KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

- 1. Residential purchases of new construction homes if a warranty is provided; or
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

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Property Address 140 RUNNER RD, Bowling Green, KY 42101		
City Bowling Green	State Kentucky	Zip 42101

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate 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. The following information is not the representation of the real estate agent.

Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u>. Attach additional sheets as necessary.

RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
Have you ever lived in the house? If yes, please indicate the length of time:			X	
List the date (month / year) you purchased the house. ukn				
Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain:				
Has the house been used as a rental? If yes, length of time rented?			X	
Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			X	
Has this house ever been used for anything other than a residence?			X	
Explain:				
	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. ukn Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. ukn Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. ukn Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. ukn Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Mas this house ever been used for anything other than a residence? List the length of time: Discreption: List the date (month / year) you purchased the length of time: Discreption: List the date (month / year) you purchased the length of time: Discreption: List the date (month / year) you purchased the house. ukn Do you own the property as (an) individual(s) or as representative(s) of a company?

Seller Initials	9/20/2024 1:26 PM E	EDT Page 1 of 5	Buyer Initials	Date/Time
Seller Initials	Date/Time	KREC Form 402 12/2022	Buyer Initials	Date/Time

PROPERTY A					
2. HOUSE SY		J			UN-
	not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNOW
a. Plumb	-			<u>X</u>	
	cal system			X	
c. Applia				<u>X</u>	
	g and attic fans			<u> X</u>	
	ty system			<u> </u>	
f. Sump				X	
	neys, fireplaces, inserts			X	
	not tub, sauna			X	
i. Sprink	ler system			X	
j. Heatir	ng system age of system:			K	
k. Coolin	g/air conditioning system age of system:			X	
l. Water	heater age of system:			X	
Please expla	ain any deficiencies noted in this Section and/or corrections or repairs to resolve these proble	ems:			
3. BUILDING	G STRUCTURE	N/A	YES	NO	UN-
	ner or not they have been corrected, state whether there have been problems affecting:	NA	113	110	KNOV
	foundation or slab			X	
	structure or exterior veneer			<u> </u>	Ē
	floors and walls			<u> </u>	
	doors and windows			<u> </u>	
	the basement ever leaked?				
			Ш	X	
•	, when did the basement last leak?			X	
	re you ever had any repairs done to the basement?				L
	ou have had basement leaks repaired, when was the repair done? The basement presently leaks, how often does it leak? (e.g., every time it rains, only after an expression of the control o		dy booy	n, roin	o+o
		extreme	iy neav	y rain,	etc.
Explai					
•	you experienced, or are you aware of, any water or drainage problems in the crawl space?	<u></u>		<u> </u>	
•	ou aware of any damage to wood due to moisture or rot?			X	
e. Are yo fungi,	ou aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, etc.)?			X	
f. Are yo	ou aware of any damage due to wood infestation?			X	
1) Has	the house or any other improvement been treated for wood infestation?			X	
2) If ye	es, by whom?				
3) Is th	nere a warranty?				
	ain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems.	ems:			
4. ROOF		N/A	YES	NO	KNO
	old is the roof covering? Age of the roof if known:			X	
	e roof leaked at any time since you have owned or lived at the property?			X	
c. Has th	e roof leaked at any time before you owned or lived at the property?			X	[
d. When	was the last time the roof leaked?				
e. Have y	you ever had any repairs done to the roof?			X	
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Seller Initials	Date/Time KREC Form 402 12/2022 Buyer	r Initials		Da	te/T

PROP	ERTY ADDRESS:				
f.	Have you ever had the roof replaced?			X	
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extre	mely heavy	rain, e	tc.)	
	Explain:		,		
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?			X	Ш
Pleas	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pr	oblems:			
5. LA	ND / DRAINAGE	N/A	YES	NO	UN- KNOWN
а.	Whether or not they have been corrected, state whether there have been problems affecting:				KIVOVI
	1) Soil stability			X	
	2) Drainage, flooding, or grading			×	
	3) Erosion				
	4) Outbuildings or unattached structures			<u> </u>	
	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flo			- 'A-	
b.	insurance for federally backed mortgages?			X	
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
c.	this property?			X	
Dlas	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pr	ohlams			
i ica.	se explain any deficiencies noted in this section and or corrections of repairs to resolve those pr	obiems.			
6 D(DUNDARIES	NI/A	VEC	NO	UN-
		N/A	YES	NO X	KNOW
a.	Have you ever had a staked or pinned survey of the property performed?				
b.	Are you in possession of a copy of any survey of the property?			<u>X</u>	
C.	Are the boundaries marked in any way?			X	
	Explain:				
d.	Do you know the boundaries?			X	
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?			X	
	Explain:				UN-
	ATER	N/A	YES	NO	KNOWI
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?			<u> </u>	
C.	Has your water ever been tested? If so, attach the results or explain.			X	
0.05	Explain:	21/2	1/50		UN-
	WER SYSTEM	N/A	YES	NO	KNOW
a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility			<u> </u>	
	2. Category II: Private Treatment Facility			X	
	3. Category III: Subdivision Package Plant			<u> </u>	
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			<u> </u>	
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal			X	
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			×	
	7. Category VII: No Treatment/Unknown			□	
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): Date last cleaned (septic):				
c.	Are you aware of any problems with the sewer system?			X	
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		uyer Initials		Da	te/Tin
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Seller	Initials Date/Time KREC Form 402 12/2022 B	uyer Initials		Da	te/Tim

	any deficiencies noted in this Section:				
O CONSTRUCT	ION / REMODELING	NI / A	VEC	NO	UN
	re been any additions, structural modifications, or other alterations made?	N/A	YES	NO	KNO
	·			<u> </u> 	
	e all necessary permits and government approvals obtained?			LA	
Explain:	UEDS ASSOCIATION (LIGA)	NI / A	VEC	NO	U
	NERS ASSOCIATION (HOA)	N/A	YES	NO	KNO
	property subject to any restrictions, rules, or regulations of a Homeowners Association?		Ш	X	L
	what is the annual or monthly assessment?				
3) HOA N					
	imary Contact Name:				
	imary Contact Phone No. and email address:				
	perty a condominium?	Ш		X	
	u must also complete KREC Form 404, the Condominium Seller's Certificate				
assessme	*****			X	
Λ ΄	eatures of the property shared in common with adjoining landowners, such as walls, riveways, etc.?			X	
	any pet or rental restrictions?			X	[
Explain:	any per or rentarrestrictions:			LAN.	
LAPIGITI.					
Ι1. ΗΔΖΑΡΟΟΙ	JS CONDITIONS	N/A	YES	NO	
	ware of any underground storage tanks, old septic tanks, field lines, cisterns, or	NA	11.5	110	KN
a. abandon	ed wells on the property?			X	
	ware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, ntamination, asbestos, the use of urea formaldehyde, etc.)			X	
	LEAD BASED PAINT DISCLOSURE REQUIREMENT or of any interest in residential real property on which a residential dwelling was built p may present exposure to lead from lead-based paint, which may cause certain health ris		978 is n	otified	th
uch property i	er of any interest in residential real property on which a residential dwelling was built p may present exposure to lead from lead-based paint, which may cause certain health ris	sks.			
c. Was this	er of any interest in residential real property on which a residential dwelling was built p may present exposure to lead from lead-based paint, which may cause certain health ris house built before 1978?	sks.	X		th
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c. Are you aware of any violations of loc this property?	al, state, or feder	al laws, codes, or ordinances relating to			×	
d. Are there any transferable warranties	?				X	
Explain:	<u> </u>					
a . Has this house over been demaged by	fire or other disc	ntov?			X	
e. Has this house ever been damaged by Explain:	Tire or other disa	ster f			<u> </u>	
f. Are you aware of the existence of mo	ld or other fungi c	in the property?			<u>—————————————————————————————————————</u>	
g. Has this house ever had pets living in		in the property:			<u> </u>]
Explain:					X	
h. Is this house in a historic district or list	ted on any registry	v of historic places?			X	-
L3. ADDITIONAL INFORMATION	,,	,	N/A	YES	NO	KN
Do you know anything else about the prope	erty that that shou	ıld be disclosed to the Buyer?			X	KIV
f yes, please provide details in the space pr	ovided, below. A	ttach additional sheets, as necessary.				
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