

**RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT**

Property address: 1241 Page St, Murray, IA

**PURPOSE:**

Use this statement to disclose information as required by Iowa 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 any agent acting on behalf of the seller(s).

**INSTRUCTIONS TO SELLER(S):**

1. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. 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)**;
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? Yes  No
2. Roof: Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_
3. Well and Pump: Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_  
Any known water tests? Yes  No   
If yes, date of last report: \_\_\_/\_\_\_/\_\_\_  
and results: \_\_\_\_\_
4. Septic Tanks/Drain Fields: Any known problems? Yes  No   
Location of tank: \_\_\_\_\_  
Date tank last cleaned: \_\_\_/\_\_\_/\_\_\_
5. Sewer System: Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_/\_\_\_/\_\_\_



6. Heating System(s): Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_
7. Central Cooling System(s): Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_
8. Plumbing System(s): Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_
9. Electrical System(s): Any known problems? Yes  No   
Any known repairs? Yes  No   
If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_
10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes  No   
If yes, date(s) of treatment: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Any known structural damage? Yes  No   
If yes, date(s) of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_
11. Asbestos: Any known to be present in the structure? Yes  No   
If yes, explain: \_\_\_\_\_
12. Radon: Any known tests for the presence of radon gas? Yes  No   
If yes, date of last report: \_\_\_\_/\_\_\_\_/\_\_\_\_  
and results: \_\_\_\_\_
13. Lead-Based Paint: Any known to be present in the structure? Yes  No
14. Flood Plain: Do you know if the property is located in a flood plain? Yes  No   
If yes, what is the flood plain designation? \_\_\_\_\_
15. Zoning: Do you know the zoning classification of the property? Yes  No   
If yes, what is the zoning classification? \_\_\_\_\_



16. Covenants: Is the property subject to restrictive covenants? Yes  No

If yes, attach a copy or state where a true, current copy of the covenants can be obtained.

17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property? Yes  No

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes  No

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes  No

19. Structural Damage: Any known structural damage? Yes  No

**SELLER(S) DISCLOSURE:**

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s).

The Seller(s) has owned the property since \_\_\_/\_\_\_/\_\_\_\_. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller(s) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Seller Henry Bomtrager  
Date \_\_\_/\_\_\_/\_\_\_

Seller Osie Bomtrager  
Date \_\_\_/\_\_\_/\_\_\_

**BUYER(S) ACKNOWLEDGMENT:**

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(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer \_\_\_\_\_  
Date \_\_\_/\_\_\_/\_\_\_

Buyer \_\_\_\_\_  
Date \_\_\_/\_\_\_/\_\_\_