

# Homeowner's Real Estate Disclosure

The information provided on this disclosure will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. If the form does not allow for a complete description please contact your Cartus Consultant to send in any applicable supporting documentation.

**Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.**

|                   |   |
|-------------------|---|
| File #            | 3589880   |
| Owner's Name(s):  | Russell Jenkins<br>DaVee Jenkins  |
| Property Address: | 12535 Tidecrest Drive<br>Fishers, Indiana 46037<br>United States Of America |

## Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

### A. Subject Property Year Built & Dwelling Type

1. What is the approximate year the property was built? 2021

2. Please indicate the type of dwelling for the subject property:

☒ Single Family Detached ☐ Townhome ☐ Condo ☐ Co-Op ☐ Other

If other, please explain

### B. Please indicate the water and sewer systems with the subject property:

#### Water

☒ Public ☐ Private Well ☐ Other

#### Sewer/Septic

☒ Public ☐ Septic Tank ☐ Other

### C. The items checked below will remain with the subject property:

☒ Range ☐ Washer ☐ Wall/ Window Air Conditioner ☐ Spa  
☒ Oven ☐ Washer/Dryer Hookups ☐ Humidifier ☐ Central Vacuum



- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Microwave        | <input type="checkbox"/> Dryer                               | <input type="checkbox"/> Evaporator Cooler(s)  | <input type="checkbox"/> T.V. Antenna         |
| <input checked="" type="checkbox"/> Refrigerator     | <input type="checkbox"/> Security Gates                      | <input type="checkbox"/> Satellite Dish        | <input type="checkbox"/> Hot Tub              |
| <input checked="" type="checkbox"/> Dishwasher       | <input checked="" type="checkbox"/> Smoke Detectors          | <input type="checkbox"/> Intercom              | <input type="checkbox"/> Rain Gutters         |
| <input type="checkbox"/> Trash Compactor             | <input type="checkbox"/> Fire Alarm                          | <input checked="" type="checkbox"/> Sprinklers | <input checked="" type="checkbox"/> Sump Pump |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Central Heating                     | <input type="checkbox"/> Sauna                 | <input type="checkbox"/> Patio/Deck           |
| <input checked="" type="checkbox"/> Window Screen    | <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Pool                  | <input type="checkbox"/> Built-in Barbecue    |
|  |  |  | <input type="checkbox"/> Gazebo               |

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?

☐ Yes ☒ No

If yes, describe:

#### D. Property Amenities:

- |                 |  |                                       |  |   |
|-----------------|--|---------------------------------------|--|---|
| Water Softener  | <input checked="" type="checkbox"/> Owned              | <input type="checkbox"/> Rented       |  | <input type="checkbox"/> N/A            |
| Garage          | <input checked="" type="checkbox"/> Attached           | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport                 | <input type="checkbox"/> N/A            |
|                 | <input checked="" type="checkbox"/> Garage Door Opener | # of Remote Controls 3                |  |   |
| Pool/Spa Heater | <input type="checkbox"/> Gas                           | <input type="checkbox"/> Solar        | <input type="checkbox"/> Electric                | <input checked="" type="checkbox"/> N/A |
| Water Heater    | <input checked="" type="checkbox"/> Gas/Oil            | <input type="checkbox"/> Solar        | <input type="checkbox"/> Electric                |   |
|                 | <input checked="" type="checkbox"/> Owned              | <input type="checkbox"/> Rented       |  |   |
| Gas Supply      | <input checked="" type="checkbox"/> Utility            | <input type="checkbox"/> Bottled      | <input type="checkbox"/> N/A                     |   |
| Security System | <input checked="" type="checkbox"/> Owned              | <input type="checkbox"/> Rented       | <input type="checkbox"/> Monitoring Contract/Fee | <input type="checkbox"/> N/A            |
| Solar Panels    | <input type="checkbox"/> Owned                         | <input type="checkbox"/> Rented       |  | <input checked="" type="checkbox"/> N/A |

If Owned, is this financed through Special Assessment program?

☐ Yes ☐ No

If yes, describe:

Are there any additional buildings on the property?

☐ Yes ☒ No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?

☐ Yes ☒ No

If yes, describe:

## E. Roof (Current Roof):

Type: Asphalt Shingle      Approximate Age: 3 year 6 months

Repaired? (choose one)      If Yes, please explain:  
☐ Yes    ☒ No

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?  
☐ Yes    ☒ No

If yes, please explain:

## F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

- |  |   |  |  |                                    |
|--|---|--|--|------------------------------------|
| <input type="checkbox"/> Interior Walls  | <input type="checkbox"/> Ceilings       | <input type="checkbox"/> Windows                     | <input type="checkbox"/> Sidewalks             | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> Slabs           | <input type="checkbox"/> Foundation     | <input type="checkbox"/> Insulation                  | <input type="checkbox"/> Exterior Walls        |                                    |
| <input type="checkbox"/> Doors           | <input type="checkbox"/> Floor          | <input type="checkbox"/> Walls/Fences                | <input type="checkbox"/> Electrical Systems    |                                    |
| <input type="checkbox"/> Exterior Siding | <input type="checkbox"/> Heating System | <input type="checkbox"/> Other Structural Components | <input type="checkbox"/> Plumbing/Sewer/Septic |                                    |

Please explain any defects selected above here:

## G. Are you (Seller) aware of any of the following:

- |  |                              |  |
|--|------------------------------|--|
| 1. Is your home accessed, in whole or part, through a private road?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, please explain:  |                              |  |
| 2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property.                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, please explain:  |                              |  |
| 3. Encroachments, easements, or similar matters that may affect your interest in the property.   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, please explain:  |                              |  |
| 4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, please explain:  |                              |  |
| 5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site.                                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, please explain:  |                              |  |
| 6. Any settling from any cause, or slippage, sliding, or other soil problems.  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, please explain:  |                              |  |
| 7. Any current or previous water damage, flooding, drainage, or grading problems.  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**If yes, please explain:**

8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster. ☐ Yes ☒ No

**If yes, please explain:**

9. Zoning violations, non conforming uses, violations of "setback" requirements. ☐ Yes ☒ No

**If yes, please explain:**

10. Neighborhood noise problems or other nuisances. ☐ Yes ☒ No

**If yes, please explain:**

11. Deed restrictions or obligations. ☐ Yes ☒ No

**If yes, please explain:**

12. Is the type of siding on your home one of the following (if yes, select all that apply): ☒ Yes ☐ No
- ☒ Composition Board ☐ Hard Coat/Traditional Stucco ☐ Synthetic Stucco? ☐ Stone Veneer ☐ Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). ☐ Yes ☒ No

**If yes, please explain:**

14. Any notices of abatement or citations against the property. ☐ Yes ☒ No

**If yes, please explain:**

15. Any lawsuits against you affecting or threatening to affect the property. ☐ Yes ☒ No

**If yes, please explain:**

16. That the home has ever been tested for radon gas. ☐ Yes ☒ No

17. If radon remediation was required, was the work done? If yes, when? (date) ☐ Yes ☐ No ☒ NA

18. That the home contains ☐ Asbestos or ☐ Lead-based paint. ☐ Yes ☒ No

**If yes, please explain:**

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. ☐ Yes ☒ No

**If yes, please explain:**

20. That there is now, or has ever been, any underground storage tank(s) on the property. ☐ Yes ☒ No

**If yes, please explain:**

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. ☐ Yes ☐ No ☒ NA

**If yes, please explain:**

22. Do you know what materials are, or were, stored in the tank(s)? ☐ Yes ☐ No ☒ NA

23. Are any title holders not U.S. citizens? ☐ Yes ☒ No

**If yes, please explain:**





24. Any special assessments? If yes, Type? ☐ Yes ☒ No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.) ☐ Yes ☒ No

If yes, details:

Additional Comment:

**Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.**

Seller Status: ☒ is occupying the property ☐ is not occupying the property Moved out on (date).

Home Status: ☒ is currently occupied by me and/or members of my family ☐ is currently vacant ☐ is currently occupied by a tenant. Tenant will vacate by (date).

Signed by:

Russell Jenkins

D89CD230DA6A421...

11-Dec-2024

Seller

Date

Signed by:

Dalve Jenkins

41F4E29736E0409...

11-Dec-2024

Seller

Date