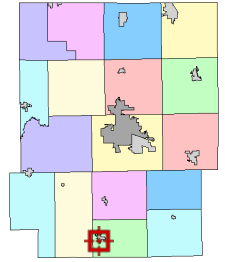








**Overview**



**Legend**

-  Lakes
-  Cities and Towns
-  House Numbers
-  Road Centerlines

Parcel ID 018-069-008 Alternate ID 018-704000-40  
 Sec/Twp/Rng -- Class RESIDENTIAL OTHER STRUCTURES  
 Property Address Acreage n/a

Owner Address Hoskins Karla & Michael Shane Doub  
 C/O Karla Hoskins  
 PO Box 295  
 Silver Lake, IN 46982

District Silver Lake  
 Brief Tax Description 018-069-008 | Lots 11 & 12 Sells S Add to | Silver Lake  
 (Note: Not to be used on legal documents)

Date created: 9/29/2020  
 Last Data Uploaded: 9/29/2020 3:31:34 AM

Developed by 

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202040236	402 S Jefferson Street	Silver Lake	IN 46982	<b>Status</b> Active	<b>LP</b> \$0
<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-18-07-100-062.000-014	<b>Type</b> Site-Built Home			
<b>Sub</b> Sells	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 1	<b>H Baths</b> 1	
<b>Location</b> City/Town/Suburb	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No		
<b>School District</b> WRS Elem	<b>Claypool</b>	<b>JrH</b> Edgewood	<b>SrH</b> Warsaw		
<b>Legal Description</b> 018-069-006 Lots 9 & 10 Sells S Add to Silver Lake & 018-069-008 Lots 11 & 12 Sells S Add to Silver Lake					
<b>Directions</b> From SR 14, Head South on Jefferson Street. Property will be on West side of road.					
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b> Residential		



**Remarks** 4 Bedroom, 1.5 Bath Home and 2-Car Detached Garage going up for Auction on November 2, 2020 at 5:30pm! This home features a Main Level Laundry and Master Bedroom with 3 Bedrooms upstairs! It is situated on 2 double lots allowing a Large Yard perfect for a garden and entertaining! The 2-Car Detached Garage has plenty of room for a workshop and storage space! Backyard is surrounded by trees allowing peaceful views and privacy! New Roof just 3 years ago! Great location off of State Road 15 at Silver Lake, close to Warsaw, Akron, North Manchester, Claypool & Wabash! Come see for yourself, Open House: Wednesday, October 28 at 5:30-6:30pm!

**Agent Remarks** Auction: Monday, 11.2.20 at 5:30pm. Open House: Wednesday, 10.28.20 at 5:30-6:30pm. Terms: \$1,000.00 down the day of the auction with the balance due at closing. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration form is in docs.

<b>Sec</b> Lot 9	<b>Lot Ac/SF/Dim</b> 1.6700 / 72,745	<b>Src N</b> Partially Wooded, 0-2.9999
<b>Township</b> Lake	<b>Abv Gd Fin SqFt</b> 1,680	<b>Lot Des</b> Partially Wooded, 0-2.9999
<b>Age</b> 111 New No	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 630
<b>Room Dimensions</b>	<b>Date Complete</b>	<b>Ttl Fin SqFt</b> 1,680
<b>DIM</b> L	<b>Ext</b> Vinyl	<b>Year Built</b> 1909
<b>LR</b> 15 x 15 M	<b>Fndtn</b> Partial Basement	<b># Rooms</b> 10
<b>DR</b> x	<b>Basement Material</b> Block, Stone	
<b>FR</b> 15 x 12 M	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No
<b>KT</b> 19 x 7 M	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b> No
<b>BK</b> x	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b> No
<b>DN</b> x	<b>Disposal</b> No	<b>Ceiling Fan</b> Yes
<b>MB</b> 10 x 10 U	<b>Water Soft-Owned</b> No	<b>Skylight</b> No
<b>2B</b> 12 x 11 U	<b>Water Soft-Rented</b> No	<b>ADA Features</b> No
<b>3B</b> 17 x 11 U	<b>Alarm Sys-Sec</b> No	<b>Fence</b>
<b>4B</b> 11 x 8 M	<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No
<b>5B</b> x	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>RR</b> x	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes
<b>LF</b> x	<b>Pool</b> No	<b>Off Street Pk</b> Yes
<b>EX</b> x	<b>Pool Type</b>	
<b>Water Access</b>	<b>SALE INCLUDES</b> Dishwasher, Washer, Dryer-Gas, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Sump Pump, Water Heater Gas	

<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>
<b>Water Features</b>	<b>Lake Type</b>	
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Gary Spangle	<b>Auctioneer License #</b> AC31300015
<b>Owner Name</b>		
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$984.04	<b>Exemptions</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2020
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Assessed Value</b>
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238		<b>Possession</b> At Closing
<b>Agent E-mail</b> chad@metzgerauction.com		<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b> Metzger Property Services, LLC		<b>List Agent - User Code</b> UP388053395
<b>Showing Instr</b> Showing time or Open House		<b>Co-List Agent</b> Gary Spangle - Cell: 574-551-1768
<b>List Date</b> 10/4/2020	<b>Exp Date</b> 3/31/2021	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%
<b>Virtual Tours:</b>	<b>Lockbox Type</b> NONE	<b>Lockbox Location</b> Side Door -- garage
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>
	Presented by: Tiffany Reimer / Metzger Property Services, LLC	<b>Co-Sell Agent</b>

43-18-07-100-062.000-014

HOSKINS KARLA & MICHAEL S

404 S JEFFERSON ST

510, 1 Family Dwell - Platted Lot

SILVER LAKE - TOWN/180

1/2

General Information

Parcel Number 43-18-07-100-062.000-014
Local Parcel Number 1870400020
Tax ID:

Ownership

HOSKINS KARLA & MICHAEL SHANE
C/O KARLA HOSKINS
PO BOX 295
SILVER LAKE, IN 46982

Legal

18-69-6
LOTS 9 & 10 SELLS S ADD TO SILVER LAKE

Routing Number 018-069-006.

Property Class 510
1 Family Dwell - Platted Lot



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/21/2019 to 01/01/1900.

Notes

10/12/2018 REA: 2019 ADJUSTED AMOUNT OF ATTIC SPACE & EFF YR OF HOUSE TO 1950 FOR REASSESSMENT.
12/11/2014 REA: 2015 CORRECTED SIZE OF EFP & REMOVED SHED PER PICTOMETRY FOR REASSESSMENT

Year: 2020

Location Information

County Kosciusko
Township LAKE
District 014 (Local 014) SILVER LAKE TOWN
School Corp 4415 WARSAW COMMUNITY
Neighborhood 1801025-014 SILVER LAKE - TOWN
Section/Plat 7-30-6
Location Address (1) 404 S JEFFERSON ST SILVER LAKE, IN 46982

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show pricing details for residential lots.

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Sells Add

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 27, 2020

Review Group 2019

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.80), Actual Frontage (132), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,200).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 11 1 story older  
**Finished Area** 1680 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joint  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	192	\$9,600
Stoop, Masonry	35	\$1,400
Stoop, Masonry	30	\$1,400

**Plumbing**

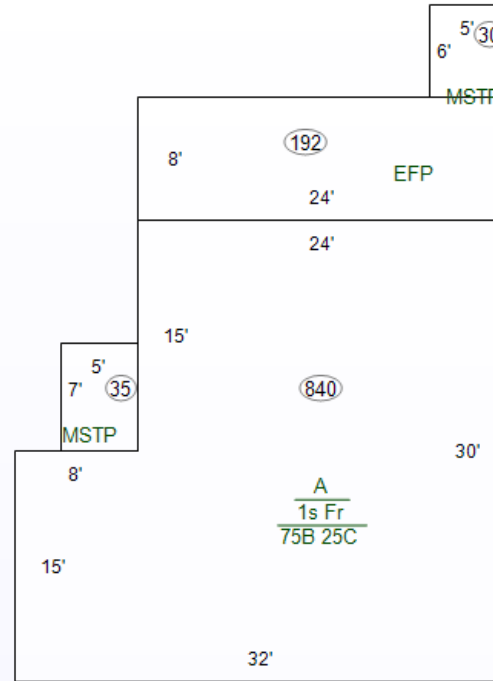
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Hot Water or Steam



Description	Count	Value
<b>Specialty Plumbing</b>		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$65,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	840	840	\$14,500	
Bsmt	630	0	\$19,100	
Crawl	210	0	\$2,900	
Slab				

<b>Total Base</b>	\$101,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Adjustments</b>	\$101,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$101,800
----------------------------	-----------

<b>Sub-Total, 1 Units</b>	
---------------------------	--

Exterior Features (+)	\$12,400	\$114,200
Garages (+) 0 sqft	\$0	\$114,200
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
<b>Replacement Cost</b>	<b>\$84,051</b>	

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D	1909	1950	70 A		0.92		2,310 sqft	\$84,051	47%	\$44,550	0%	100%	1.000 1.0000	\$44,600



43-18-07-100-060.000-014

HOSKINS KARLA & MICHAEL S

S JEFFERSON ST

599, Other Residential Structures

SILVER LAKE - TOWN/180 1/2

General Information

Parcel Number 43-18-07-100-060.000-014
Local Parcel Number 1870400040

Tax ID:

Routing Number 018-069-008.

Property Class 599 Other Residential Structures

Year: 2020

Location Information

County Kosciusko

Township LAKE

District 014 (Local 014) SILVER LAKE TOWN

School Corp 4415 WARSAW COMMUNITY

Neighborhood 1801025-014 SILVER LAKE - TOWN

Section/Plat 7-30-6

Location Address (1) S JEFFERSON ST SILVER LAKE, IN 46982

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Sells Add

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 27, 2020

Review Group 2019

Ownership

HOSKINS KARLA & MICHAEL SHANE C/O KARLA HOSKINS PO BOX 295 SILVER LAKE, IN 46982

Legal

18-69-8 LOTS 11 & 12 SELLS S ADD TO SILVER LAKE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/21/2019 to 01/01/1900.

Notes

10/12/2018 REA: 2019 CHANGED LEANTO TO BE PART OF THE DET GAR FOR REASSESSMENT.
12/11/2014 REA: 2015 REMOVED CAR SHED & CORRECTED SIZE OF UTL SHED PER PICTOMETRY FOR REASSESSMENT
4/21/2014 2014: CORRECTED INFLUENCE FACTOR FOR NO WATER & SEWER

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show pricing details for F and F methods.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.80), Actual Frontage (132), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$13,200), Total Value (\$13,200).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Detached Garage  
**Description** Detached Garage R 0  
**Story Height** 0  
**Style** N/A  
**Finished Area**  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joint  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

**Description** **Area** **Value**

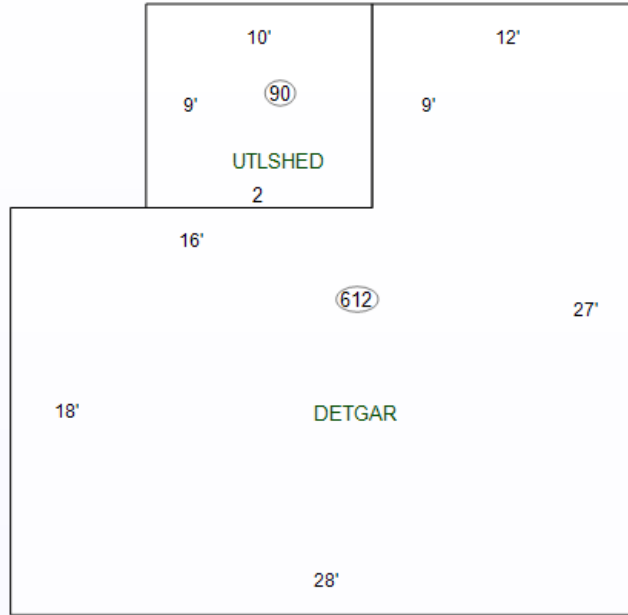
**Plumbing**

**#** **TF**  
**Full Bath**  
**Half Bath**  
**Kitchen Sinks**  
**Water Heaters**  
**Add Fixtures**  
**Total**

**Accommodations**

**Bedrooms**  
**Living Rooms**  
**Dining Rooms**  
**Family Rooms**  
**Total Rooms**

**Heat Type**



**Specialty Plumbing**

**Description** **Count** **Value**

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Adjustments** **Total Base**  
**Row Type Adj.**

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

<b>Sub-Total, One Unit</b>	\$0	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
<b>Replacement Cost</b>	\$12,549	

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Detached Garage R 01	0%	1	Wood Frame	D	1915	1915	105 A	\$27.86	0.92	\$27.86	16'x18'	\$12,549	50%	\$6,270	0%	100%	1.000	1.0000	\$6,300
2: Utility Shed R 01	0%	1		D	1983	1983	37 A	\$20.85	0.92	\$20.85	9'x10'	\$1,381	65%	\$480	0%	100%	1.000	1.0000	\$500





**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
**Sept 19 2020**

**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)

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)	X			
Switches and Outlets			X	
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)				
Generator	X			

NOTE: "Defect" means a condition that would have a significant 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.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems	X			
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning	X			
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

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>Barbara K. Hawkins</i>	Date (mm/dd/yy) <i>Sept 19 2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Michael L. Durb</i>	Date (mm/dd/yy) <i>Sept 19 2020</i>	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)

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.				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 a 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 contamination caused by the manufacture of 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"/>	<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 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"/>	
				Is 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"/>	

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>Gayla K. Hopkins</i>	Date (mm/dd/yy) <i>Sept 19, 2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Michael S. Smith</i>	Date (mm/dd/yy) <i>Sept 19, 2020</i>	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 SERVICES, LLC  
**Metzger**  
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EXPANDING YOUR HORIZON...  
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- ★ FARMLAND AUCTIONS    ★ ANTIQUE APPRAISALS
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- ★ REAL ESTATE APPRAISALS    ★ REAL ESTATE SALES

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**Average Utilities**

	Company	Average Amount
Gas	NipSCO	\$
Electric	NipSCO	\$
Water & Sewer	Town of Silverlake	\$
Other		\$
HOA		\$









# Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

### 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 but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient 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. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initially)

Initial: KA MJD

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: \_\_\_\_\_

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: \_\_\_\_\_

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

### Purchaser's Acknowledgement (initial)

Initial: \_\_\_\_\_

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

### Agent's Acknowledgment (initial)

MS

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or 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 provided is true and accurate.

Karla K. Hopkins Sept 19, 2020  
Seller's Signature Date

Michael S. Dewb 2020  
Seller's Signature Date

Larry Spangle Sept 19, 2020  
Agent's Signature Date

\_\_\_\_\_  
Agent's Signature Date

\_\_\_\_\_  
Purchaser's Signature Date

\_\_\_\_\_  
Purchaser's Signature Date





# Broker Compensation Agreement

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This agreement is entered into and shall initiate on **November 2, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, \_\_\_\_\_ on **018-069-006 Lots 9 & 10 Sells S Add to Silver Lake & 018-069-008 Lots 11 & 12 Sells S Add to Silver Lake, located in Kosciusko County.**

**Potential Buyer/Client's Name:** \_\_\_\_\_

**In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction.** In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker **2.0%** of the selling/exchange price or option selling price.

**LISTING BROKER:**

Metzger Property Services, LLC  
BROKER COMPANY NAME

Chad Metzger  
ACCEPTED BY: MANAGING BROKER

Chad Metzger  
LISTING BROKER

101 S. River Road  
ADDRESS

North Manchester, IN 46962  
CITY, STATE, ZIP

260-982-0238  
PHONE

chad@metzgerauction.com  
EMAIL ADDRESS

**SELLING BROKER:**

\_\_\_\_\_  
BROKER COMPANY NAME

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL ADDRESS

*This is a legally binding contract, if not understood seek legal advice.*