

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:

12-10-09

and ending on _____

(date of purchase)

(date of this form)

PROPERTY ADDRESS: 204 3rd St. Cynthia, 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. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

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). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we 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.

	YES	NO	UNKNOWN
1. HOUSE SYSTEMS			
Any past or current problems affecting:			
(a) Plumbing	---	---	---
(b) Electrical system	---	---	---
(c) Appliances	---	---	---
(d) Floors and walls	---	---	---
(e) Doors and windows	---	---	---
(f) Ceiling and attic fans	---	---	---
(g) Security system	---	---	---
(h) Sump pump	---	---	---
(i) Chimneys, fireplaces, inserts	---	---	---
(j) Pool, hot tubs, sauna	---	---	---
(k) Sprinkler system	---	---	---
(l) Heating.....age.....	---	---	---
(m) Cooling/air conditioning.....age.....	---	---	---
Explain: _____			
2. FOUNDATION/STRUCTURE/BASEMENT			
(a) Any defects or problems, current or past, to the foundation or slab?	---	---	---
(b) Any defects or problems, current or past, to the structure or exterior veneer?	---	---	---
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?	---	---	---
(d) When was the last time the basement leaked?	---	---	---
(e) Have you ever had any repairs done to the basement?	---	---	---
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?	---	---	---
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	---	---	---

Initials (Buyer) _____ Date/Time _____

X Initials (Seller) K.L.W. Date/Time 04-24-15
4:30 P.M.

