



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R6/6-14)

Date (month, day, year)

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 warranties obtained 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) **3657 Reflections Ln Unit 3, Indianapolis, IN 46214-5104**

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM					
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know			
Built-in Vacuum System				Cistern						
Clothes Dryer				Septic Field/Bed						
Clothes Washer				Hot Tub						
Dishwasher				Plumbing						
Disposal				Aerator System						
Freezer				Sump Pump						
Gas Grill				Irrigation Systems						
Hood				Water Heater/Electric						
Microwave Oven				Water Heater/Gas						
Oven				Water Heater/Solar						
Range				Water Purifier						
Refrigerator				Water Softener						
Room Air Conditioner(s)				Well						
Trash Compactor				Septic and Holding Tank/Septic Mound						
TV Antenna/Dish				Geothermal and Heat Pump						
Other:				Other Sewer System (Explain)						
				Swimming Pool & Pool Equipment						
								Yes	No	Do Not Know
				Are the structures connected to a public water system?						
				Are the structures connected to a public sewer system?						
				Are there any additions that may require improvements to the sewage disposal system?						
				If yes, have the improvements been completed on the sewage disposal system?						
				Are the improvements connected to a private/community water system?						
				Are the improvements connected to a private/community sewer system?						
B. Electrical System					D. HEATING & COOLING SYSTEM					
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know			
Air Purifier				Attic Fan						
Burglar Alarm				Central Air Conditioning						
Ceiling Fan(s)				Hot Water Heat						
Garage Door Opener / Controls				Furnace Heat/Gas						
Inside Telephone Wiring and Blocks/Jacks				Furnace Heat/Electric						
Intercom				Solar House-Heating						
Light Fixtures				Woodburning Stove						
Sauna				Fireplace						
Smoke/Fire Alarm(s)				Fireplace Insert						
Switches and Outlets				Air Cleaner						
Vent Fan(s)				Humidifier						
60/100/200 Amp Service (Circle one)				Propane Tank						
Generator				Other Heating Source						

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 normal life of the premises.

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

