

Property address (number and street, city, state, and ZIP code)
4258 E Hill Valley Ct, Martinsville, IN 46151

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Don't know Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input type="checkbox"/>
Is there present damage to the roof?			<input type="checkbox"/>
Is there more than one layer of shingles on the house?			<input type="checkbox"/>
If yes, how many layers?			<input checked="" type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?			<input type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input type="checkbox"/>

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

NA

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input type="checkbox"/>
Are there any foundation problems with the structures?			<input type="checkbox"/>
Are there any encroachments?			<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input type="checkbox"/>
Is the present use of non-conforming use? Explain:			<input type="checkbox"/>
Is the access to your property via a private road?			<input type="checkbox"/>
Is the access to your property via a public road?			<input type="checkbox"/>
Is the access to your property via an easement?			<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input type="checkbox"/>
Are there any structural problems with the building?			<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?			<input type="checkbox"/>
Have any structures been treated for wood destroying insects?			<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input type="checkbox"/>
Is the property in a flood plain?			<input type="checkbox"/>
Do you currently pay for flood insurance?		<input type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson?		<input type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>		
Is the property located within one (1) mile of an airport?		<input type="checkbox"/>	

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 <i>Kimberly Arpi</i>	Date (mm/dd/yy) 07/20/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Gabriella Arpi</i>	Date (mm/dd/yy) 07/20/2023	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





SIGNATURE PAGE ADDENDUM

For use only by members of the Indiana Association of REALTORS®

1 This Addendum is made part of the Seller's Sales Disclosure (state name of contract, e.g., offer to purchase) dated 07/20/2023
2 with regard to the property at 4258 E Hill Valley Ct Martinsville, Indiana.

3 **INSTRUCTIONS:** Specify Party (Seller, Buyer, Landlord, Tenant) at beginning of each signature block on a line labeled **PARTY**.

- 4 ★ All persons signing below on behalf of an Entity represent that they have proper legal authority to sign for and bind the Entity.
- 5 ★ If signing for an entity, use an authorized signature line and print your name and title.

6 **PARTY:** Seller Entity Name (if any): _____

7 (x) _____
8 Authorized Signature # Print Name & Title Here } Date #

9 (x) Becca Arpi Becca Arpi 07/20/23
10 Individual Signature # Print Name Here } Date #

11 (x) _____
12 Authorized Signature # Print Name & Title Here } Date #

13 (x) _____
14 Individual Signature # Print Name Here } Date #

15 **PARTY:** Seller Entity Name (if any): _____

16 (x) _____
17 Authorized Signature # Print Name & Title Here } Date #

18 (x) Jason Pennell Jason Pennell 07/21/23
19 Individual Signature # Print Name Here } Date #

20 (x) _____
21 Authorized Signature # Print Name & Title Here } Date #

22 (x) _____
23 Individual Signature # Print Name Here } Date #

24 **PARTY:** Seller Entity Name (if any): _____

25 (x) _____
26 Authorized Signature # Print Name & Title Here } Date #

27 (x) Jessica Pennell Jessica Pennell 07/20/23
28 Individual Signature # Print Name Here } Date #

29 (x) _____
30 Authorized Signature # Print Name & Title Here } Date #

31 (x) _____
32 Individual Signature # Print Name Here } Date #

33 **PARTY:** _____ Entity Name (if any): _____

34 (x) _____
35 Authorized Signature # Print Name & Title Here } Date #

36 (x) _____
37 Individual Signature # Print Name Here } Date #

38 (x) _____
39 Authorized Signature # Print Name & Title Here } Date #

40 (x) _____
41 Individual Signature # Print Name Here } Date #



SIGNATURE PAGE ADDENDUM
 Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
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