



SELLER PROPERTY DISCLOSURE—Exempt Status

(To be delivered prior to buyer making Offer to Buy Real Estate)

SELLER(S) & ADDRESS:

SELLER(S) HAVE OWNED THE PROPERTY SINCE:

- **PURPOSE OF DISCLOSURE:** Completion of Section I of this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller Property Disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

- Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because at least one of the above exemptions applies.
- Seller(s) is not required to provide "Iowa Radon Home-Buyers and Sellers Fact Sheet" for this property.

Seller Date

Seller Date

Buyer Date

Buyer Date

---Only sign in this box if the property is exempt. If the property is not exempt, continue---

- **SELLER INSTRUCTIONS:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, check "N/A". (6) All approximations must be identified "AP". (7) If you do not know the facts, check UNKNOWN. (8) Keep a copy of this statement.
- **SELLER DISCLOSURE STATEMENT:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of seller's 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 the Seller and disclosures the seller is required to provide, and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form.** Seller(s) has indicated the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural or mechanical or appliance systems of this property from the date of this form to the date of closing, Seller(s) will immediately disclose the changes to Buyer(s). **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).**

I. GENERAL MAINTENANCE CONFIRMATION & INSPECTION ADVISORY

- **Seller advises Buyer to obtain independent inspections relevant to Buyer**
- The purpose of an inspection is to determine if there are any major safety, mechanical, health, or structural problems with the property that the BUYER and SELLER may not be aware of.
- BUYER and SELLER understand that the home may not be a new home. The home's present physical condition to the extent the BUYER was able to view, as well as all disclosures contained in this report should be taken into consideration prior to making any offer to purchase. Buyer is advised to inquire about the age of the home and its components, such as shingles, furnace, A/C, Water Heater, siding, etc. As part of any inspection a BUYER chooses to have, periodic and preventive maintenance suggestions may be made by the inspector (i.e. clean gutters, changing filters, sealing sidewalk/concrete cracks, caulking, painting, missing electric outlet/junction box covers, cracked and/or missing window panes, dripping faucets, etc.) These should be anticipated and not meant to be addressed after an executed agreement. This confirmation and advisory is provided to help promote and anticipate a good faith effort in the offer process.

II. IOWA RADON HOME BUYERS AND SELLERS FACT SHEET (AMERICAN LUNG ASSOCIATION 6/29/09)