



BID PACKET

KINGSFIELD CONDOMINIUM ONLINE AUCTION

**108 ROYAL COURT
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

THURSDAY, AUGUST 19 @ 6PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

108 ROYAL COURT, NEW ALBANY, IN 47150

Bidding Ends Thursday, August 19 @ 6PM

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before September 28, 2021. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

HOMEOWNERS ASSOCIATION (HOA) FEES

The new owner will become a member of the Kingsfield Condominium Association, Inc. and pay monthly HOA fees due each month (Includes lawn maintenance, snow removal for 4" +, facilities & common area insurance & maintenance). Fees will be prorated to the day of closing based on the current monthly assessment of \$160.00. The owners are responsible for all utilities, insurance, repairs and maintenance of their individual unit and any assessments imposed by the HOA. Recent improvements included a roof replacement in 2018 with an assessment of \$2,300 per unit.

LEASING OF UNITS & KINGSFIELD BY-LAWS

Effective June 30, 2017 all units are not eligible for rent. See By-Laws of Kingsfield Condominiums document.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER’S RESERVE

Final bid price is subject to the seller’s confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Thursday, August 12 through Thursday, August 19, 2021.*

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Chyrl L. Wolf

Client Detail

108 Royal Court, New Albany, IN 47150

Listing #: 202109853

Total Finished Sqft: 1,548

Above Grade Finished SqFt: 1,548

\$1

Active (08/09/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Kingsfield	Parcel#:	220502200690000008
Beds:	2	Lot Sz:	0.05 / 2,178
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,548	Lot Dim:	
Tot Fin SF:	1,548	Year Built:	2005
New Const:	No	Annual Tax:	1,930
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	15,500	DOM:	0
Improvements:	165,700	HOA \$:	\$160 / Monthly
Total Assess:	181,200		
Directions:	I-265 to Grant Line Road Exit #3. South 2/10 mile to right at light onto Mt. Tabor Road. West 1 mile to left at light onto Green Valley Road. South 3/4 mile to right on Royal Court. Destination will be the first building on the left, the end unit.		

Legal: **PLAT 1172 BLDG 7 UNIT 4 SKETCH ON PARENT PARCEL #4220-002**

Tot Deductions:	\$105,150	Deduction Type	Comment	
		Disabled	\$12,480	
		Homestead Standard	\$45,000	

Remarks

Kingsfield Condominium Online Auction - Bidding Ends Thursday, August 19 @ 6PM. One-level one-owner 1,548 sq. ft. two-bedroom brick condo with sunroom, fireplace and two car garage in the private neighborhood of Kingsfield. An end unit of a 4-unit building in a 44-unit community located just minutes to shopping and downtown near the medical hospital corridor off Green Valley Road near expressway. Inviting open floor plan, large tiled entry, 11'6" cathedral ceiling in great room with equipped kitchen and bar island, enclosed sunroom with sliding windows and screens. Main bedroom has a wing of its own and includes a large walk-in closet, spacious bath with tiled shower, double vanity and tile floors. HOA fee \$160 includes lawn maintenance, snow removal for 4"+ and facilities & common area insurance & maintenance. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Wednesday, August 11 & August 18, 4-6PM

Amenities

Type:	1 Story, Condominium	Foundation:	Slab
Zoning:	Residential	Basement:	No
Construction:	Existing	Basement Type:	
Outbuildings:		Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Location:	First Level
Appliances:	Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator	Laundry Type:	Laundry Room
Lot Description:	Dead End Street	Road Frontage:	0
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Public Sidewalk, Solid Surface Drive, Sunroom, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Foyer, Kitchen Island, Open Floor Plan, Pantry, Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,548.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,548
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **21 x 22** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	15 x 11.6	1st Floor	Other	
Family Room	12.6 x 18.8	1st Floor	Carpet	
Dining Area	8 x 13.5	1st Floor	Carpet	
Main Bedroom	15 x 12	1st Floor	Carpet	
Bathroom Full	11 x 12	1st Floor	Tile	Off Main Bedroom
Bedroom	12.6 x 11	1st Floor	Carpet	
Bathroom Full	9.6 x 6	1st Floor	Tile	
Other	20 x 9.6	1st Floor	Tile	Sunroom

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Yes**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.

22-05-02-200-690.000-008
General Information
 Parcel Number
 22-05-02-200-690.000-008
 Local Parcel Number
 0084228030

Tax ID:

Routing Number
 05-02-2N3-065

Property Class 550
 Condominium Unit - Platted Lot

Year: 2021

Location Information

County
 Floyd
 Township
 NEW ALBANY TOWNSHIP
 District 008 (Local 008)
 NEW ALBANY CITY
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
 Neighborhood 5022302-008
 Kingsfield Condos
 Section/Plat

Location Address (1)
 108 ROYAL CT
 NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
 5022302-008 - Residential

Characteristics

Topography
 Level Flood Hazard
 Public Utilities
 All ERA
 Streets or Roads
 Paved, Sidewalk TIF
 Neighborhood Life Cycle Stage
 Improving

Printed Thursday, July 29, 2021

Review Group 2022

Wolf, Robert G. & Chyrl L.
Ownership
 Wolf, Robert G. & Chyrl L.
 108 Royal Ct
 NEW ALBANY, IN 47150

Legal

PLAT 1172 BLDG 7 UNIT 4 SKETCH ON PARENT
 PARCEL #4220-002



Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	Misc
As Of Date	01/20/2021	01/01/2020	06/25/2019	02/15/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$15,500	\$15,500	\$15,500	\$15,500
Land Res (1)	\$15,500	\$15,500	\$15,500	\$15,500
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$163,800	\$165,700	\$161,400	\$136,600
Imp Res (1)	\$163,800	\$165,700	\$161,400	\$136,600
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$179,300	\$181,200	\$176,900	\$152,100
Total Res (1)	\$179,300	\$181,200	\$176,900	\$152,100
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9 SI	0	1.00	\$15,500	\$15,500	\$15,500	0%	100%	1.0000	\$15,500

108 ROYAL CT

550, Condominium Unit - Platted Lot

Transfer of Ownership

Date
 08/18/2005
 01/01/1900
 Owner
 Wolf, Robert G. & Chyr
 KINGSFIELD CONDO
 Doc ID Code
 200512040
 Book/Page
 WD /
 Adj Sale Price
 \$153,900 /
 Res
 / /

Kingsfield Condos

Notes

4/15/2021 2204: BF FIELD REVIEW & DATA COLLECTION.
 7/19/2017 1804: NO CHANGES
 8/27/2012 06NC: UPDATE FOR 3/1/2006 100% COMP. DB 4/24/06 (PDE)
 8/27/2012 2006: 2006 PERMIT PERMIT #2005054 SFD/SLAB/ATT GARAGE EST. COST \$80,000 4/4/05

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.05
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.05
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$15,500
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$15,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,500

Appraiser 07/19/2017 BF

Collector 07/19/2017 BF

Data Source External Only

General Information

Occupancy Row Type
 Description Row Type R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1548 sqft
 Make

Floor Finish
 Earth
 Slab
 Sub & Joint
 Wood
 Parquet
 Tile
 Carpet
 Unfinished
 Other

Wall Finish
 Plaster/Drywall
 Paneling
 Fiberboard
 Unfinished
 Other

Roofing

Built-Up
 Wood Shingle
 Metal
 Asphalt
 Other
 Slate
 Tile

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	210	\$9,600
Stoop, Masonry	12	\$1,400
Canopy, Roof Extension	12	\$600

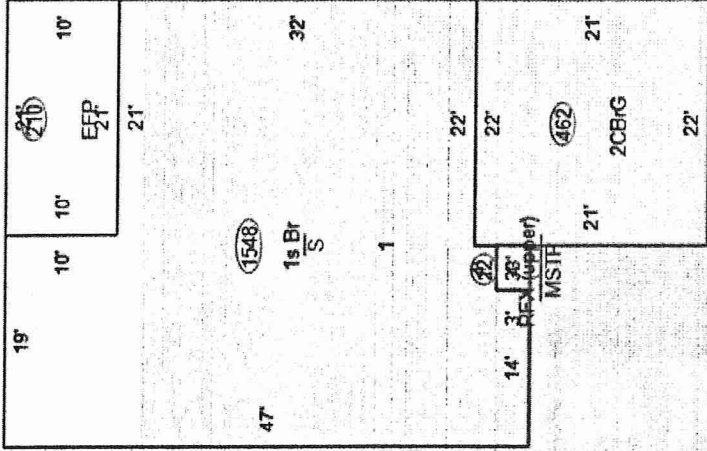
Plumbing

#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
Total	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type
 Central Warm Air



Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Row Type R 01	100%	1	2005	16	2005	16	A	0.91	0.91			1,548 sqft	14%	\$121,300	0%	100%	1.0000	1.3500	\$163,800
Sub-Total, One Unit: \$104,360 Sub-Total, 1 Units: \$115,960 Exterior Features (+): \$11,600 Garages (+) 462 sqft: \$129,160 Quality and Design Factor (Grade): 1.20 Location Multiplier: 0.91 Replacement Cost: \$141,043																			

NOTES

1. Iron Pins set on all rear lot corners. Curbs are cut on the extension of side lot lines.
2. All Easements are 15' foot wide and are for Drainage, Sanitary Sewers and Public Utilities unless noted otherwise.
3. All Building Limits are 20' feet from the Right-of-way lines, unless noted otherwise.

FILED AND RECORDED

This 27th day of Sept., 2001
 at 5:13:28 P.M., E.S.T.
 J. L. Berger
 Floyd County Recorder

ENTERED FOR TAXATION

This 27th day of September, 2001
 Barbara J. Alling
 Floyd County Auditor

PROTECTIVE COVENANTS

Subject to protective covenants as recorded in Misc. Drawer of the Floyd County, Indiana Records.

Deed Book
 I 200115040

APPROVED BY
 BOARD OF PUBLIC WORKS & SAFETY
 OF THE CITY OF NEW ALBANY

President: *Kenn M. Sabel* 9/25/01
 Date
 Member: *Kw Cumberland*
 Member: *W. Jeff Sells*
 Member
 Member

PLAT No. 1172
 Kingsfield Condominiums
 LOCATED IN
 Sec. No. 22, T2S, R6E
 NEW ALBANY, INDIANA

SHEET 1 OF 3

DESCRIPTION

Commencing at an I Pin at the NE corner of the SE 1/4 of the SW 1/4 of Sec. 22, T2S, R6E, thence S 89°35'19" W, 30.30' to the true place of beginning of land to be herein described:
 Thence continuing S 89°35'19" W, 416.08'; thence S 89°38'46" W, 351.76'; thence N 89°54'11" E, 119.45'; thence N 24°41'29" E, 84.05'; thence N 34°50'43" E, 242.83'; thence N 45°04'16" E, 171.97'; thence N 0°00'00" E, 413.00'; thence S 4°56'20" E, 213.63'; thence S 10°41'23" E, 80.33'; thence S 0°02'39" E, 233.80' to the place of beginning and containing 7.4242 acres of land.

CERTIFICATE

I hereby certify that this plat of Kingsfield Condominiums and the Survey shown hereon were made under my direct supervision and that the angular and linear measurements are true and correct to the best of my knowledge and belief. Certification is also given that the drawings to which this certification is affixed are in compliance with the drawings submitted to, or to be submitted, and approved by the City of New Albany in connection with the issuance of building permits for the buildings depicted.

John G. Brinkworth
 John G. Brinkworth P.L.S. No. 11253

DEDICATION BY OWNERS

We, the undersigned, Thomas J. Sprigler and D. Janice Sprigler, do hereby acknowledge the foregoing to be the plat of Kingsfield Condominiums and do hereby dedicate to public use all the drainage, sewer, public utility and entrance easements and roadways, all as shown or described hereon.

Thomas J. Sprigler
 Thomas J. Sprigler
D. Janice Sprigler
 D. Janice Sprigler

ACKNOWLEDGEMENT

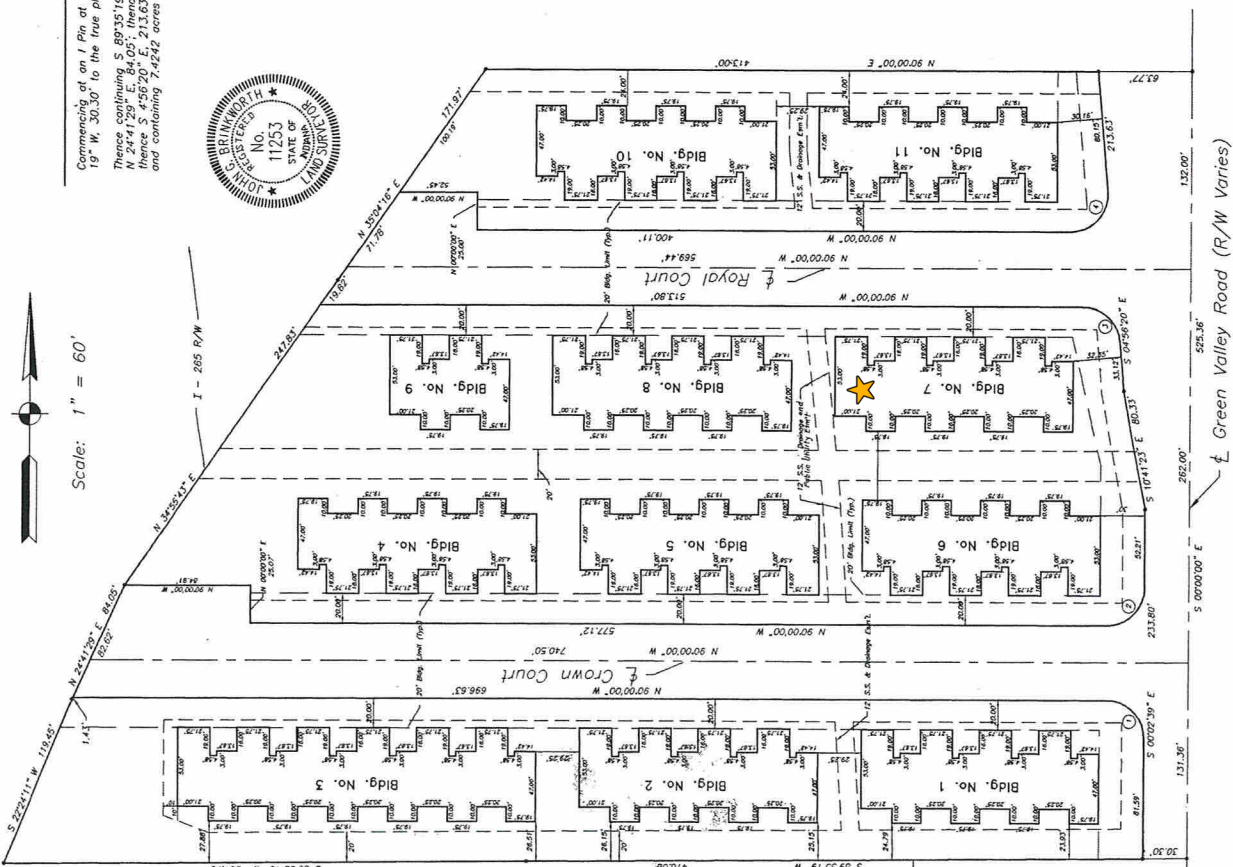
State of Indiana) S.S.
 County of Floyd)
 Before me, a notary public, in and for said State and County, personally appeared Thomas J. Sprigler and D. Janice Sprigler, and as owners of Kingsfield Condominiums, did on this 21st day of August, 2001, acknowledge the execution of this plat.
 Witness my hand and seal this 21st day of August, 2001.

W. M. S. Minkell
 W. M. S. Minkell Notary Public
 My Commission expires: _____
 LISA MORTIMER
 NOTARY PUBLIC STATE OF INDIANA
 My Commission expires: _____

APPROVED BY

NEW ALBANY PLAN COMMISSION

Shirley C. Prange
 Shirley C. Prange
 President
John Emalyer
 John Emalyer
 Vice President
 Date: 9-26-01



R/W CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.25'	35.34'	N 45°01'20" W	89°57'21"
C2	25.00'	39.29'	35.37'	N 44°58'41" E	90°02'39"
C3	25.00'	37.12'	33.80'	N 47°28'09" W	85°03'43"
C4	25.00'	41.42'	36.85'	N 42°31'51" E	94°56'17"



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

5-6-2021

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

108 Royal Ct, New Albany, IN 47150

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field/Bed	✓				
Clothes Washer	✓				Hot Tub	✓				
Dishwasher			✓		Plumbing			✓		
Disposal			✓		Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood			✓		Water Heater/Electric	✓				
Microwave Oven			✓		Water Heater/Gas			✓		
Oven			✓		Water Heater/Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)	✓				Well	✓				
Trash Compactor	✓				Septic and Holding Tank/Septic Mound	✓				
TV Antenna/Dish	✓				Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a public water system?					
					Are the structures connected to a public sewer system?					
					Are there any additions that may require improvements to the sewage disposal system?					
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier					Attic Fan	✓				
Burglar Alarm			✓		Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat/Gas			✓		
Inside Telephone Wiring and Blocks/Jacks			✓		Furnace Heat/Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove	✓				
Sauna	✓				Fireplace			✓		
Smoke/Fire Alarm(s)			✓		Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)			✓		Humidifier	✓				
60/100/200 Amp Service (Circle one)			✓		Propane Tank	✓				
Generator					Other Heating Source	✓				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 5-6-2021	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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 (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

108 Royal Ct, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>3</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

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

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FORM #03.

