

Listing 1600454

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on

1/1/2007 and ending on 1/4/2016 (date of purchase) (date of this form)

PROPERTY ADDRESS: 126 N. Church Cynthiana, Ky 41031

This form applies to sales and purchases of residential real estate. This form is not required for:

- 1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9).

SELLER'S DISCLOSURE: As seller, I do disclose the following information regarding the property. This information is true and accurate to the best of my our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

Table with 4 columns: Question, YES, NO, UNKNOWN. Section 1: HOUSE SYSTEMS. Rows include plumbing, electrical, appliances, floors, doors, ceiling, security, sump pump, chimneys, pool, sprinkler, heating, cooling air conditioning.

Table with 4 columns: Question, YES, NO, UNKNOWN. Section 2: FOUNDATION/STRUCTURE/BASEMENT. Rows include defects to foundation, defects to structure, basement leaking, repairs to basement.

Initials (Buyer) _____ Date Time _____

Initials (Seller) [Signature] Date Time 1/4/16 2:50 PM

Listing - 1600454

Property Address

126 N Church St

YES NO UNKNOWN

3. (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? YES NO UNKNOWN

ROOF

(a) Age of the roof? _____
(b) 1. Has the roof leaked at any time since you have owned or lived in the property? YES NO UNKNOWN
2. When was the last time the roof leaked? Never
(c) 1. Have you ever had any repairs done to the roof? YES NO UNKNOWN
2. If you have ever had the roof repaired, when was the repair performed? _____
(d) 1. Have you ever had the roof replaced? YES NO UNKNOWN
2. If you have had the roof replaced, when was the replacement performed? _____
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof? YES NO UNKNOWN
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____

4. LAND/DRAINAGE

(a) Any soil stability problems? YES NO UNKNOWN
(b) Has the property ever had a drainage, flooding, or grading problem? YES NO UNKNOWN
(c) Is the property in a flood plain zone? YES NO UNKNOWN
(d) Is there a retention detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? YES NO UNKNOWN
Explain: Water pools in yard by Church St drive after heavy rain

5. BOUNDARIES

(a) Have you ever had a staked or pinned survey of the property? YES NO UNKNOWN
(b) Do you know the boundaries? YES NO UNKNOWN
(c) Are the boundaries marked in any way? YES NO UNKNOWN
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? YES NO UNKNOWN
Explain: _____

6. WATER

(a) 1. Source of water supply Cyathiana
2. Are you aware of below normal water supply or water pressure? YES NO UNKNOWN
(b) Is there a water purification system or softener remaining with the house? YES NO UNKNOWN
(c) Has your water ever been tested? If yes, give results YES NO UNKNOWN
Explain: _____

7. SEWER SYSTEM

(a) Property is serviced by:
1. Category I. Public Municipal Treatment Facility: YES NO UNKNOWN
2. Category II. Private Treatment Facility: YES NO UNKNOWN
3. Category III. Subdivision Package Plant: YES NO UNKNOWN
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant"): YES NO UNKNOWN
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal: YES NO UNKNOWN
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system: YES NO UNKNOWN
7. Category VII. No Treatment Unknown: YES NO UNKNOWN
(b) For properties with Category IV, V, or VI systems:
Date of last inspection (sewer): _____ Date last cleaned (septic): _____
(c) Are you aware of any problems with the sewer system? YES NO UNKNOWN
Explain: _____

8. CONSTRUCTION/REMODELING

(a) Have there been any additions, structural modifications, or other alterations made? YES NO UNKNOWN
(b) Were all necessary permits and government approvals obtained? YES NO UNKNOWN
Explain: Theater room off kitchen with laundry room

9. HOMEOWNER'S ASSOCIATION

(a) 1. Is the property subject to rules or regulations of a homeowner's association? YES NO UNKNOWN
2. If yes, what is the yearly assessment? \$ _____

Initials (Buyer) _____ Date Time _____

Initials (Seller) JLR Date Time 1-4-16 2:55p
FOR 1-4-16 2:55p

Listing - 1600454

Property Address 126 N Church St

- | | YES | NO | UNKNOWN |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments? | | <input checked="" type="checkbox"/> | |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?
Explain: <u>Fences</u> | <input checked="" type="checkbox"/> | | |
| 10. MISCELLANEOUS | | | |
| (a) Was this house built before 1978? | <input checked="" type="checkbox"/> | | |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home? | | <input checked="" type="checkbox"/> | |
| (c) 1. Are you aware of any testing for radon gas?
2. Results, if tested | | <input checked="" type="checkbox"/> | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? | | <input checked="" type="checkbox"/> | |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)? | | <input checked="" type="checkbox"/> | |
| (f) Are you aware of any damage due to wood infestation? | | <input checked="" type="checkbox"/> | |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? <u>When we purchased it in 2007</u> | <input checked="" type="checkbox"/> | | |
| (h) Are you aware of any existing or threatened legal action affecting this property? | | <input checked="" type="checkbox"/> | |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)? | | <input checked="" type="checkbox"/> | |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | | <input checked="" type="checkbox"/> | |
| (k) Are you aware of any other conditions which are defective with regard to this property? | | <input checked="" type="checkbox"/> | |
| (l) Are there any environmental hazards known to seller? | | <input checked="" type="checkbox"/> | |
| (m) Are there any warranties to be passed on? | | <input checked="" type="checkbox"/> | |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?
If yes, please explain: | | | <input checked="" type="checkbox"/> |
| (o) Are you aware of the existence of mold or other fungi in the property? | | <input checked="" type="checkbox"/> | |
| (p) Has this house ever had pets living in it?
If yes, Explain: <u>2 small dogs, current owner</u> | <input checked="" type="checkbox"/> | | |
| (q) Is the property in a historic district? | | <input checked="" type="checkbox"/> | |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since _____ (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

JOR Seller Date 1/4/16 Jana O'Keefe Seller Date 1/4/16

THE LICENSEE NAMED HERE (_____) HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date: _____
 THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER

Seller: _____ Date: _____
 Seller: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker Agent: _____ Date: _____
 THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM

Buyer _____ Date _____ Buyer _____ Date _____

THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER

Initials (Buyer) _____ Date Time _____

Initials (Seller) JOR Date Time 1/4/16 3:00 PM
JOR 1/4/16 3:00 PM

Listing - 1600437

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser 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 (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- for GOR (b) Records and Reports available to the seller (check one below):
 - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

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

Agent's Acknowledgment (initial)

- _____ (e) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

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.

Seller	<u>[Signature]</u>	Date	<u>1/14/16</u>	Seller	<u>[Signature]</u>	Date	<u>1/14/16</u>
Purchaser	_____	Date	<u>1/1</u>	Purchaser	_____	Date	<u>1/1</u>
Agent	_____	Date	<u>1/1</u>	Agent	_____	Date	<u>1/1</u>