



106 S. Main St., Monona, IA 52159

(563)539-2015

freedomagencymonona.com

Tom Neuhaus, Broker

Jim Moritz, Broker Associate



### **Lloyd Scherf, 2340 Long View Lane, Harpers Ferry, IA 52146 \$146,000.00**

Here is a great opportunity to own a very nice property just outside Harpers Ferry. This property offers a 3.54 acre lot, 1782 sq ft of living space, fireplace, 3 bedrooms, large detached garage, and many other amenities. Whether you are looking for a permanent home or summer get-a-way, this will make an excellent home for you.

Size of Acreage: 3.54 acres m/l

Type of Home: Single story, manufactured

House square footage: 1,782 sq ft

Year home built: 1996

Type of siding: Vinyl

Type of roof: Steel—2017

Windows: Vinyl-tip in

Type of Garage: Detached 28' x 44' (1,232 sq ft)

Foundation: Set on concrete piers

Type of Furnace: Coleman Forced Air-1996

Estimated Annual Heating Cost: LP gas, tank owned  
-used 750 gallons m/l this heating season

Type Water Heater: Rheam—Elec— 40 gallon

Water softner: owned

Wiring/Electric Service: 100 amp breaker

Estimated Annual Electrical- Highest bill: \$150.00

Water/Sewer: Well/Private

Air conditioning: Central Air

Fireplace: Prefab-wood

Decks: Front 6' x 12' Back 12' x 18'

Concrete Block Patio: 10' x 14'

Well Age & Depth: 1996 and 135 feet deep

(water at 62 feet with pump set at 81 feet)

School District: Allamakee Community Schools

Street/Road Surface: Gravel

Driveway Surface: Gravel

Property Taxes-Gross: \$1,569/year

Property Taxes-Net: \$1,460/year w/Homestead Credit

Assessed Valuation: \$125,100.00

#### **1st Floor**

Kitchen:	17' x 26'
Dining room	13.5' x 11'
Living room:	20' x 13.5'
Bathroom:	7' x 13'
Bathroom:	9' x 5'
Master Bedroom:	17.5' x 13.5'
Bedroom:	12.5' x 10.5'
Bedroom:	12.5' x 10.5'
Laundry:	7.5' x 10'

\*Garage-LP gas furnace-needs a thermo coupler

Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.

# FreedomAgency

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# FreedomAgency

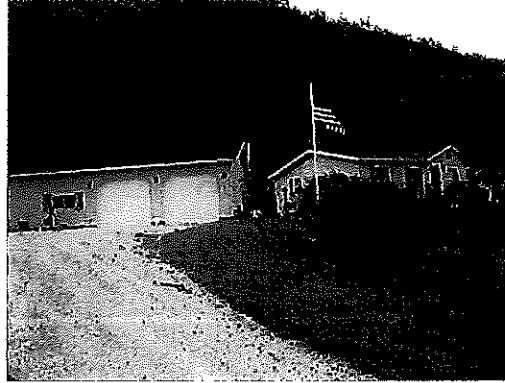


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## Summary

Parcel ID	1723201006
Alternate ID	
Property Address	2340 Long View Ln Rural
Sec/Twp/Rng	23-97-3
Brief Legal Description	LOT 4 SOUTH VIEW CEDAR ADD (Note: Not to be used on legal documents)
Document(s)	REC: 136-284 ACT: 2015-2147 (10/1/2015) PLT: N-139
Gross Acres	3.54
Exempt Acres	N/A
Net Acres	3.54
CSR	N/A
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	Taylor A.C.
School District	Allamakee Comm.



## Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Scherf, Lloyd C 2340 Long View Ln Harpers Ferry, IA 52146		

## Land

Lot Area 3.54 Acres ; 154,202 SF

## Residential Dwellings

Residential Dwelling	
Occupancy	Mobile Home Housing
Style	Mfd Home (Double)
Architectural Style	N/A
Year Built	1996
Condition	Normal
Grade what's this?	4+10
Roof	Asph / Gable
Flooring	Carp / Vinyl
Foundation	Pier
Exterior Material	Vinyl
Interior Material	Drwl
Brick or Stone Veneer	
Total Gross Living Area	1,782 SF
Attic Type	None;
Number of Rooms	6 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	None
Basement Area	0
Basement Finished	
Area	
Plumbing	2 Full Bath; 1 Toilet Room; 1 Lavatory; 1 Shower Stall/Tub;
Appliances	
Central Air	Yes
Heat	FHA - Gas
Fireplaces	1 Prefab;
Porches	
Decks	Wood Deck-Med (216 SF); Wood Deck-Med (72 SF); Brick/Blk Patio-Med (140 SF);
Additions	
Garages	1,232 SF (44F W x 28F L) - Det Frame (Built 1996);

## Yard Extras

#1 - (1) LEAN-TO W12 x L16 192 SF, Built 1998

## Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
9/28/2015	SCHERF, JO ANN A	SCHERF, LLOYD C	2015 2147	No consideration	Affidavit		\$0.00

+

## Valuation

	2016	2015	2014	2013	2012
Classification	Residential	Residential	Residential	Residential	Residential
+ Land	\$46,300	\$46,300	\$46,300	\$46,300	\$46,300
+ Building	\$78,800	\$78,800	\$78,800	\$78,800	\$82,900
= Total Assessed Value	\$125,100	\$125,100	\$125,100	\$125,100	\$129,200

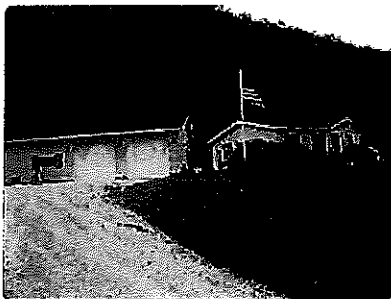
## Taxation

	2015 Pay 2016- 2017	2014 Pay 2015- 2016	2013 Pay 2014- 2015	2012 Pay 2013- 2014
Classification	Residential	Residential	Residential	Residential
+ Taxable Land Value	\$25,755	\$25,805	\$25,187	\$24,454
+ Taxable Building Value	\$43,833	\$43,918	\$42,867	\$43,785
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$69,588	\$69,723	\$68,054	\$68,239
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$69,588	\$69,723	\$68,054	\$68,239
x Levy Rate (per \$1000 of value)	22.54497	22.97224	23.10804	23.07180
= Gross Taxes Due	\$1,568.86	\$1,601.69	\$1,572.59	\$1,574.40
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$109.34)	(\$111.42)	(\$112.07)	(\$111.90)
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,460.00	\$1,490.00	\$1,460.00	\$1,462.00

## Tax History

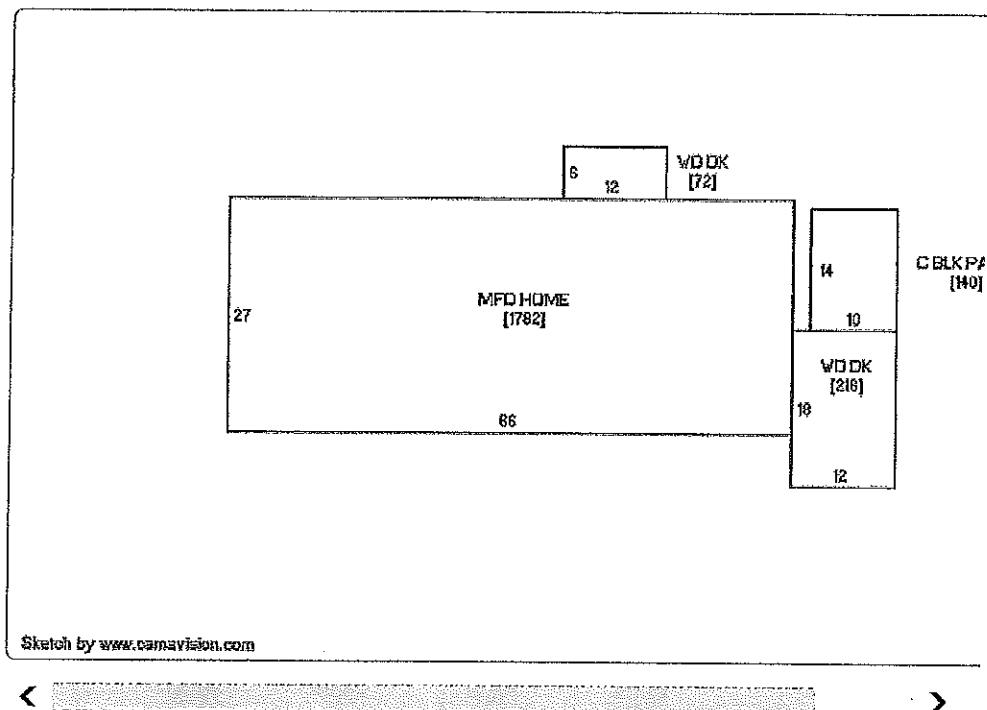
Year	Due Date	Amount	Paid	Date Paid	Receipt
2015	March 2017	\$730	No		3849
	September 2016	\$730	Yes	2016-08-29	
2014	March 2016	\$745	Yes	2016-03-30	4126
	September 2015	\$745	Yes	2015-10-19	
2013	March 2015	\$730	Yes	2015-03-31	4087
	September 2014	\$730	Yes	2014-09-30	
2012	March 2014	\$731	Yes	2014-03-31	4146
	September 2013	\$731	Yes	2013-10-31	
2011	March 2013	\$783	Yes	2013-03-31	4099
	September 2012	\$783	Yes	2012-10-16	

## Photos



## Sketches





No data available for the following modules: Commercial Buildings, Agricultural Buildings, Special Assessments, Tax Sale Certificates.

Allamakee County, the Allamakee County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information.

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Schneider  
Developed by  
The Schneider  
Corporation



# SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

Lloyd Scherf 2340 Longview Lane Harpers Ferry IA 52146

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

**Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Buyer	_____ Date

**Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

**Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes 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. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials L.S.

Buyer initials \_\_\_\_\_

## I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☐ Unknown ☐ If yes, please explain: NA

2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type Steel New  
Unknown ☐ Date of repairs/replacement 2-21-17 Unknown ☐  
Describe: \_\_\_\_\_

3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: New 1996 Has the water been tested? Yes ☐ No ☒ Unknown ☐  
If yes, date of last report/results: \_\_\_\_\_

4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank Front of House  
Unknown ☐ Age 10yrs Unknown ☐  
Has the system been pumped and inspected within the last 2 years?  
Yes ☐ No ☐ UNK ☐ Date of inspection \_\_\_\_\_ UNK ☐ Date tank last cleaned/pumped \_\_\_\_\_ UNK ☐ N/A ☐



5. **Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒  
Date of repairs \_\_\_\_\_
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒  
Date of repairs \_\_\_\_\_
7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒  
Date of repairs \_\_\_\_\_
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒  
Date of repairs \_\_\_\_\_
9. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒  
Date of repairs \_\_\_\_\_
10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)  
Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment \_\_\_\_\_  
Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs \_\_\_\_\_
11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐ If yes, explain: \_\_\_\_\_
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, test results? \_\_\_\_\_  
Date of last report \_\_\_\_\_  
Seller Agrees to release any testing results. **If not**, Check here ☐
13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?  
Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? \_\_\_\_\_
14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☐ No ☒ Unknown ☐
15. **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?  
Yes ☐ No ☒ Unknown ☐
16. **Structural Damage:** Any known structural damage? Yes ☐ No ☒ Unknown ☐
17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
18. **Is the property located in a flood plain?** Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation \_\_\_\_\_
19. **Do you know the zoning classification of this property?** Yes ☒ No ☐ Unknown ☐  
What is the zoning? Residential
20. **Covenants:** Is the property subject to restrictive covenants? Yes ☒ No ☐ Unknown ☐  
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:  
☒ On file at County Recorder's office or: Can't Have Dogs Running loose or Cows or Horses or Chickens Can Have Dog IF Tied
- You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): \_\_\_\_\_

Seller initials h. S.

Buyer initials \_\_\_\_\_

## II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

**Notice:** Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?			Rented?			Included	Working?		
		Yes	No	OR	Yes	No			Yes	No	OR
				N/A							N/A
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Pool Heater, Wall		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Well & Pump		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving							Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Septic Tank &		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Drain field		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			City Water System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			City Sewer System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window AC	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Water Heater		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>			Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom			<input type="checkbox"/>	<input checked="" type="checkbox"/>			Fireplace/Chimney		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>			Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>			Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/							Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L.P. Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swing Set	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>			Underground		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>			"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>			Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pet Collars	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>							
Garage door opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

# of collars None  
# of remotes 2

Exceptions/Explanations for "NO" responses above: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**  
Warranties may be available for purchase from independent warranty companies.

Seller initials L. S. Buyer initials \_\_\_\_\_

## III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

- Any significant structural modification or alteration to property? Yes ☐ No ☒ Unknown ☐ Please explain: \_\_\_\_\_
- Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐

3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐  
If yes, what were the test results? \_\_\_\_\_
8. Attic Insulation: Type \_\_\_\_\_ Unknown ☒ Amount \_\_\_\_\_ Unknown ☒
9. Are you aware of any area environmental concerns? Yes ☐ No ☒ Unknown ☐ If yes, please explain: \_\_\_\_\_
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? \_\_\_\_\_
11. Where survey of property may be found: \_\_\_\_\_
12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes ☐ No ☒  
If yes, rights by: Lease ☐ , Easement ☐ , Other ☐ Define Other: \_\_\_\_\_  
Wind Farm Company, Owner: \_\_\_\_\_

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller *Shoy L. Schrey* Seller \_\_\_\_\_ Date 3-3-17

Seller has owned the property since 11-2-96 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

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

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 2340 Long View Lane, Harpers Ferry, IN 52146

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE (initial)**

LS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

LS (b) Records and Reports available to the Seller (check one below):

☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER'S ACKNOWLEDGEMENT (initial)**

\_\_\_\_\_ (c) ☐ Purchaser has received copies of all information listed above.  
or, ☐ No Records or Reports were available (see (b) above).

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

\_\_\_\_\_ (e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

**AGENT'S ACKNOWLEDGEMENT (initial)**

\_\_\_\_\_ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATE OF ACCURACY**

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

Leah J. Akel \_\_\_\_\_ 3/8/17 \_\_\_\_\_  
Seller Date Purchaser Date

\_\_\_\_\_  
Seller Date Purchaser Date

[Signature] \_\_\_\_\_ 3/8/17 \_\_\_\_\_  
Seller's Agent Date Purchaser's Agent Date