# Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to purchase.)



Property Address: 115 South 2nd Street, Maquoketa, IA 52060	
(Sellers(s): please print property address including City, State and Zip Code)	
Property Owner: Second Street Plaza, Inc.	
(Sellers(s): please print property ownership)	
Purpose:	

Use this statement to disclose information as required by lowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by an Agent acting on behalf of the Seller(s). The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form. In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

#### **Exempt Properties:**

Properties.

Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; 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 lowa Code 558A because one of the above exemptions apply.

Seller acknowledges requirement that Buyer be provided with the "lowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the lowa

Department of	Public Health.				
Seller	. /	Date	Buyer		Date
Seller		Date	Buyer	1	Date

### **INSTRUCTIONS TO SELLER(S):**

- Provide information in good faith and make all reasonable effort to ascertain the required information;
   Complete this form yourself and fill in all mandatory blanks;
   Disclose all known conditions materially affecting this property. Additional pages or reports may be attached;
   If an item does not apply to the property, indicate that it is not applicable ( N/A );
   Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown ( UNK ). All approximations must be identified as approximations ( AP );
   Keep a copy of this statement with your other important papers.

#### **SELLER(S) DISCLOSURE STATEMENT:**

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of Seller's or Seller's Representative'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 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

# State of Iowa mandates ALL Questions in Section 1 Must be Answered

SE	CTION 1 DISCLOSURES:	Circle Only One Response:
1.	The Seller(s) has owned the property since: 08/29/2008	
2.	Basement/Foundation: Any known water or other problems?	ÍYes⊠No □N/A □UNK
3.	Roof: Any known problems?	□Yes⊠No □N/A □UNK
	Any known repairs?	Yes⊠No □ N/A □ UNK
	If yes, date of repairs / replacement (circle one):	
4.	Sewer System: Any known problems?	Yes⊠No □ N/A □ UNK
	Any known repairs?	Pes⊠No □N/A □UNK
	If yes, date of repairs / replacement (circle one):	
	be completed	
Βv	Client ONLY Seller(s) Initials / Buver(s) Initial	s   V

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ADDRESS

5.	Septic Tanks/Drain Fields: Has the system been inspected by an Iowa DNR			
	certified inspector within 2 years, or pumped/cleaned within the last 3 years?	□Yes□No E	ZN/A	□UNK
	Date of inspection:			□UNK
	Date tank last cleaned:		ZIN/A	
6.	Well and Pump: Any known problems?	□Yes □No	⊠N/A	□UNK
	Any known repairs?			
	If Yes, date of repairs / replacement (circle one):			
	Any known water tests?	□Yes⊠No	□N/A	□UNK
	If yes, date of last report: and results:		•	
7.	Heating System(s): Any known problems?		□N/A	□UNK
	Any known repairs?	□ Yes <b>⊵</b> No	□N/A	<b>□</b> UNK
	If Yes, date of repairs / replacement (circle one):			
8.	Central Cooling System(s): Any known problems?	□. Yes□No	⊠N/A	□ UNK
	Any known repairs?	□. Yes□No	⊠N/A	☐ UNK
	If Yes, date of repairs / replacement (circle one):			
9.	Plumbing System(s): Any known problems?	□.Yes⊠No	□N/A	□UNK
	Any known repairs?	…□. Yes⊠No	□N/A	□UNK
	If Yes, date of repairs / replacement (circle one):			
10.	Electrical System(s): Any known problems?	□Yes 🗷 No	□N/A	□UNK
	Any known repairs?	□Yes 🖾 No	□N/A	DUNK
	If Yes, date of repairs / replacement (circle one):			
11.	Pest Infestation (wood destroying insects): Any known current or past problems?	□Yes 🗷 No	□N/A	□UNK
	If yes, date(s) of treatment:			
	Any known structural damage?	□Yes⊠No	□N/A	□UNK
	If Yes, date of repairs / replacement (circle one):			
	Asbestos: Any known to be present in the structure?			
13.	Radon: Any known tests for the presence of radon gas?		□N/A	□UNK
	If yes, date of last report: and results:			
	Lead Based Paint: Any known to be present in the structure?			
15.	Flood Plain: Is any of the property located in a flood plain?	□Yes⊠No	□N/A	□UNK
	If yes, what is the flood plain designation?			
	Zoning: What is the zoning classification of the property?		□N/A	_ □UNK
17.	<b>Shared or Co-Owned Features:</b> Any features of the property known to be shared in			
	common with adjoining landowners, such as walls, fences, roads and driveways whos			
	use or maintenance responsibility may have an effect on the property?		□N/A	DUNK
	Any known "common areas" such as pools, tennis courts, walkways or other areas co			
	with others, or a Homeowner's Association which has any authority over the propert	2	•	
	Any easements or encroachments onto or from the neighboring properties?		100111101111111111111111111111111111111	
	Physical Problems: Any known settling, flooding, drainage or grading problems?			
	Structural Damage: Any known structural damage?		157	
20.	Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000?	'□.Yes⊠No	□N/A	□UNK
_	If yes, indicate Type: Date of repairs:			
	be completed  Client ONLY  Sollar(s) Initials  Prover(s) Initials	iala [	, [	$\neg$
ву	Client ONLY Seller(s) Initials J. J. Buyer(s) Init	iais	/	

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					ons. Use additional sheets as	necessary:			
17. Shared	wall w	th 117	5.21	d Street					
115 S. 2nd	has eas	sement (-	to u	se stairs	) owned by 117 S.	2nd S	+.		
SECTION 2, O					ation is optional and not req	uired by sta	tute. S	ection	II is
22. Appliances/	Systems/S	Services (che	eck all t	that apply):					
			W	orking?			Wo	rking?	,
Refrigerator Range/Oven Microwave Dishwasher	Included?		Yes	No Unk	Lawn Sprinkler System Pool Heater Wall liner & Equipment Satellite Dish Window Treatments	Included?	Yes	No	Unk
Disposal Trash Comp. Hood/Fan Washer Dryer Gas Grill Window A/C Sauna/Hot Tub Attic Fan Landscap. Lites					Smoke Alarms Gar. Door Opener Gar. Opener Remotes Intercom Furn. Humidifier Central Vacuum Water Heater Fireplace/Chimney Windows Alarm System				
Ceiling Fan(s)					Sump Pump				
Water Filter Sys. Water Softner LP Tank		Leased Y / N  Leased Y / N  Leased Y / N  Leased Y / N  Leased Y / N			Is sump pump properly discharged? Is Cable TV available in the area? Invisible Dog Fence Transmitter				
					t as noted and are not unde		beyon	d the	date
of closing. Warr	anties may	DE avallabl	e ioi p	urchase mom			. A		
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24. Attic Insulat Amount:	ion: Type:						••••••		.UNK 🔀 .UNK 🅦
n-value:	h. T.	Ølnt.t	П -						.UNK 🔀
R-Value:UNK   25. Water Supply: Type:									
Any known problems?□Yes ☑No □N/A □UNK									
To be completed By Client ONLY									

115 South 2nd Street ECIAR 14 Pg 4/4 Iowa - Res. Prop. Seller Disclosure Statement for: Maquoketa, IA 52060 26. **Sewer Type:** Type: Public Community Private 27. Septic Tank: Location of Tank: \_\_\_\_\_ M/A DUNK Tank Age: 28. Ground Water Hazard Statement: Are there any known (Check all that apply): Wells Solid Waste Disposal ☐ Hazardous Waste ☐ Underground Storage Tanks ☐ Private Burial Site If yes, please explain: 29. **Mold**: Has property been tested for the presence of mold? ......□Yes ☑No ☐N/A ☐UNK If yes, date of test: \_\_\_\_\_\_(attach results) 30. **Heating System(s):** Type: \_\_\_\_\_or UNK □ Age: \_\_\_\_\_or UNK 31. Cooling System(s): Type: window or UNK ☐ Age: If yes, is the Radon System: ☐ Passive ☐ Active If yes, please explain: new appliances, new water heaters, tub resurfaced, curpet, 34. Is seller or seller's representative related to the listing agent or broker? ......□Yes ☒No ☐N/A ☐UNK 35. Has the Seller received any notice of assessment, or have outstanding assessments with a government municipality? ......□Yes ☑No □N/A □UNK If yes, please explain: 36. Received notice of code or zoning violations from any municipality? ......□Yes ☒No □N/A □UNK If yes, please explain: List items covered by fees: 38. In the last 12 months has the dwelling been or is it currently infested with bats, bed bugs, cock roaches, rodents. etc.? ......□Yes ⊠No □N/A □UNK 39. Electric Service Provider MMEU Gas/Propane Service Provider Black Hills 40. Any Transferable Contracts? (e.g. Security System, Home Warranty, CRP, Pest Treatment, etc.) Disclosures must be signed by all parties to the transaction SELLER(S) DISCLOSURE: Seller(s) disclose the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s). Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health. BUYER(S) ACKNOWLEDGEMENT: Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain. Buyer hereby acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or substitute for any inspection the buyer(s) may wish to obtain. Buyer acknowledges receipt of the "lowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.