State Form 46234 (R6/6-14)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

CENTURY 21

Date (month, day, year) 07/14/2025

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form

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 warranteed 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, and ZIP code) 2922 Sunnyside Avenue, New Castle, IN 47362										
1. The following are in the conditions indicated:										
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	No Defe		Do Not Know
Built-in Vacuum System	abla				Cistern	abla]	
Clothes Dryer			abla		Septic Field/Bed	abla				
Clothes Washer			abla		Hot Tub	abla				
Dishwasher	abla				Plumbing]	\bigvee
Disposal	\vee				Aerator System	abla				
Freezer	∇				Sump Pump					
Gas Grill	\checkmark				Irrigation Systems	abla				
Hood	abla				Water Heater/Electric]	
Microwave Oven	abla				Water Heater/Gas					
Oven				\square	Water Heater/Solar	\square				
Range	abla				Water Purifier	abla				
Refrigerator				\square	Water Softener	\square]	
Room Air Conditioner(s)	\square				Well	abla				
Trash Compactor	\square				Septic and Holding Tank/Septic Mound	\square]	
TV Antenna/Dish				\square	Geothermal and Heat Pump	abla				
Other:					Other Sewer System (<i>Explain</i>)]	
					Swimming Pool & Pool Equipment	\square		Г]	
								Yes	No	Do Not Know
					Are the structures connected to a p	o a public water system?				
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p					
Air Purifier	Rented		_	Tallow -	Are there any additions that may red the sewage disposal system?	Are there any additions that may require improvements to			V	
Burglar Alarm		\vdash	片	H	If yes, have the improvements been completed on the sewage disposal system?					
Ceiling Fan(s)					Are the improvements connected to a private/community					
Garage Door Opener / Controls		H			water system?					
Inside Telephone Wiring				\square	Are the improvements connected to sewer system?	ected to a private/community		\checkmark		
and Blocks/Jacks Intercom					D. HEATING & COOLING SYSTEM	None/Not Included	Defective	No Defe		Do Not Know
Light Fixtures		H	片			Rented		_		
Sauna		H			Attic Fan			<u> </u>		abla
Smoke/Fire Alarm(s)	<u> </u>	H	H	V	Central Air Conditioning			<u> </u>		
Switches and Outlets					Hot Water Heat			Ļ	=	abla
Vent Fan(s)	Ħ	Ħ	Ħ	\square	Furnace Heat/Gas		片		_	
60/100/200 Amp Service	_				Furnace Heat/Electric					
(Circle one)			<u> </u>		Solar House-Heating Woodburning Stove	Ø				
Generator			│		Fireplace	∀			=	
NOTE: Means a condition that would have a significant"Defect" 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					'		\vdash	===	╡	
					Fireplace Insert	∇	H		_	H
normal life of the premises.	ly snorten	or adversely	тапест тпе	expected	Air Cleaner	V	H			-
					Humidifier		H		-	H
					Propane Tank Other Heating Source					
The information contained in this	Disclosure h	nas hoon furn	ished by the	Seller who	, and the second					
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 Marlys R Church	Irrevocable Trust/,	Mendy Kauffman Tri	ustee	dotloop verified 07/15/25 10:29 AM EDT MMW4-BNUJ-PYGO-MJSP	Signature of Buyer					
Signature of Seller			<u> </u>		Signature of Buyer					
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 (at closing)					Signature of Seller (at closing)					
				1 40	با of 2					

Property address (number and street, city, s	*	code)					
2922 Sunnyside Avenue, New Castle, IN 4 2. ROOF		1	DO NOT	T		1	1
Age, if known .5 Years.	YES	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Does the roof leak?				Do structures have aluminum wiring?			\square
Is there present damage to the roof?	 			Are there any foundation problems with the structures?			\square
Is there more than one layer of shingles on t		\square		Are there any encroachments?		V	
house? If yes, how many layers?				Are there any violations of zoning, building codes or restrictive covenants?			
3 7				Is the present use of non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	схріані.			
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation or PCB's?			Ø			Ø	
Is there any contamination caused by the manufacture or a controlled substance on the			Ø	Is the access to your property via a private road?		Ø	
property that has not been certified as	e			Is the access to your property via a public road?			
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a	n 🗆			Are there any structural problems with the building?			
residential structure on the property? Explain:				Have any substantial additions or alterations been made without a required building permit?		Ø	
This is an estate. Seller is has never li	ved in the ho	ouse.		Are there moisture and/or water problems in the basement, crawl space area, or any other area?			Ø
				Is there any damage due to wind, flood, termites, or rodents?			Ø
				Have any structures been treated for wood destroying insects?			\square
				Are the furnace/woodstove/chimney/flue all in working order?			Ø
E. ADDITIONAL COMMENTS AND/OR EXPLA (Use additional pages, if necessary)	ANATIONS:			Is the property in a flood plain? Do you currently pay for flood insurance?			abla
(coo a a a a a caracteristic pages, a recocca.)				Does the property contain underground storage			
				tank(s)? Is the homeowner a licensed real estate salesperson			1
				or broker? Is there any threatened or existing litigation regarding			
				the property? Is the property subject to covenants, conditions and/or			
				restrictions of a homeowner's association?			
Is the property located within one (1) mile of an airport?							
KNOWLEDGE. A disclosure form is not inspections or warranties that the prosp the physical condition of the property of disclosure form was provided. Seller and	a warranty by ective buyer or or certify to the	y the own or owner r ne purchas	er or the owner nay later obtain ser at settlemer	, , ,	t be used a o disclose a	s a substi ny materia	tute for any al change in
Signature of Seller Marlys R. Church Irrevocable 7	Trust/Mendy Kauffma	n Trustee	dotloop verified 07/15/25 10:29 AM EDI D2KB-AJ7N-YITB-W7W7				
Signature of Seller				Signature of Buyer			
The Seller hereby certifies that the condition	on of the prop	erty is sub	stantially the sar	ne as it was when the Seller's Disclosure form was a Signature of Seller (at closing)	originally pro	vided to th	ne Buyer.
QUAL HOUSING OPPORTUNITY						7	
			FORM #0	3.			



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT



Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 2922 Sunnyside Avenue, New Castle, IN 47362 2 3 LEAD WARNING STATEMENT 4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that 5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead 6 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, 7 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to 8 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information 9 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any 10 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended 11 prior to purchase. 13 **SELLER'S DISCLOSURE** 14 15 (a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below) 16 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): 17 18 19 20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 21 22 23 (b.) Records and reports available to the seller: (check (i) or (ii) below) 24 Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales 25 Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and 26 attach documents below): 27 28 29 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 30 **BUYER'S ACKNOWLEDGEMENT (initial)** 31 32 Buyer has received copies of all information listed above. (c.) 33 (d.)Buyer has received the pamphlet Protect Your Family From Lead In Your Home. 34 Buyer has (check (i) or (ii) below): (e.) 35 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for (i) 36 the presence of lead-based paint and/or lead-based paint hazards; 37 OR 38 (ii) 🔲 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or 39 lead-based paint hazards. 40 **BROKER'S ACKNOWLEDGMENT (initial)** 41 Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act 42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word 43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.) 44 45 2922 Sunnyside Avenue, New Castle, IN 47362

(Property Address)

CERTIFICATION OF ACCURACY

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

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

document shall be promptly delivered, if red	questea.		
		Marlys R. Church Irrevocable Trust/Mendy Kauffman Trustee	dotloop verified 07/15/25 10:29 AM EDT 3RHB-250J-GNPG-PIIH
BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
DOINTED		Mendy Kauffman	
PRINTED		PRINTED	
BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
PRINTED		PRINTED	
		Steve Barthus 07	otloop verified 1/11/25 4:44 PM EDT H9H-NUYM-CG8Y-V85F
SELLING BROKER*	DATE	LISTING BROKER	DATE

*Only required if the Buyer's Broker receives compensation from the Seller.



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