

LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

PROPERTY ADDRESS: 5304 York Ave In Muncie, IN 47304

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LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

- (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (initial)

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
- (e) Buyer has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
 - OR
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall also mean "Salesperson/Agent".)

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Certification and Acknowledgment may be transmitted between them by facsimile machine. The parties intend that facsimile signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed and/or delivered, if requested.

[Signature] 9/30/05 [Signature] DATE
 BUYER'S SIGNATURE DATE SELLER'S SIGNATURE BUYER

PRINTED [Signature] 6/14/05 [Signature] 6/14/05
 SELLER'S SIGNATURE DATE SELLER'S SIGNATURE DATE

PRINTED [Signature] 9/30/05 [Signature] DATE
 SELLING BROKER DATE LISTING BROKER



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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R/1293)

Date (month, day, year) 6-19-05

Seller 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 or 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. 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 24-4.6-2) generally requires sellers of 1-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, ZIP code) 5304 Fox Run Ln Muncie IN 47304

I. The following are in the conditions indicated:

Improvement	None/Not Included	Defective	Not Defective	Do Not Know
APPLIANCES				
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator	X			
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna/Dish			X	
Other:				

Improvement	None/Not Included	Defective	Not Defective	Do Not Know
CHIMNEYS AND SEWER/SYSTEMS				
Chimney	X			
Septic Field/Bed	X			
Hot Tub	X			X
Plumbing				
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater/Electric	Partial			
Water Heater/Gas	X			
Water Heater/Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Other Sewer System (Explain)	X			
Are the improvements connected to a public water system?			X	
Are the improvements connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?				X
If yes, have the improvements been completed on the sewage disposal system?				-
Are the improvements connected to a private/community water system?				-
Are the improvements connected to a private/community sewer system?				-

Improvement	None/Not Included	Defective	Not Defective	Do Not Know
MECHANICAL SYSTEMS				
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener Controls			X	
Inside Telephone Wiring and Blocks/Jacks			X	
Intercom	X			
Light Fixtures			X	
Spans	X			
Smoke/Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60 (100/200) Amp Service (Circle one)				

Improvement	None/Not Included	Defective	Not Defective	Do Not Know
HEATING & COOLING SYSTEMS				
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat/Oils			X	
Furnace Heat/Electric	X			
Solar Home Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Pressure Tank	X			
Other Heating Source				

X-JUP

ROOF	YES	NO	DK/NA
Age, if known: 6 Years			
Does the roof leak? NO		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one roof on the house?			
If so, how many roofs? layers?		<input checked="" type="checkbox"/>	

HAZARDOUS CONDITIONS	YES	NO	DK/NA
Have there been or are there any existing 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 checked="" type="checkbox"/>	
Explain:			

ADDITIONAL DISCLOSURES	YES	NO	DK/NA
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a nonconforming use? Explain:			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, or crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?			<input checked="" type="checkbox"/>
Do you currently pay flood insurance?			<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the seller homeowner or licensed real estate salesperson or broker?			<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?			<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?			<input checked="" type="checkbox"/>

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary)
*We pay a \$20 a year dues for flowers. Snow removed and Sign
 Maintenance*

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>Jeff W...</i>	Date 6-14-05	Signature of Buyer <i>Jason Z...</i>	Date 9/30/05
Signature of Seller <i>Cheryl W...</i>	Date 6-14-05	Signature of Buyer	Date

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	Date	Signature of Seller	Date
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(Indiana Real Estate Commission; 876 IAC 1-4-2; filed Jun 1, 1994, 5:00 p.m.; 17 IR 2352; filed Jun 11:00 a.m.; 18 IR 2787; readopted filed Jun 29, 2001, 9:56 a.m.; 24 IR 3824)