



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This form approved by the Iowa City Area Association of REALTORS*



Address of Property: 401 S Lucas St, Iowa City

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 but 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 on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S): 1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code section 558A.4 (2). 2) Disclose all known conditions materially affecting this property. 3) If an item does not apply to this property, write (NA) not applicable. (4) You must provide 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 and indicate by using (AP), or if the information is unknown, indicate using (UNK). 5) Additional pages may be attached to this form as needed. 6) Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? Yes No N/A Unk
 If yes, explain _____
 _____, Date of repairs/replacement: _____

2. Roof: Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____

3. Well and Pump: Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____
 Any known water tests? Yes No N/A Unk
 If yes, date of last report: _____
 and results: _____

4. Septic Tanks/Drain Fields: Any known problems? Yes No N/A Unk
 If yes, explain _____
 _____, Date of repairs/replacement: _____
 Location of tank: _____
 Date tank last cleaned: _____

5. Sewer System: Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____

6. Heating System(s): Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____

7. Central Cooling System(s): Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____

8. Plumbing System(s): Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____

9. Electrical System(s): Any known problems? Yes No N/A Unk
 Any known repairs? Yes No N/A Unk
 If yes to either, explain _____
 _____, Date of repairs/replacement: _____

[Signature] 5.13.25
 Seller Date

 Buyer Date

 Seller Date

 Buyer Date

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes No N/A Unk
 If yes, date(s) of treatment: _____
 Any known structural damage? Yes No N/A Unk
 If yes, explain _____
 _____ Date of repairs/replacement: _____

11. Asbestos: Any known to be present in the structure? Yes No N/A Unk
 If yes, explain: _____

12. Radon: Any known tests for the presence of radon gas? Yes No N/A Unk
 If yes, date of last report: _____
 and results: _____

13. Lead-Based Paint: Any known to be present in the structure? Yes No N/A Unk
 Was the dwelling constructed prior to January 1, 1978? Yes No N/A Unk
 If yes, complete "Disclosure of Information and Acknowledgement re "Lead- Based
 Paint and/or Lead-Based Paint Hazards.

14. Flood Plain: Do you know if the property is located in a flood plain? Yes No N/A Unk
 If yes, what is the flood plain designation? _____

15. Zoning: Do you know the zoning classification of the property? Yes No N/A Unk
 If yes, what is the zoning classification? _____

16. Covenants: Is the property subject to restrictive covenants? Yes No N/A Unk
 If yes, attach a copy or state where a true, current copy of the covenants can be
 obtained: _____

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? Yes No N/A Unk
 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
 If yes, explain: _____

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No N/A Unk
 If yes, explain: _____

19. Structural Damage: Any known structural damage Yes No N/A Unk
 If yes, explain: _____

YOU MUST EXPLAIN ANY "YES" RESPONSE(S) ABOVE. USE THE BACK OF THIS STATEMENT OR ADDITIONAL SHEETS AS NECESSARY.

SELLER(S) DISCLOSURE STATEMENT IS NOT REQUIRED IN THE FOLLOWING INSTANCES: 1) Property contains no dwelling units or more than 4 dwelling units. 2) The transfer is made pursuant to court order. 3) The transfer is by mortgagor or mortgagee incident to a foreclosure or deed in lieu of foreclosure, or is incident to contract forfeiture. 4) A transfer from an estate, conservatorship, or trust. 5) A transfer between joint tenants or tenants in common. 6) A transfer to a spouse or a lineal descendent of the transferor. 7) A transfer between spouses as a result of dissolution of marriage or legal separation. 8) A transfer to or from a governmental body. 9) A transfer by quit claim deed. 10) A transfer by a power of attorney.

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 3.2010. 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) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

[Signature] Seller Date 5.13.25 Seller Date

BUYER(S) ACKNOWLEDGMENT: Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain. Buyer(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

 Buyer Date Buyer Date

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

Address: 401 S Lucas St, Iowa City

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)

- (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.
- (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)

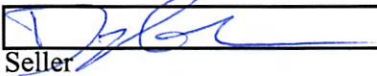

- (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.
- (e) Purchaser has (check one below):
- 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. 4852(d) 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:

	5.13.25		
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
	5.13.25		
Seller's Agent	Date	Purchaser's Agent	Date