



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year)
4/17/2010

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.

Property address (number and street, city, state, ZIP code) 7784 River Edge Ln, Indianapolis, IN 46240

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field/Bed			X		
Clothes Washer	X				Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater/Electric	X		X		
Microwave Oven			X		Water Heater/Gas			X		
Oven			X		Water Heater/Solar	X				
Range	X				Water Purifier	X				
Refrigerator			X		Water Softener	X				
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic and Holding Tank/Septic Mound			X		
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
								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		
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier					Attic Fan	X				
Burglar Alarm					Central Air Conditioning			X		
Ceiling Fan(s)					Hot Water Heat			X		
Garage Door Opener Controls					Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks					Furnace Heat/Electric	X				
Intercom					Solar House-Heating	X				
Light Fixtures					Woodburning Stove	X				
Sauna					Fireplace	X				
Smoke/Fire Alarm(s)					Fireplace Insert	X				
Switches and Outlets					Air Cleaner	X				
Vent Fan(s)					Humidifier	X				
60/100/200 Amp Service (Circle one)					Propane Tank	X				
					Other Heating Source:	X				

NOTE: "Defect" means a condition that would have a significant adverse effect 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.

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:

Signature of Seller: [Signature] Date: 4/17/10 Signature of Buyer: _____ Date: _____
 Signature of Seller: _____ Date: _____ Signature of Buyer: _____ 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: [Signature] Date: 4/17/10 Signature of Seller: _____ Date: _____

LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

1 PROPERTY ADDRESS: 7784 River Edge Ln. Indpls, IN 46240
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4 **LEAD WARNING STATEMENT**

5 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
6 such property may present exposure to lead from lead-based paint that may place young children at risk of developing
7 lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning
8 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a
9 particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer
10 with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and
11 notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
12 hazards is recommended prior to purchase.

13 **SELLER'S DISCLOSURE**

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

15 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
16
17

18 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

19 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

20 (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate
21 Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
22 housing (list and attach documents below): _____
23
24

25 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
26
27

28 **BUYER'S ACKNOWLEDGMENT (initial)**

29 (c.) Buyer has received copies of all information listed above.

30 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

31 (e.) Buyer has **(check (i) or (ii) below)**:

32 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
33 the presence of lead-based paint and/or lead-based paint hazards;

34 **OR**

35 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.
37
38

39 **BROKER'S ACKNOWLEDGMENT (initial)**

40 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
41 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
43
44

7784 River Edge Ln, Indpls IN 46240
(Property Address)

45 **CERTIFICATION OF ACCURACY**

46 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
47 have provided is true and accurate.
48

49 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
51 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
52 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
53 document shall be promptly delivered, if requested.

54			<i>Lee Paul</i>	<i>4/19/10</i>
55	_____	_____	_____	_____
56	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
57	_____	_____	<i>Lee Paul</i>	_____
58	PRINTED		PRINTED	
59	_____	_____	_____	_____
60	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
61	_____	_____	_____	_____
62	PRINTED		PRINTED	
63	_____	_____	_____	_____
64	SELLING BROKER	DATE	LISTING BROKER	DATE
65	_____	_____	_____	_____
66				
67				
68				



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7784 Rivers Edge Ln, Zndpls, IN 46240

(Property Address)