



SELLER DISCLOSURE OF PROPERTY CONDITION
(To be delivered prior to Buyer making offer to buy real estate)



Property Address: 600 MAIN STREET Sidney Iowa

Property Owner (Seller-please print per title): STEVEN J & KASSIE A JORGENSEN

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property.

Instructions to the Seller: (1) Provide information in good faith and make a reasonable effort to ascertain the required information. (2) Complete this form yourself and fill in all the blanks. (3) Report known conditions materially affecting the property. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes 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. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.

Appliances/Systems/Services (check all that apply):

	Included?	Working?				Included?	Working?		
		Yes	No	Unknown			Yes	No	Unknown
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Lawn Sprinkler System				
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Sauna/Hot Tub				<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Pool Heater, Wall				<input checked="" type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Liner & Equipment				<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Well & Pump				<input checked="" type="checkbox"/>
TV Receiving Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Garage Door Opener & Remote Control	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Septic Tank & Drain Field				<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Sump Pump				<input checked="" type="checkbox"/>
Central/Window AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			City Water System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Central Vacuum					City Sewer System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Gas Grill			<input checked="" type="checkbox"/>		Intercom				<input checked="" type="checkbox"/>
Attic Fan			<input checked="" type="checkbox"/>		Central Heating System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Trash Compactor			<input checked="" type="checkbox"/>		Furnace Humidifier				<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Solar Heating System				<input checked="" type="checkbox"/>
Water Softener/Conditioner (Rent/Own)			<input checked="" type="checkbox"/>		Fireplace/Chimney				<input checked="" type="checkbox"/>
Alarm System (Rent/Own)			<input checked="" type="checkbox"/>		Wood Burning System				<input checked="" type="checkbox"/>
Propane Tank (Rent/Own)			<input checked="" type="checkbox"/>		Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Exceptions/Explanations for "NO" responses above: _____

ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED AND ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies. Property conditions, improvements, and additional information:

- Basement/Foundation: Has there been known water or other problems? Yes ___ No Unknown ___ If yes, please explain: _____
- Attic Insulation: Type BLOWN IN Unknown ___ Amount ___ Unknown ___
- Roof: Type ASPHALT Unknown ___ Has there been evidence of leaks? Yes ___ No Unknown ___
Date of repairs/replacement: ___ Unknown ___ Describe ___

Buyer(s) _____ and Seller(s) VAT acknowledge they have read this page.
(initial) (initial)

4. **Well and Pump:** type of well (depth/diameter), age and date of repair _____
Has the water been tested? Yes ___ No ___ Unknown ___ If yes, date of last report/results: _____
5. **Septic tanks/drain fields:** Any known problems? Yes ___ No ___ Unknown ___ /Location of tank _____ Unknown ___
Age ___ Unknown ___ /Date tank last cleaned _____
6. **Sewer:** Any known problems? Yes No Any known repairs? Yes ___ No ___ Date of repairs _____
7. **Heating system(s):** Any known problems? Yes No Any known repairs? Yes ___ No ___ Date of repairs _____
8. **Central Cooling system(s):** Any known problems? Yes No Any known repairs? Yes ___ No ___ Date of repairs _____
9. **Plumbing system(s):** Any known problems? Yes No Any known repairs? Yes ___ No ___ Date of repairs _____
10. **Electrical system(s):** Any known problems? Yes No Any known repairs? Yes ___ No ___ Date of repairs _____
11. **Pest Infestation, if any:** Yes ___ No Any known repairs? Yes ___ No ___ Date of repairs _____
12. **Asbestos:** Is asbestos present in any form in the property? Yes ___ No Any known repairs? Yes ___ No ___ If yes, explain _____
UNKNOWN
13. **Radon:** Any known tests for the presence of radon gas? Yes ___ No If yes, test results? _____ Date of test _____
14. **Lead Based Paint:** Has the property been tested for the presence of lead based paint? Yes ___ No ___ Unknown If yes, what were the test results? _____
15. **Are you aware of any environmental concerns?** Yes ___ No ___ Unknown If yes, please explain _____
16. **Is the property located in a flood plain?** Yes ___ No Unknown ___ If yes, flood plain designation _____
17. **What is the zoning of this property?** RESIDENTIAL _____ Unknown _____
18. **Is the property located in a real estate improvement district?** Yes ___ No Unknown ___ Assessment _____

Other Items: Are you as Seller aware of any of the following:

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or responsibility for maintenance may have an effect on the property? Yes ___ No Unknown ___
2. Any encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning violations, nonconforming uses, or Homeowners Association, which has any authority over the property? Yes ___ No Unknown ___
3. Structural modification, alterations, or repairs made without necessary permits or licensed contractors? Yes ___ No Unknown ___
4. Structural damage or physical problems such as: settling, flooding, drainage or grading problems? Yes ___ No Unknown ___
5. Has there been a property/casualty loss, insurance claim over \$4,000 or major damage to the property from fire, wind, hail, flood(s) or landslides? Yes ___ No Unknown ___
6. Does property contain toxic mold that adversely affects the property or occupants? Yes ___ No Unknown ___
7. Neighborhood or stigmatizing conditions or problems affecting this property? Yes ___ No Unknown ___
8. Are there any known burial sites on this property? Yes ___ No Unknown ___
9. Is abstract available? Yes No ___ Unknown ___
10. Attach copy of survey (if available)
11. Are you related to the listing agent? Yes ___ No If yes, How? _____

If the answer to any item is yes, please explain, Attach additional sheets, if necessary: _____

Seller has owned the property since 12/01 (date). Seller has indicated above the history and condition of all the items based solely on the information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller will be provided a copy of this signed disclosure.

Seller [Signature] Seller Wesley D. Gage Date 04/28/09

Buyer hereby acknowledges receipt of a copy of this disclosure.

Buyer _____ Buyer _____ Date _____