PROPERTY ADDRESS:	207 N. Man st	1 gathin	4/631
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SELLER'S DISCLOSURE OF PROPERTY CONDITION

1. Re 2. Se		of new constructi auction; or		nis form is not requ ten warranty is prov				
	mation in this form; on the date of his		the property on	ervation and knowle	dge about the pro	g on		
PROPER	RTY ADDRESS: _	207 N	Man st.	Pate of purchase)	14.4191	(Da	te of thi	is form)
PURPOSE disclosure of knowledge real estate a statement of possess any improvement which could conducted a any real estate obtain his of INSTRUCT additional pathorizatio 324.360(9). "unknown." SELLER'S accurate to any person information Please answ 1.	OF DISCLOSURE of information about of the property's congent and shall not feel the conditions and expertise in construction of the conditions and expertise in construction of generate agent representing the own profession TONS TO THE SE pages, if necessary in at the end of this (5) If some items of the best of my/our land or entity in connects not the representation.	FORM: Completing the property he indition and the implementation and the implementation are full inspection. Other than having a careful inspections are full inspections. LLER: (1) Complementation of the real estimation of the real estimation of the real estimation and the implementation and	ion of this form she or she is about to provements thereo itute for an inspect in about the proper al, engineering, or ng lived at or own ion of the property le areas such as the its transaction. It is transaction. It is the all numbered its ture and the date the real estate a ar property, mark "blose the following e date signed. Selle or anticipated salutate agent.	all satisfy the requires sell. This disclosure for ion or warranty that ty known by the seany other specific a seld the property, the by the potential befoundation or roof a not a substitute for ems. (2) Report all known by the potential befoundation or roof and time of significant to complete the not applicable." (6) the information regarder authorizes the read of the property of diditional space is not applicable in the property of diditional space is not applicable.	rements of KRS 3 are is based solely form shall not be a the purchaser m ther. Unless other areas related to the e seller possesses ayer. Unless othe It is not a warran any inspections. The complete areas form on your If you do not kno ding the property I estate agent to pr or as otherwise of	on the warranty ay wish the wise advited to great the wise advited to great the wise advited to great the wise and the wis	seller's by the cobtain ised, the ction or ter know ised, the tion or ter know ised, the kind by chaser in the prop m your macoro informa copy of by law or make	observation and seller or seller or seller no. This form is the seller does not condition of the wledge than the seller has not the seller or be is encouraged to self or sign the self or self
(a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n)	Plumbing	vs	ageage	tion or slab?	N/A	YES	No	UNKNOWN
(d) (e)	Has the basement When was the last Have you ever had If you have had be Explain:	leaked at any time time the basemen I any repairs done	since you have ov t leaked? to the basement? ired, when was the	repair performed?	property?	05 revised 3	 	Page 1 of 4

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? N/A ROOF (a) Age of the roof covering? (b) I deduce roof leaked at any time since you have covered or lived at the property? (c) I. Have you ever had any reparts done to the roof? (c) I. Have you ever had the roof repaired, when was the repair performed? (d) I. Have you ever had the roof repaired, when was the repair performed? (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extensely heavy rain, etc.) (f) I. Have you ever had the roof repaired, 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 extensely heavy rain, etc.) (f) I. Have you ever had roof repaired sees it leak? (e.g., every time it rains, only after an extensely heavy rain, etc.) (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extensive heavy rain, etc.) (f) I. Have you ever that of roof repaired, the repair performed? (g) Is the residence located within a Special Flood Hazard Arna (SFHA) mandating the purbase of flood insurance for federally backed mortgagod? If yes, what is the flood zone? (d) Is there a retention/detention hasm, pond, lake, creef spring, or water shed oper adjaining this property? Explain: SBOUNDARIES (a) I Have you ever received a staked of pinned sulvey of the property? 2. Are the boundaries marked by day way? 3. Do you know the boundaries? If yes, provide description below. Explain: (b) Are there any encompositions or unrecorded easements relating to the property of water any yellow of the property of the	PROPER	TY ADDRESS: 207 N. May St. Grilling Kg. 4	103,	/		<u>.</u>
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(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 not frepairs that involved placing shingles on the roof instead of replacing the entire roof covering? 2. If yes, when was the repair performed? Explain: (a) Any soil stability problems? (b) Has the property ever had a drainage, flooding, or grading problem? (c) Is the residence located within a Special Flood Hazard Area (28 HA) mendating the purchase of flood insurance for federally backed mortgaggs? If yes, what is the flood zone? (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed open adjoining this property? Explain: (a) I. Have you ever received a staked of pinned suvey of the property? 2. Are the boundaries marked ip-day way? 3. Do you know the boundaries? If yes, provide description below. Explain: (b) Are there any encroachments or unrecorded easements relating to the property of which you are away? Explain: (a) I. Source of water supply 2. Are food aware of below normal water supply or water pressure? (a) I. Source of water supply 2. Are food aware of below normal water supply or water pressure? (b) Is there a water purification system or softener remaining with the house? (c) Hys your water ever been tested? If yes, provide results below. Explain: 7. SEWER SYSTEM A) Category II. Public Municipal Trestment Facility. 2. Category II. Subdivision Package Plant. 4. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal 6. Category V. V. Single Home Aerobic Treatment System ("Home Package Plant") 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal 6. Category VI. No Treatment/Unknown. Name of Servicer (if known); (b) For properties with Category IV, V. or VI systems: Date of last inspection (septic); Date last cleaned (septic); C) Are you aware of any problems with the sewer system?				/	•	
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12-19-16	•	c) Are you aware of any problems with the sewer system?				
Initials (Seller) The Date/Time 12-19-16 Initials (Buver) Date/Time Form MAIOS regulared 2/2014 Date 2 of A		Explain:				
	Initials (Sel	Date/Time 12-19-16 Initials (Buyer) Date/Time	Form &	ff()S revised ?	1/2016	Page 2 of 4

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	(a)	NSTRUCTION/REMODELING Have there been any additions, structural modifications, or other alterations made? Were all necessary permits and government approvals obtained? Explain:		YES .	NO -	UNKNOW!
+174.	(a)	Is the property subject to rules or regulations of a homeowner's association? If yes, what is the yearly assessment? Homeowner's Association Name: HOA Primary Contact Name:		YES	NO ST	UNKNOW!
		HOA Primary Contact Phone No. Are you aware of any condition that may result in an increase in taxes or assessments?				
	(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?			***************************************	sandandara da
) ₄	(a)	Was this house built before 1978?	N/A	YES	NO	UNKNOW
	100	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? 1. Are you aware of any testing for radon gas?	<u> </u>			
		Are you aware of any testing for radon gas? Results, if tested Are you aware of any underground storage tanks, old septic tanks, field lines, eistern				
	(d)	Are you aware of any underground storage tanks, old septic tanks, field lines, eistern or abandoned wells on the property?	s	2		
	(e)	Are there any other environmental hazards known to seller? (e.g. carbos modby)do		_		
		hazardous waste, water contamination or methamphetamine contamination) METHAMPHETAMINE CONTAMINATION DISCLOSURE RE	OUIRA	MENT ethamphe	tamine N	AUST
	A m Fa	METHAMPHETAMINE CONTAMINATION DISCLOSURE RE property owner who chooses NOT to decontaminate a property used in the production ake written disclosure of methamphetamine contamination pursuant to KRS 224.1-41 ailure to properly disclose methamphetamine contamination is a Class D Felony under	QUIRE on of mo 0(10) a r KRS 2	thamphend 902 K	AR 47:2	<u>AUST</u> 000.
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Initials (Seller) — Date/Time 12-19-16

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Initials (Buyer) _____ Date/Time _____ Form M105 revised 3/2016

Page 3 of 4

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Seller states that the information co	ontained in this Disclosure of	Property Condition Form is co	omplete and accurate to the
his/her/their knowledge and belief. Sprior to closing by providing a wri	Seller agrees to immediately		
Timothy a Florence Seller	12-19-16	Seller	
· C - O - · ·	Date	Seller	
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