



BID PACKET

RANCH HOME WITH DETACHED GARAGE ONLINE AUCTION

535 LINDEN DRIVE
AUSTIN, IN 47102

ONLINE BIDDING ENDS

SUNDAY, MARCH 13 @ 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

535 Linden Drive, Austin, IN 47102

Bidding Ends Sunday, March 13, 2022

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 in USD 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 April 22, 2022*. 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. *FEMA 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.

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 *Sunday, March 6 through Sunday, March 13, 2022.*

AGENCY

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

SELLER

Sally Taylor

Client Detail

535 Linden Drive, Austin, IN 47102

Listing #: **202207199**

Total Finished Sqft: **1,680**

Above Grade Finished SqFt: **1,680**

\$0

Active (03/01/22)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Scott	Township:	Jennings
Subdivision:	Yes	School Dst:	Scott County Dist 1
Subdiv Nm:	Meadow Brook	Parcel#:	720336110035000003
Beds:	3	Lot Sz:	0.587 / 25,570
Baths:	3 (2 1)	Lot Size Src:	Deed
Abv Grd SF:	1,680	Lot Dim:	160 x 160
Tot Fin SF:	1,680	Year Built:	2004
New Const:	No	Annual Tax:	386
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	16,000	DOM:	0
Improvements:	118,900	HOA \$:	/
Total Assess:	134,900		
Directions:	I-65 to Exit 34 Austin IN-256 E toward Frontage Road. Continue 1.1 miles to left on Linden Drive. Home on right.		

Legal: **Meadowbrook Lot 24, Part of Lot 22, Part of Lot 26**

Tot Deductions:	\$86,580	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	\$14,000
		Homestead Standard	\$45,000

Remarks

RANCH HOME WITH DETACHED GARAGE ONLINE AUCTION - BIDDING ENDS SUNDAY, MARCH 13 @ 6PM. Spacious one level home with double driveway and detached 24' x 32' two-bay garage with built-in storage on oversized lot, 11' cathedral ceiling, equipped kitchen & laundry, Bosch tankless water heater. Off IN-256 just minutes east of I-65, 6 miles north of Scottsburg and 9 miles west of Hardy Lake State Park. First time on the market - ready to move into! 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 in USD 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. All closing costs are the buyer's expense. See full details in the Auction Bid Packet. OPEN Thursday, March 3, 4PM - 6PM & Thursday, March 10, 10AM - 2PM

Amenities

Type:	1 Story	Foundation:	Concrete Block, Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Garage	Laundry Type:	Other
# Fireplaces:	1 Fireplace: Gas Burning	Road Frontage:	160'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Refrigerator, Water Softener		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Landscaped, Paved Driveway, Thermopane windows		
Interior Feat:	1st Floor Utility, Bath Master, Blinds, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Family Room, Kitchen Island, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,680.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,680
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **23 x 20** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	15.4 x 15.4	1st Floor	Carpet	
Kitchen	18.6 x 13.7	1st Floor	Vinyl	
Family Room	19.7 x 15.2	1st Floor	Carpet	
Main Bedroom	12 x 14.6	1st Floor	Carpet	
Bathroom Full	8 x 6	1st Floor	Vinyl	
Bedroom	11.7 x 9.6	1st Floor	Carpet	
Bedroom	11.7 x 11.3	1st Floor	Carpet	
Bathroom Full	7 x 8	1st Floor	Vinyl	
Bathroom Half	7.8 x 3.10	1st Floor	Vinyl	

Utilities

Water Heater: **Natural Gas**

Heat Type: **Forced Air**

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

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.



Type notes here

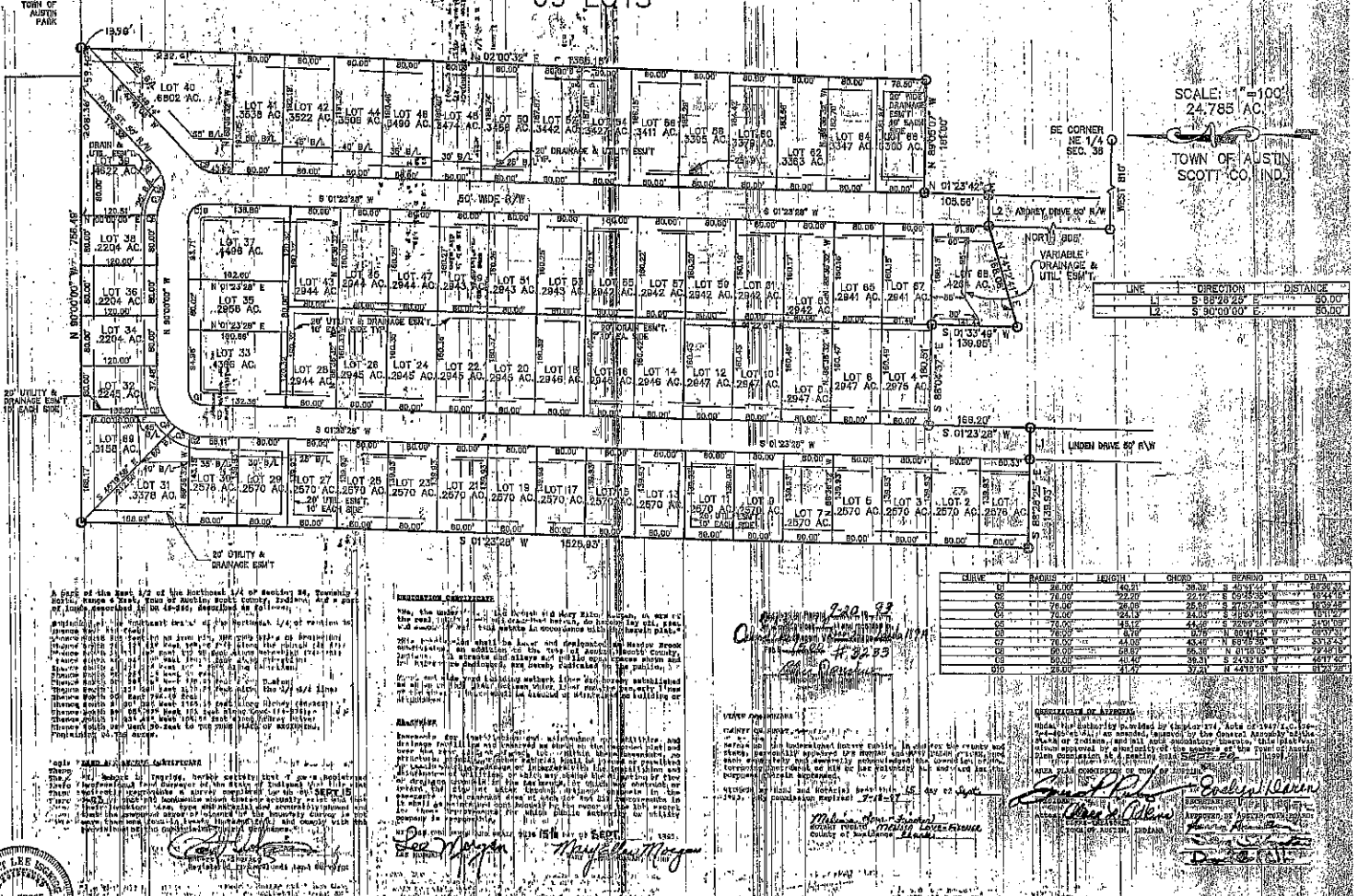
Printed
02/28/2022

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

General
Payments

MEADOWBROOK SUBDIVISION

69 LOTS



SCALE: 1"=100'
24,785 AC.
TOWN OF AUSTIN
SCOTT CO. IND.

LINE	DIRECTION	DISTANCE
L1	S 88°28'25"	50.00'
L2	S 30°00'00"	50.00'

A State of the fact 1/2 of the northeast 1/4 of section 36, township 36N, range 4E, sec 36, Scott County, Indiana, is a part of the land owned by the State of Indiana, as follows:

1. The northeast 1/4 of the northeast 1/4 of section 36, township 36N, range 4E, sec 36, Scott County, Indiana, is a part of the land owned by the State of Indiana, as follows:

2. The southeast 1/4 of the northeast 1/4 of section 36, township 36N, range 4E, sec 36, Scott County, Indiana, is a part of the land owned by the State of Indiana, as follows:

REGISTRATION CERTIFICATE

THE STATE OF INDIANA, ss. I, the undersigned, Clerk of the Court, do hereby certify that the above described land is a part of the land owned by the State of Indiana, as follows:

1. The northeast 1/4 of the northeast 1/4 of section 36, township 36N, range 4E, sec 36, Scott County, Indiana, is a part of the land owned by the State of Indiana, as follows:

2. The southeast 1/4 of the northeast 1/4 of section 36, township 36N, range 4E, sec 36, Scott County, Indiana, is a part of the land owned by the State of Indiana, as follows:

DEED

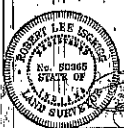
THIS DEED is made this 22nd day of August, 1983, by and between the State of Indiana, as Grantor, and the State of Indiana, as Grantee, for the purpose of conveying to the State of Indiana, as Grantee, the land described in the foregoing certificate, together with all the rights and appurtenances thereto in anywise by law in anywise connected with the said land.

WITNESSETH that the State of Indiana, as Grantor, has caused this Deed to be signed by its Governor, and that the same has been attested by the Secretary of State, and that the same has been filed for record in the office of the Clerk of the Court of Scott County, Indiana, on this 22nd day of August, 1983.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of Indiana, at Indianapolis, Indiana, this 22nd day of August, 1983.

Governor of the State of Indiana

CURVE	RADIUS	PERCENT	CHORD	BEARING	CHORD BEARING
01	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
02	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
03	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
04	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
05	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
06	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
07	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
08	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
09	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"
10	100.00	90.00	100.00	S 00°00'00"	S 00°00'00"



ROB ISCRIGG & ASSOCIATES MEADOWBROOK SUBD. FINAL PLAT



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

2-09-2022

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)

535 Linden Drive , Austin, IN 47102

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	G. 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.

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 <i>Sally J. Taylor</i>	Date (mm/dd/yy) 02-09-22	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)				535 Linden Drive , Austin, IN 47102			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known <u>18</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>		Are there any encroachments?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
If yes, how many layers?				Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>		Is the access to your property via a public road?		<input checked="" 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 checked="" type="checkbox"/>		Is the access to your property via an easement?		<input checked="" 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 checked="" type="checkbox"/>		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Explain:				Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
				Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
				Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
				Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
				Is the property in a flood plain?		<input checked="" type="checkbox"/>	
				Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
				Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Are there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
				Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
<p>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.</p>							
Signature of Seller <i>Sandra J. Jay Lou</i>		Date (mm/dd/yy) <i>02-09-2022</i>		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)	



FORM #03.

