

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form

Selier 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 and 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, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. 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 32-21-5) generally requires sellers of 1-4 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, and ZIP code)

12535 Tidecrest Drive, Fishers, IN 46037

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field/Bed					
Clothes Washer	,				Hot Tub					
Dishwasher	-	4			Plumbing					
Disposal		i,			Aerator System					à 7
Freezer	4	p	į.		Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater/Electric					
Microwave Oven					Water Heater/Gas					
Oven					Water Heater/Solar					
Range	9				Water Purifier					
Refrigerator	3				Water Softener					
Room Air Conditioner(s)					Well					
Trash Compactor					Septic and Holding Tank/Septic Mound					
TV Antenna/Dish		5.0					-			
Other:	Sell	er is i	non-c	occui	pant owner ha	s no				
	kno	wled	ge re	gard	ing this prope	rty.		Yes	No	Do Not Know
	İ						m?			Nave
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a p	public sewer s				
System	Included/ Rented		Defective	Know	Are there any additions that may require improvements to					
Air Purifier					the sewage disposal system? If yes, have the improvements bee	-				
Burglar Alarm					sewage disposal system?	ii compieted c				
Ceiling Fan(s)					Are the improvements connected to a private/community					
Garage Door Opener / Controls					water system?					-
Inside Telephone Wiring and Blocks/Jacks					Are the improvements connected to a private/community sewer system? D. HEATING & COOLING None/Not Defective			N	ot	Do Not
Intercom		1			SYSTEM	Included Rented	cluded		ctive	Know
Light Fixtures	5.	rt.			Attic Fan	Heines				
Sauna	1				Central Air Conditioning					
Smoke/Fire Alarm(s)					Hot Water Heat		_	_		
Switches and Outlets					Furnace Heat/Gas		_	_		
Vent Fan(s)					Furnace Heat/Electric					
60/100/200 Amp Service					Solar House-Heating					
(Circle one) Generator					Woodburning Stove				_	
NOTE: Means a condition th	at mould b	nuo a cianif	cant"Defect	" advarsa	Fireplace					
effect on the value of the prope					Fireplace Insert					
or safety of future occupants o					Air Cleaner					
or replaced would significant normal life of the premises.	ly snorten (or adversely	affect the	expected						
and the second second					Humidifier Propage Tank			_		-
					Propane Tank	2				
				-	Other Heating Source	1				
					certifies to the truth thereof, based of					

Signature of Seller (at closing) Date (mm/dd/yy)

stephiller

Stephanie Miller - as agent for Cartus

Phone: 3175903571

Signature of Seller (at closing)

Fax:

Russ and Dec

Date (mm/dd/yy)

Date (mm/dd/yy)

Date (mm/dd/yy)

acknowledge receipt of this Disclosure by signing below.

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.

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

Signature of Buyer

Signature of Buyer

Date (mm/dd/yy)

Date (mm/dd/yy)

2/11/2024 10:26 am

Signature of Selle

Signature of Seller

2. ROOF	YES	NO	DO NOT					DO NO
Age, if known Years.	120	1,500-1	KNOW	4. OTHER DISCLOSURES		YES	NO	KNOW
Does the roof leak?				Do structures have aluminum wirin	ng?			
NO. 10 TO 10			\perp	Are there any foundation problems structures?	s with the			
Is there present damage to the roof?			-	Are there any encroachments?		_	_	
is there more than one layer of shingles on the house?				Are there any violations of zoning.	huilding codes	_		
If yes, how many layers?				or restrictive covenants?				
ASSACRATION WAS A PROPERTY		-		Is the present use of non-conform Explain:	ing use?			
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?								
Is there any contamination caused by the				Is the access to your property via a private road?				
manufacture or a controlled substance on the				Is the access to your property via a public road?				
property that has not been certified as decontaminated by an inspector approved			1 1	Is the access to your property via an easement?		- 5		
under IC 13-14-1-15?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?				
				affecting this property?				l
methamphetamine c	on-	occu	pant	1	th the			
C-1-1-				wner has no	th the terations ng permit?			
the manufacture of r residential structure Seller is n				1	terations ng permit? blems in the other area?			
the manufacture of residential structure Seller is n				owner has no nis property.	terations ng permit?			
the manufacture of r residential structure Seller is n				wner has no	terations ng permit? blems in the other area? sod, termites,			
the manufacture of r residential structure				owner has no nis property. or rodents? Have any structures been treated	terations ng permit? blems in the other area? iod, termites, for wood			
Seller is n Explain: knowledg	ge re			owner has no nis property. or rodents? Have any structures been treated destroying insects? Are the furnace/woodstove/chirmone	terations ng permit? blems in the other area? iod, termites, for wood			
Seller is n Explain: Seller is n knowledge	ge re			owner has no nis property. or rodents? Have any structures been treated destroying insects? Are the furnace/woodstove/chimne working order?	terations ng permit? blems in the other area? iod, termites, for wood			
the manufacture of r residential structure Seller is n	ge re			owner has no is property. or rodents? Have any structures been treated destroying insects? Are the furnace/woodstove/chimne working order? Is the property in a flood plain? Do you currently pay for flood insura Does the property contain undergroup.	terations ng permit? blems in the other area? iod, termites, for wood ey/flue all in			
Seller is n Explain: Seller is n knowledge	ge re			owner has no nis property. or rodents? Have any structures been treated destroying insects? Are the furnace/woodstove/chimne working order? Is the property in a flood plain? Do you currently pay for flood insura	terations ng permit? blems in the other area? iod, termites, for wood ey/flue all in noe? and storage			
Seller is n Explain: Seller is n knowledge	ge re			owner has no is property. or rodents? Have any structures been treated destroying insects? Are the furnacet/woodstove/chimneworking order? Is the property in a flood plain? Do you currently pay for flood insura Does the property contain undergroutank(s)? Is the homeowner a licensed real est	terations ng permit? blems in the other area? iod, termites, for wood ey/flue all in noe? und storage tate salesperson			
Seller is n Explain: Seller is n knowledge	ge re			owner has no is property. or rodents? Have any structures been treated destroying insects? Are the furnacet/woodstove/chimneworking order? Is the property in a flood plain? Do you currently pay for flood insura Does the property contain undergroutank(s)? Is the homeowner a licensed real estor broker? Is there any threatened or existing litt	terations ng permit? blems in the other area? iod, termites, for wood ey/flue all in noe? and storage tate salesperson igation regarding conditions and/or			

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	Date (mm/dd/yy) 12/11/2024 10:26 am	Signature of Buyer	Date (mm/dd/yy)					
Signature of Stephanie Miller - as agent for	or Cartus Date (mm/dd/yy)	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.

