



## RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address:

### 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):

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

### DISCLOSURES:

Select a response:

- |   |            |          |            |            |
|---|------------|----------|------------|------------|
| 1. Basement/Foundation: Any known water or other problems?<br>Any known repairs?<br>If yes, date of repairs/replacement: _____  | Yes<br>Yes | No<br>No | N/A<br>N/A | UNK<br>UNK |
| 2. Roof: Any known problems?<br>Any known repairs?<br>If yes, date of repairs/replacement: _____  | Yes<br>Yes | No<br>No | N/A<br>N/A | UNK<br>UNK |
| 3. Well and Pump: Any known problems?<br>Any known repairs?<br>If yes, date of repairs/replacement: _____<br>Any water tests?<br>If yes, date of last report: _____<br>and results: _____ | Yes<br>Yes | No<br>No | N/A<br>N/A | UNK<br>UNK |
| 4. Septic Tanks/Drain Fields: Any known problems?<br>Location of tank: _____<br>Date tank last cleaned: _____   | Yes        | No       | N/A        | UNK        |
| 5. Sewer Systems: Any known problems?<br>Any known repairs?<br>If yes, date of repairs/replacement: _____   | Yes<br>Yes | No<br>No | N/A<br>N/A | UNK<br>UNK |

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

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|-----|--|-----|----|-----|-----|
| 16. | Covenants: Is the property subject to restrictive covenants?<br>If yes, attach a copy or state where a true, current copy of the covenants can be obtained: _____  | Yes | No | N/A | UNK |
| 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?<br>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 | N/A | UNK |
| 18. | Physical Problems: Any known settling, flooding, drainage or grading problems?   | Yes | No | N/A | UNK |
| 19. | Structural Damage: Any known structural damage?  | Yes | No | N/A | UNK |
| 20. | See attached Disclosure of Information on Lead-Based Paint and/or Lead-Based Hazard and the attached pamphlet, <i>Protect Your Family from Lead in Your Home</i> .   |     |    |     |     |

You **MUST** explain any "YES" response(s) above. Use the back of this statement or additional sheets as necessary. If reports are attached, identify the reports and the questions to which they pertain.

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

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER(S) ACKNOWLEDGEMENT:**

Buyer(s) acknowledges receipt of a copy of this Disclosure Statement. This Disclosure Statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

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

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_