



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE



Property Address (Number and Street), 1 Riverpointe Plaza #216
City, State, ZI(P Code) Jeffersonville, IN 47130
Date (Month/Day/Year): 10/10/2010

Seller 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.

1. The following are in the conditions indicated:

A. APPLIANCES	None/ Not Included	Defective	Not Defective	Do Not Know
Built-In Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher				
Disposal			X	
Freezer				
Gas Grill				
Hood				
Microwave Oven			X	
Oven				
Range			X	
Refrigerator			X	
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna/Dish				
Other:				

B. ELECTRICAL SYSTEM	None/ Not Included	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm				
Ceiling Fan(s)			X	
Garage Door Opener/Controls				
Inside Telephone Wiring and Blocks / Jacks			X	
Intercom				
Light Fixtures			X	
Sauna				
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle One)				X

Note: "Defect" means a condition that would have a significant adverse affect on the value of the property that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/ Not Included	Defective	Not Defective	Do Not Know
Cistern				
Septic Field / Bed				
Hot Tub				
Plumbing			X	
Aerator System				

C. WATER SEWER SYSTEM (continued)	None/ Not Included	Defective	Not Defective	Do Not Know	
Sump Pump					
Irrigation Systems					
Water Heater / Electric			X		
Water Heater / Gas					
Water Heater / Solar					
Water Purifier <u>under sink</u>			X		
Water Softener					
Well					
Septic & Holding Tank/Septic Mound					
Geothermal and Heatpump					
Other Sewer System (Explain)					
			Yes	No	Do Not Know
Are the improvements connected to a public water system?			X		
Are the improvements connected to a public sewer system?			X		
Are there any additions that may require improvements to the sewage disposal system?				X	
If yes, have the improvements been completed on the sewage disposal system?					X
Are the improvements connected to a private/community water system?					X
Are the improvements connected to a private/community sewer system?					X

D. HEATING & COOLING SYSTEM	None/ Not Included	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas				
Furnace Heat / Electric			X	
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source:				

E. ADDITIONAL COMMENTS AND/OR EXPLANATION
 (Use additional paper if necessary)

Property Address: 1 Riverpointe Rd, #76
 (City, State, ZIP Code) Jeffersonville, IN 47130
 Date: 2-20-10

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the 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 acknowledge receipt of this Disclosure by signing below.

2. ROOF	Yes	No	Do Not Know
Age, if known <u>20</u> years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one roof on the house?			
If so, how many layers? _____			

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?		<input checked="" type="checkbox"/>	
Explain:		<input checked="" type="checkbox"/>	

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there foundation problems with the improvements?		<input checked="" type="checkbox"/>	
Are there any encroachments?			<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:			
Are there any violations of zoning, building codes or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via a private road?			
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
Are there any structural problems with the building(s)?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?	<input checked="" type="checkbox"/>		
Do you currently pay flood insurance? <u>No Address</u>	<input checked="" type="checkbox"/>		
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>		
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

Signature of Seller <i>John W. Sedogun</i>	Date
Signature of Seller <i>Rebecca H Sedogun</i>	Date <i>2/20/10</i>

Signature of Buyer	Date
Signature of Buyer	Date

Exceptions, if any, to original disclosure:

Signature of Seller	Date
Signature of Seller	Date

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	Date
Signature of Seller	Date

Additional comments, if any:

BUYER ACKNOWLEDGES RECEIPT OF DISCLOSURE AT CLOSING

Signature of Buyer	Date
Signature of Buyer	Date

Exclusive Use For: Southern Indiana Multiple Listing Service
 Southern Indiana REALTORS® Association, Inc.
 REALTOR® Building
 Lewis and Clark Parkway @ Lincoln Drive
 Clarksville, Indiana 47129-1698

ORIGINAL: Listing Agency Copy: Seller
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