

**Schrader Real Estate and Auction Co., Inc.**  
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725  
260-244-7606 or 1-800-451-2709  
**HOME INFORMATION**

**Address/Directions** 1140 W 500 N, Columbia City, IN. From the intersection of SR 109 and US 30, on the north side of Columbia City, travel north on SR 109 4.6 miles to CR 500 N. Turn left on CR 500 N and travel 1 mile to property on right side of the road.

**Price:** \_\_\_\_\_

**Terms:** Cash  Contract \_\_\_\_\_

**Mortgage Balance** \_\_\_\_\_

**Reason for Selling** \_\_\_\_\_

**Age** 1974 **Condition** Good

**Lot Size** 5± Acres **Lot #** 2

**Type Property** County Residence

**Construction** Wood Frame

**Assessed Value:**

**Land** \_\_\_\_\_ **Buildings** \_\_\_\_\_

**Tax Rate** \_\_\_\_\_ **Adjustment** \_\_\_\_\_

**Annual Taxes** \$1379.34 x 2 - 2011 pay 2012 on 38± Acres & House

**Type of Heat** Electric - Ceiling/Baseboard

**Age** 38± **Avg. Elec. Cost** \_\_\_\_\_

**High School** Columbia City High School

**Middle School** Indiana Springs

**Grade School** Northern Heights **Bus** \_\_\_\_\_

**Size Well** 5" (2003) **Septic** East of House

**Tub** Yes **Shower** Yes

**Fireplace in** Living Room

**Insulation** \_\_\_\_\_ **Wall** \_\_\_\_\_ **Attic** \_\_\_\_\_

**Storm Door** \_\_\_\_\_

**Storm Window** \_\_\_\_\_

**Siding** Brick/Vinyl

**Windows** Yes

**Roof** Shingles/2010

**Walls** \_\_\_\_\_ **Floors** Ready for Carpet

**Type Cabinets** \_\_\_\_\_

**Range/Oven** Kenmore (Electric) **Refrig** Kenmore

**Dishwasher** \_\_\_\_\_ **Disposal** \_\_\_\_\_

**Water Softener** Yes

| <b>Rooms:</b>                  | <b>1st</b>   | <b>2nd</b>                               |
|--------------------------------|--|--|
| <b>Living Room</b>             | _____  | _____                                    |
| <b>Dining Room</b>             | _____  | _____                                    |
| <b>Kitchen</b>                 | _____  | _____                                    |
| <b>Bath</b>                    | _____  | _____                                    |
| <b>Family Room</b>             | _____  | _____                                    |
| <b>Bedroom</b>                 | _____  | _____                                    |
| <b>Bedroom</b>                 | _____  | _____                                    |
| <b>Bedroom</b>                 | _____  | _____                                    |
| <b>Bedroom</b>                 | _____  | _____                                    |
| <b>Bedroom</b>                 | _____  | _____                                    |
| <b>Utility</b>                 | _____  | _____                                    |
| <b>Basement Size</b>           | <u>N/A</u>   |  |
| <b>Square Foot Living Area</b> | <u>2200±</u>   |  |
| <b>Slab</b>                    | <u>Yes</u>   | <b>Crawl</b> <u>No</u>                   |
| <b>Garage</b>                  | <u>2 Car</u>   | <b>Att.</b> <u>Yes</u> <b>Det.</b> _____ |
| <b>Air Conditioning</b>        | _____  |  |
| <b>LP Tank</b>                 | <u>No</u>  | <b>Rental</b> _____ <b>Owned</b> _____   |
| <b>Carpeting</b>               | <u>No</u>  |  |
| <b>Draperies</b>               | <u>Stay</u>  |  |
| <b>Porch</b>                   | <u>6' x 16'</u>  | <b>Patio</b> <u>9' x 14'</u>             |
| <b>Deck</b>                    | <u>No</u>  |  |
| <b>Plumbing</b>                | <u>Original</u>  |  |
| <b>Wiring</b>                  | <u>Original</u>  |  |
| <b>Water Heater</b>            | <u>Yes</u>   | <b>Size</b> <u>40± Electric</u>          |
| <b>Possession</b>              | <u>21 days after closing, 45 days for shop.</u>  |  |
| <b>Remarks</b>                 | <u>Ranch style home in beautiful elevated setting with tree lined drive. Included are a 120' x 47' pole barn; a 24' x 40' storage barn; 32' x 14' poultry house; a 40' x 50' utility shed.</u> |  |
|                                |  |  |
|                                |  |  |

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.



Property Address (number and street, city, state, ZIP code)

1140 W 500 N, Columbia City, IN

| 2. ROOF  | Yes | No | Do Not Know |
|--|-----|----|-------------|
| Age, if known: <u>2010</u> Years   |     |    |             |
| Does the roof leak?  |     | X  |             |
| Is there present damage to the roof? <u>fireplace sheathing replaced</u>   |     |    | X           |
| Is there more than one roof on the house?<br>If so, how many layers? _____ |     | X  |             |

| 3. HAZARDOUS CONDITIONS   | Yes | No | Do Not Know |
|---|-----|----|-------------|
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? |     | X  |             |
| Explain:  |     |    |             |

| 4. OTHER DISCLOSURES  | Yes | No | Do Not Know |
|---|-----|----|-------------|
| Do improvements have aluminum wiring?   |     | X  |             |
| Are there any foundation problems with the improvements?  |     | X  |             |
| Are there any encroachments?  |     | X  |             |
| Are there any violations of zoning, building codes, or restrictive covenants?                             |     | X  |             |
| Is the present use a nonconforming use? Explain:  |     | X  |             |
| Is the access to your property via a private road?  |     | X  |             |
| Is the access to your property via a public road?   | X   |    |             |
| Is access to your property via an easement?   |     | X  |             |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property? |     | X  |             |
| Are there any structural problems with the building?  |     | X  |             |
| Have any substantial additions or alterations been made without a required building permit?               |     | X  |             |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area?            |     | X  |             |
| Is there any damage due to wind, flood, termites, or rodents?   |     | X  |             |
| Have any improvements been treated for wood destroying insects?   |     |    | X           |
| Are the furnace/woodstove/chimney/flue all in working order?  | X   |    |             |
| Is the property in a flood plain?   |     | X  |             |
| Do you currently pay flood insurance?   |     | X  |             |
| Does the property contain underground storage tank(s)? <u>manure tank @ hay barn</u>                      | X   |    |             |
| Is the homeowner a licensed real estate salesperson or broker?  |     | X  |             |
| Is there any threatened or existing litigation regarding the property?                                    |     | X  |             |
| Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?       |     | X  |             |
| Is the property located within one (1) mile of an airport?  |     | X  |             |

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

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: <u>Darius B. Smith</u>  | Date: <u>4/16/12</u> | Signature of Buyer:  | Date: |
| Signature of Seller: <u>Cynthia R. Smith</u>   | Date: <u>4-16-12</u> | Signature of Buyer:  | Date: |
| 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:   | Date:                | Signature of Seller: | Date: |

1140 W 500 N, Columbia City, IN

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**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**

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

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

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

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  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).

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

**Purchaser's Acknowledgment (initial)**

(c)  Purchaser has received copies of all information listed above.

(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  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

(ii)  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 Acknowledgment (initial)**

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

**Certification of Accuracy**

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

|                       |                |                          |                |
|-----------------------|----------------|--------------------------|----------------|
| <u>Darin D. Davis</u> | <u>4/16/12</u> | <u>Cynthia Ann Smith</u> | <u>4-16-12</u> |
| Seller                | Date           | Seller                   | Date           |
| _____                 | _____          | _____                    | _____          |
| Purchaser             | Date           | Purchaser                | Date           |
| _____                 | _____          | _____                    | _____          |
| Agent                 | Date           | Agent                    | Date           |