KENTUCKY REAL ESTATE COMMISSION



Seller Initials

Date/Time

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



Date/Time

Date/Time

Buyer Initials

ı	SELLER'S DISCLOSURE OF PROPERTY CONDITION				
	This form applies to residential real estate sales and purchases. This form is not required for:		-		
į	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 answer				
	must be based on the best of your knowledge of the property you are selling, however and whene Please take your time to answer these questions accurately and completely.	ver you gai	ned tha	it knov	/ledge
	Property Address ***Construction of the construction of the const	 ;			
	City State	Zip ,			
	Franklin		121	34	
	PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.	360 that ma	ndates	the "s	eller's
	disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's	knowledge	e of th	e prop	erty's
	condition and the improvements thereon, however that knowledge was gained. This disclosure for				
	the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty t				
	obtain. This form is a statement of the conditions and other information about the property known				
	advised, the Seller does not possess any expertise in construction, architecture, engineering, or any				
	the construction or condition of the property or the improvements on it. Unless otherwise advised				
	any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encour professional inspections of this property.	aged to ob	tain his	or he	rown
	instructions to the seller(s): (1) Answer every question truthfully. (2) Report all known con regardless of how you know about them or when you learned. (3) Attach additional pages, if nece the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of	ssary, with this form t	your si	gnatur orize th	e and e real
	estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item d				
	mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown				
	to closing that changes one or more of your answers to this form after you have completed and su	ibmitted it,	immed	liately	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	-			
	accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real est	_	-		-
	this statement to any person or entity in connection with actual or anticipated sale of the proper law. The following information is not the representation of the real estate agent.	Ly Or as Oth	ei Mize	bionin	eu by
	Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach additions	al sheets a	ıs nec	essar	
	1. PRELIMINARY DISCLOSURES	N/A	YES'		<i>[</i> .
	a. Have you ever lived in the house? If yes, please indicate the length of time:		,	NO	UN- IENOWN
	b. List the date (month / year) you purchased the house.		N	NO	UN-
	, , , , , , , , , , , , , , , , , , , ,	10-2	Ŋ		UN- IENGWN
	c. Do you own the property as (an) individual(s) or as representative(s) of a company?	10-2	Ŋ		UN- IENGWN
	c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain:	10-2 Indi	yidu 014	al	UN- IENOWN
	c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: d. Has the house been used as a rental? If yes, length of time rented?	10-2 Indi	Aygn Old	al d	UN- IENOWN
	 c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: d. Has the house been used as a rental? If yes, length of time rented? e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? 	10-2 Indi			UN-
	 c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: d. Has the house been used as a rental? If yes, length of time rented? e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? f. Has this house ever been used for anything other than a residence? 	10-2 Indi	Aygn Old	al d	UN- IENOWN
	 c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: d. Has the house been used as a rental? If yes, length of time rented? e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? 	10-2 Indi			UN-
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KREC Form 402 12/2022

ROPERTY ADDRESS: 2. HOUSE SYSTEMS				
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO_	UN-
a. Plumbing	1.92		N.	KNOW
b. Electrical system				
c. Appliances		ö		_ =
d. Ceiling and attic fans		븝		-
				_=
	- ₹	. 🗀		
	<u> </u>			
g. Chimneys, fireplaces, inserts			_₽⁄	
h. Pool, hot tub, sauna	\\ \tag{\sqrt{\sq}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}			
i. Sprinkler system	₽			
j. Heating system age of system:				Į.
k. Cooling/air conditioning system age of system:				ا ر
l. Water heater age of system: Q			9	
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pr	oblems:	· <u>-</u>	·	
. BUILDING STRUCTURE	N/A	YES	NO	Ut IONO
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab			1	
2) The structure or exterior veneer small accorde siding come of F				Į
3) The floors and walls		Q/		[,
4) The doors and windows		<u>, </u>	4 /	<u> </u>
b. 1) Has the basement ever leaked?	· · · · · · · · · · · · · · · · · · ·		Ī	Ī
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?				Ī
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after	an extreme	ly heav	y rain,	etc
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space	e? 🔲			1
d. Are you aware of any damage to wood due to moisture or rot?				_
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?		· 🗆		<u>ا</u> ر
f. Are you aware of any damage due to wood infestation?				
1) Has the house or any other improvement been treated for wood infestation?				
2) If yes, by whom?				
3) is there a warranty?				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those p	roblems:			
	······································			_
I. ROOF How old is the roof covering? Age of the roof if known:	N/A	YES	NO	KP
 a. How old is the roof covering? Age of the roof if known: b. Has the roof leaked at any time since you have owned or lived at the property? Small feet 	<u> </u>			1
		<u> -</u>		•
c. Has the roof leaked at any time before you owned or lived at the property?		M		
d. When was the last time the roof leaked? Few years				
e. Have you ever had any repairs done to the roof? Stopped the leak -				
Page 2 of 5 Date/Time 3 3300	Buyer Initials	-	Da	rte/
eller Initials Date/Time KREC Form 402 12/2022	Buyer Initials	•	<u></u>	te/
eller Initials Date/Time KREC Form 402 12/2022	ander minera		טע	-=/

f.	Have you ever had the roof replaced?			M	П
	If so, when?				_ _
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	v heavv	rain et	rc)	
	Explain:	yncavy	tuin, et	,	
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing			_/	
h.	the entire roof covering? If so, when?				
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble				
	se explain any deficiences noted in any section and/or corrections of repairs to resolve close proble		·		
5. L	AND / DRAINAGE	N/A	YES	NO	UN- ENDW
а.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability				_ 🗆
	2) Drainage, flooding, or grading				. 🗆
	3) Erosion				, \Box
	4) Outbuildings or unattached structures				
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			M	П
	insurance for federally backed mortgages?		ш		نبا
	If so, what is the flood zone?				/
C.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			M	
	this property?	<u> </u>		<u> </u>	
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble	ems:			
	·			··	
6. B	OUNDARIES	N/A	YES /	NO	UNI
a.	Have you ever had a staked or pinned survey of the property performed?		M		KNOY
b.	Are you in possession of a copy of any survey of the property?				Ī
С.	Are the boundaries marked in any way?		$\overline{}$	<u></u>	, _
	Explain:				
d.	Do you know the boundaries?	П	П	П	
	Explain: Hs on the deed			 -	
e.	Are there any encroachments or unrecorded easements relating to the property?		^ _		
<u></u>	Explain:			لسا	
7. W	VATER	N/A	YES	NO	UN
а.	Source of water supply:	14/2	163	140	KNOV
b.	Are you aware of below normal water supply or water pressure?			<u> </u>	
. С.	Has your water ever been tested? If so, attach the results or explain.		-		_=
<u> </u>	Explain:				
2 2	EWER SYSTEM	N/A	YES	NO	ŲN
a.	Property is serviced by:	IV/A	153	IVO	KNOV
	1. Category I: Public Municipal Treatment Facility		<u> </u>		-@
	2. Category II: Private Treatment Facility				<u> </u>
	3. Category III: Subdivision Package Plant				
	 				<u> </u>
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	_무			<u>7</u>
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				t
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				<u> </u>
	7. Category VII: No Treatment/Unknown				ţ
	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):		<u> </u>	-	
Á,	Are you aware of any problems with the sewer system?			₫.	L
f 1	Page 3 of 5 Date/Time 9:45 Page 3 of 5 Buye			_	
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261161	/-				

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	ONSTRUCTION / REMODELING	RI/A	VEC	NO	/ UN
a.	Have there been any additions, structural modifications, or other alterations made?	<u>N/A</u>	YES	NO NO	<u>, 0.00√</u>
ь. b.	If so, were all necessary permits and government approvals obtained?			_\\\	
	Explain:		<u> </u>		
0. i	HOMEOWNERS ASSOCIATION (HOA)	N/A	VEC	NO ~	. UN
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	<u>N/A</u>	YES	NO/	IONOV
	2) If yes, what is the annual or monthly assessment?	<u></u>			
	3) HOA Name:				
_	HOA Primary Contact Name:				
	HOA Primary Contact Phone No. and email address:				
þ,	Is the property a condominium?			ⅎ	
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			_ <u>~</u>	
c .	Are you aware of any condition or legal action that may result in an increase in dues, taxes or			/	
_	assessments?			V	, [
d.	Are any features of the property shared in common with adjoining landowners, such as walls,				, <u> </u>
_	fences, driveways, etc.?			' /	
e.	Are there any pet or rental restrictions?			Ū	
	Explain:				
1. i	HAZARDOUS CONDITIONS	N/A	YES	NO	U
	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	N/A	163	NO/	IONO
3.	abandoned wells on the property?			` \\	I
э.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,				
	water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT			A	
ıch	y purchaser of any interest in residential real property on which a residential dwelling was built p I property may present exposure to lead from lead-based paint, which may cause certain health ris	rior to 19	78 is n	otified	tha
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ROPERTY ADDRESS:						
c. Are you aware of any violations of local, s this property?	tate, or federal l	aws, codes, or ordinances relating to	, 🗅		Ų.	
d. Are there any transferable warranties?					\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Explain:						
<u> </u>	· · · · · · · · · · · · · · · · · · ·					<u>/</u>
e. Has this house ever been damaged by fire	or other disaste	r?			<u>'U'</u>	
Explain:						<u>. 📮</u>
f. Are you aware of the existence of mold or	r other fungi on t	he property?				-02
g. Has this house ever had pets living in it? Explain: 2016 - 2018 we	1 1 6			.∆		
h. Is this house in a historic district or listed		<u> </u>				V
L3. ADDITIONAL INFORMATION	on any registry o	rastorie piaces:	N/A	YES	NO	UN
Do you know anything else about the property	that that should	be disclosed to the Buver?		<u> </u>		NAMON
fyes, please provide details in the space provide			•			
		-				
	· 	<u></u> -				
14. SELLER(S) CERTIFICATION (CHOOSE ONE)						
As Seller(s) I / we hereby certify that	the information	disclosed above is complete and a	ccurate to 1	the bes	t of my	v / 01
knowledge and belief. I / we agree to immed						
to closing.	_					
Seller Signature	Date	Seller Signature		[Date	
Wanelosus	10-2-2033					
As Seller(s) 1 / we hereby certify that	my / our Real E	state Agent.			(print	nam
has completed this form with information pr			t. I / we fu			
the above-named agent harmless for any rep	resentations tha	it appear on this form, in accordance	e with KRS	324.36	50(9).	
Seller Signature	Date	Seller Signature		Ω	Date	
As Seller(s) I / we refuse to complete	· · · · · · · · · · · · · · · · · · ·	cknowledge that the Real Estate Ag Seller Signature	ent will so i		the Bu Date	yer.
Seller Signature	Date	Seller Signature			Jale	
☐ The Seller(s) refuse(s) to complete the	nis form or to sel	mowledge such refusal				
Principal Broker / Real Estate Agent Print Name		Principal Broker / Real Estate Age	nt Signatur	e Tr	Date	·
par broker / new water Agents the Name	-	. Intologic orong / real course rese		_ `		
The Buyer(s) hereby certifies t	they have receiv	ed a copy of this Seller's Disclosure	of Property	form.		
Buyer Signature	Date	Buyer Signature			Date	
102-2038 Q.Kan	Pa	ge 5 of 5			_	
celler Initials Date/Time	. •	· · · · · · · · · · · · · · · · · · ·	Buyer Initials	_	D	ate/T