation? _____

15. Zoning: Do you know the zoning classification of the property?

Yes [] No []

If yes, what is the zoning classification? Residential

16. Covenants: Is the property subject to restrictive covenants? Yes [] No []

If yes, attach a copy or state where a true, current copy of the covenants can be obtained.

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? Yes [] No []

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 []

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes [] No []

19. Structural Damage: Any known structural damage? Yes [] No []

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 06/19/18. 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.

Seller R. A. Matthews
Date 06/21/19

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 ____/____/____