PROPERTY ADDRESS:	
_	

SELLER'S DISCLOSURE OF PROPERTY CONDITION

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS "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 real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

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Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments. 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
(i) Chimneys, fireplaces, inserts
(I) Heating
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 any time since you have owned or lived at the property? (d) When was the last time the basement leaked? (e) Have you ever had any repairs done to the basement?
Initials (Seller) D. H. Date/Time 130Pm Initials (Buyer) Date/Time Form M105 revised 3/2016 Page 1 of 4

PROPERT	YADDRESS: 157 Bengle LN Berry Ky					
	The state of the s					
(g	i) If the basement presently leaks, how often does it leak? (e.g., every time it rains,					
_	only after an extremely heavy rain, etc.)					
(h	only after an extremely heavy rain, etc.) Have you experienced, or are you aware of, any water or drainage problems with	_				
	regard to the crawl space?					
3. R	OOF WESTERN CONTROL TO STAND OF THE STANDS O					
(a	Age of the roof covering?			NO	UNKNO	NWC
(b	1. Has the roof leaked at any time since you have owned or lived at the property?	*****				
	4. When was the last time the root leaked?					
(c	1. Have you ever had any repairs done to the roof?					
	2. If you have ever had the roof renaired, when was the renair performed?			-		
(a	1. Have you ever had the roof replaced?	 				
	2. If you have had the roof replaced, when was the replacement performed?				(Marine and American)	
(-)	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only aft an extremely heavy rain, etc.)	er				
(f)	1. Have you ever had roof repairs that involved placing shingles on the roof instead					
	of replacing the entire roof covering?					
	2. If yes, when was the repair performed?		-			
	Explain:					
4	IND/DRAINAGE /// AS 7	_				
(a)	Any soil stability problems?	NA	YES	NO	UNKNO	WN.
(b)	Has the property ever had a drainage, flooding, or grading problem?	-				
(c)	is the residence located within a Special Flood Hazard Area (CELIA) mondating the					
	purchase of flood insurance for federally backed mortgages?					
(1)	if yes, what is the flood zone?					
(d)	Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or	-				
	adjoining this property?					
	Explain:					
(a)	2. Are the boundaries marked in any way? 3. Do you know the boundaries? If yes, provide description below	·		NO _	UNKNO	WN
(b)	Explain,					
(0)	Are there any encroachments or unrecorded easements relating to the property of which you are aware?	•	-			
6 W	ATER	-				
	1.0	N/A	YES	NO	UNKNO	WN
	2. Are you aware of below normal water supply or water processes?	-				
(b)	15 MICLO & WALL DUILLICATION SYSTEM OF COTTONER FEMORITUM TOUGH THE LANGE OF					
(c)	This your water ever been tested? If yes, provide results below		~			
	Explain.					
7. SE	WER SYSTEM Property is serviced by:		11.1		89200 1000 10	
(a)	Property is serviced by:	N/A	YES	NO	UNKNO	WN
` '	1. Category I. Public Municipal Treatment Facility					
	2. Catogory II. Fillyate Treatment Facility					
			***************************************	-		
	" Category 11. Single House Actour Heatiness System ("Home Package Dignt")		-			
	5. Category V. Sepute rank with drain field, lagoon, wetland, other onsite dispersal					
	o. Category v1. Septic Tank with dispersal to an offsite, multi-property cluster					
	treatment system. 7. Category VII. No Treatment/Unknown.					
	Name of Servicer (if known):					
(b)	For properties with Category IV V or VI systems:					
	Date of last inspection (sewer):					
<i>(</i>)	Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic):					
(4)	The you aware of any problems with the sewer system?		<u></u>			
	Explain:		1,100			
Initials (Seller)	Date/Time 130 PM Initials (Buyer) Date/Time F	orm M	105 revised 3	3/2016	Page 2 of	4

(a) Have there been any additions, structural modifications, or other alterations made? (b) Were all necessary permits and government approvals obtained? (c) Were all necessary permits and government approvals obtained? (d) It is the property subject to rules or regulations of a homeowner's association? (e) It is the property subject to rules or regulations of a homeowner's association? (f) Are you aware of any or condition that may result in an increase in taxes or assessments? (g) Are any estaures of the property shared in common with adjoining landowners such as: walls, fences, driveways-sets? (g) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways-sets? (g) Are any eavare of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? (g) I. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetanine contamination). METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses MOI to decontaminate a property used in the production of methampletamine decontamination and the property of sclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. (f) Are you aware of any present or past wood infestation? (g) Are you aware of any damage due to wood infestation? (g) Are you aware of any damage due to wood infestation? (h) I. Has the house or other improvements ever been treated for wood infestation? (g) Are you aware of any violations of local, stare, or federal laws, codes, or ordinances relating to this property? (h) Are you aware of any other conditions that are defective with regard to this property? (h) Are you aware of the existence of mold or other disaster (e.g., tormado, hail, etc.)? (f) Has this house ever had pets living in ir? (g) Has this house ever be	C	ONSTRUCTION/REMODELING N	A	YES	NO	UNKNOW
HOMEOWNER'S ASSOCIATION (a) I. Is the property subject to rules or regulations of a homeowner's association? 2. If yes, what is the yearly assessment? 3. Homeowner's Association Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No. (b) 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-reto? Explain: MISCELLANEOUS (a) Was this house built before 1978? (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? 2. Results, if tested (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterms or abandoned wells on the property? (e) Are there any other environmental huzards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination). METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. (f) Are you aware of any present or past wood infestation? (g) Are you aware of any damage due to wood infestation? (h) I. Has the house or other improvements ever been treated for wood infestation? (i) Are you aware of any other conditions that are defective with regard to this property (e.g., sewer assessments)? (k) Are you aware of any other conditions that are defective with regard to this property? (ii) Are there any suscessments other than property assessments that apply to this property (e.g., sewer assessments to the rate of property? (iii) Are you aware of any other conditions that are defective with regard to this property? (iv) Are you aware of any other conditions that are def	(a)	Were all research any additions, structural modifications, or other alterations made?				
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PROPERTY ADDRESS:	Beagle L	of Berry Ky	
SPACE FOR ADDITIONAL INFOR	MATION		
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Seller states that the information contain his/her/their knowledge and belief. Seller prior to closing by providing a written a Seller	r agrees to immediately addendum hereto.	notify Buyer of any change	s that may become known to Seller
Seller	Date	Seller	Date
THE REAL ESTATE AGENT NAME OWNER TO COMPLETE THIS FORM NAMED REAL ESTATE AGENT FOR A KRS 324.360(9).	4 AND HAS DONE SO ANY REPRESENTATIO	 SELLER HEREBY AGE 	REES TO HOLD HARMLESS THE
Seller:		Date	
**************************************			**************************************
Seller:		Seller:	
Date:	The Carlotte Angelia planting	Date:	

Broker/Real estate agent:		Date: _	
THE BUYER ACKNOWLEDGES RECE	EIPT OF THIS FORM.		
Buyer	Date	Buyer	Date
THIS FORM PROVIDES THE MINIMUINFORMATION NOT REQUESTED ON	M DISCLOSURES REQU THIS FORM AND MAY	UIRED BY LAW. SELLER I Y RESPOND TO ADDITION	MAY DISCLOSE ADDITIONAL NAL INQUIRIES OF THE BUYER.
Initials (Scilet) DA H Date/Time 130	Pm Initials (Buyer)	Date/Time	Form M105 revised 3/2016 Page 4 of 4