



Southwest Iowa Association of REALTORS®



### SELLER'S DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making offer to buy real estate)

Property Address: 1501 So Main St, JB Iowa 52803

Property Owner (print name per title): Cooper Consulting

**Purpose of Disclosure:** Completion of Section I of this form is required under Iowa law Chapter 558A of the Iowa Code which mandates Seller discloses condition and information about the property, unless exempt.

#### ONLY SIGN IF EXEMPT PROPERTIES

**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 a 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 certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions apply. **If so sign below and you may stop here.**

<u>Diana Cooper</u>	_____	_____	_____	_____
Seller Signature	President	Date	Buyer Signature	Date
<u>Cooper Consulting, Inc.</u>	_____	_____	_____	_____
Seller Signature		Date	Buyer Signature	Date

**Instructions to the Seller:** (1) Complete this form yourself and fill in all blanks. (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, check "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, check UNKNOWN (Unk.) (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.**

Seller \_\_\_\_\_, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_ (initials) acknowledge they have read this page.