



BID PACKET

RIVER FOREST COURTYARD HOME ONLINE AUCTION

8308 RIVER FOREST PLACE
LOUISVILLE, KY 40258

ONLINE BIDDING ENDS

MONDAY, OCTOBER 18 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

8308 River Forest Place, Louisville, KY 40258

Bidding Ends Monday, October 18, 2021

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 Monday, November 29, 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 PVA 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 River Forest Courtyard Homes Council of Co-Owners, Inc. composed of every owner of a unit in River Forest Courtyard Homes and pay monthly HOA fees of \$223.34. The dues will be prorated to the day of closing. Managed by Kentucky Realty Corporation @ 502-473-0003.

LEASING OF UNITS & RIVER FOREST BY-LAWS

All units are not eligible for rental. See River Forest Courtyard Homes By-Laws.

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 *Monday, October 11 through Monday, October 18, 2021.*

AGENCY

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

SELLER

Shirley Leon

Residential - Auction



List Number: 1597329
Address: 8308 River Forest Pl D3, Louisville, KY 40258
Area: 04-Pleasure Rdg/Valley Station/Shively
Sub Area: A
Preservation Dist: None
Total Living Area: 1,397
Basement: None
Total # Bedrooms: 2
Disclosure: Yes
Style: Patio
Open House Info:
 In-Person Open House 10/10/2021 1:00 PM to 3:00 PM
 In-Person Open House 10/18/2021 11:00 AM to 1:00 PM
Directions: I-264 to Shively Dixie Highway/US-31W/US-60 Exit towards Fort Knox. South 3 miles to right on Greenwood Road. West 1.7 miles to right on Terry Road. 6/10 mile to right into River Forest. Continue 1/10 mile to left on River Forest Place. Destination will be on the left.

Status: Active
School District: Jefferson
Above Grade Finished: 1,397
Total Baths: 2
Sqft - Total Unfin: 0
Nonconform SqFt: 0
Fin: 0
Nonconform SqFt UF: 0

Listing Price: 1
County: Jefferson
Subdivision/Condo: RIVER FOREST
Baths - Full: 2
Baths - 1/2: 0
Age: 24
Year Built: 1997
Stories: 1



River Forest Courtyard Home Online Auction - Bidding Ends Monday, October 18, 2021. Inviting floor plan includes high ceilings nearly throughout with a combination dining and living room with gas fireplace and wood floors, an equipped eat-in kitchen with breakfast bar, granite countertops, large pantry and tile floors, private outdoor patio off the dining area, equipped laundry mudroom with deep sink is adjacent to the kitchen off the two-car attached garage. Ready to move in! Monthly HOA fee \$223.34 includes water, sewer, trash pickup, groundskeeping, snow removal, master insurance, pool & clubhouse, message alert system and more. Ideally situated near shopping, expressway and airport just 5 miles South of the Watterson Expressway. LEGAL DESCRIPTION Unit D, Building 3 in River Forest Courtyard Homes in Jefferson County, Kentucky. 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. See full details in the Auction Bid Packet. OPEN INSPECTION Sunday, October 10, 1-3PM & Monday, October 18, 11AM-1PM.

Room Name	Level	Width	Length	Remarks
Kitchen	First	10	22	
Great Room	First	14.6	29	Living/Dining room combination.
Primary Bedroom	First	14	13.6	
Primary Bathroom	First	7.9	8	
Bedroom	First	11	18	
Full Bathroom	First	5	10	
Mud Room	First	5.9	12	

Basement: None
Construction: Brk/Ven; Vinyl
Exterior: Patio
Foundation: Slab
Fencing: Privacy
Heating/ Cooling: Central Air; Forced Air Heat; Gas Heat; # of HVAC units: 1
Monthly Maintenance: Yes
Lot Description: Covt/Restr; Level
Garage/ Parking: 2 Car Garage; Attached; Entry Front
Roof: Shingle
Sub/Condo Amenities: Clubhouse; Laundry Located in Unit; Pets Allowed per Restrictions; Pool; Year Building Built: 1997
Utilities: Electricity Connected; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

	(Fin)	(UF)
AG	1,397	0
BG	0	0
NC	0	0
Total	1,397	0
SgFtSrc:	Other	

Total # of Rooms: 4
First Floor PBR: Yes
First Floor Laundry: Yes
Laundry Level: 1st
Closets Level 1: 4
Fireplaces Level 1: 1

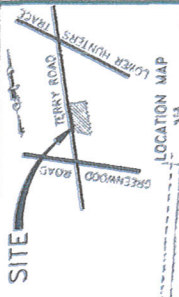
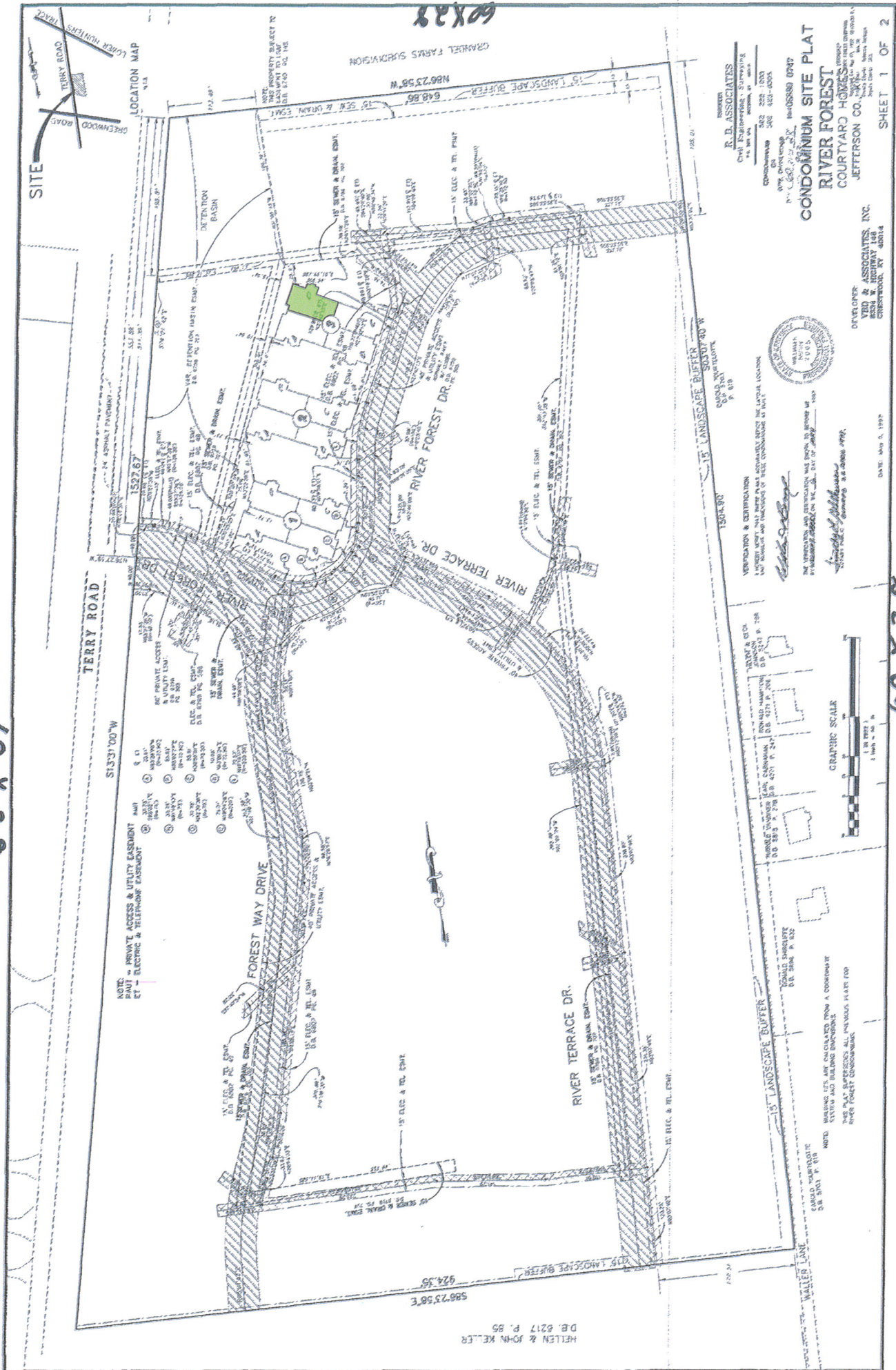
HOA Fee: Yes \$2,680
HOA Y/N: Yes
Lot SF: 0
Lot SF Source: PVA
Acres: 0
Sold As-Is: Yes

Condo Features:
Farm Features:
City Tax: 0
County Tax: \$1.1570
Deed Bk: 7698
Pg #: 0004
Block: 2956
Lot: 003D
Sub-Lot: 0000
, Lic. #
DOM/CDOM: 2/2
Listing Date: 09/28/2021

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. DMCA Notice Prepared by Terri Babcock on Thursday, September 30, 2021 11:46 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

82 X 09

82 X 09



- NOTE: PRIVATE ACCESS & UTILITY EASEMENT
ELECTRIC & TELEPHONE EASEMENT
- 1. 15' ELEC. & TEL. EASEMENT
 - 2. 15' ELEC. & TEL. EASEMENT
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 - 50. 15' ELEC. & TEL. EASEMENT

R. D. ASSOCIATES
Civil Engineering - Surveying
1001 W. Main Street
Jefferson, MO 64501
PH: 660-273-2800 FAX: 660-273-2800
P. 819

CONDOMINIUM SITE PLAN
RIVER FOREST
COURTYARD HOMES
JEFFERSON CO. MO
DEVELOPER: VIBRO ASSOCIATES, INC.
1001 W. Main Street
Jefferson, MO 64501
PH: 660-273-2800 FAX: 660-273-2800
P. 819

DATE: MAY 5, 1997

NOTIFICATION & CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS ACCURATELY SHOW THE LEGAL LOCATION
AND DIMENSIONS AND DIMENSIONS OF THESE CONDOMINIUMS AS SHOWN
ON THESE PLANS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER
IN THE STATE OF MISSOURI.

[Signature]
R. D. ASSOCIATES
1001 W. Main Street
Jefferson, MO 64501
PH: 660-273-2800 FAX: 660-273-2800
P. 819

GRAPHIC SCALE
1 inch = 10 feet

60 X 28

82 X 09

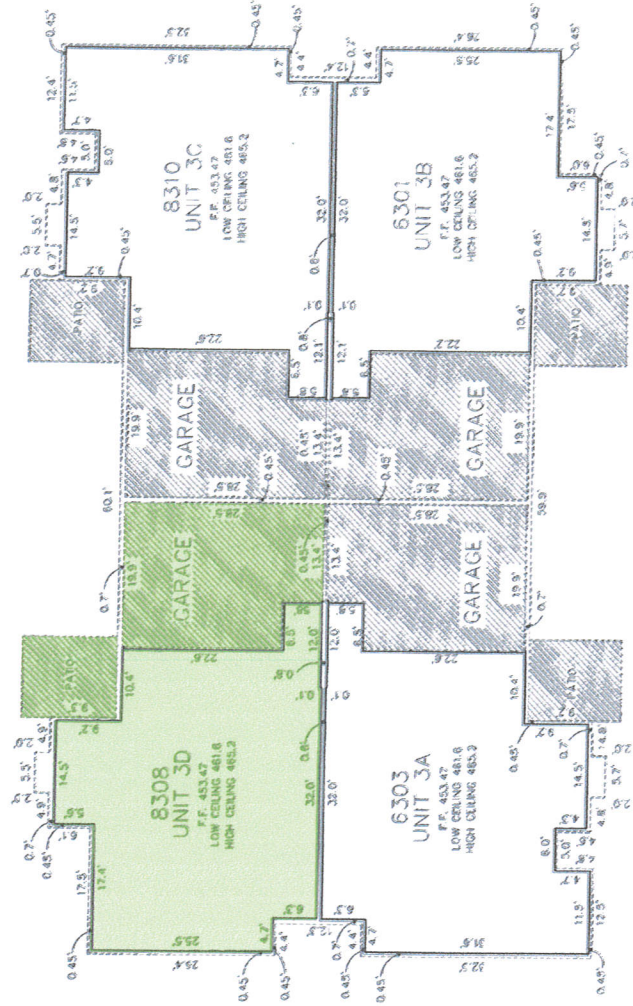
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1. Each condominium unit consists of the space bounded by a vertical projection of the common wall and boundary wall, the floor, the ceiling, and the walls. The floor and ceiling elevations are indicated on the floor and ceiling plans of the floor and ceiling plans.
2. Dimensions shown in feet and inches are indicated on the floor and ceiling plans. The benchmark, floor and ceiling elevations are in feet and inches.
3. **LEGEND**
 - Boundary of Condominium Unit
 - Individual Common Elements
 - Common Elements
 - Common Elements
4. All lot area angles are 90° unless otherwise noted.

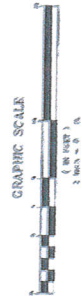


60X29

60X29

60X29

BUILDING 3



VERIFICATION & CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer in the State of Kentucky, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Kentucky.

Robert D. O'Connell
Professional Engineer
No. 10,000

EXHIBIT
CERTIFICATE OF RECORDING
RECORDED IN BOOK 10,000 PAGE 1000

**RIVER FOREST
COURTYARD HOMES**
JEFFERSON CO., KENTUCKY 40417

VBD, INC.
3334 W. HIGHWAY 148
CRISTWOOD, KY 40017

ENGINEER
R. B. ASSOCIATES
Civil Engineering - Surveying
P.O. Box 100
502 252-1003
502 423-8305

DATE: MAY 6, 1987

60X29

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
 Mayo-Underwood Building
 500 Mero Street 2NE09
 Frankfort, Kentucky 40601
 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to **residential real estate sales and purchases**. This form is **not required** for:

1. Residential purchases of new construction homes if a warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

8308 River Forest Place

City

Louisville

State

KY

Zip

40258

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate 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. The following information is not the representation of the real estate agent.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN-KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.	<i>July 2001</i>			
c. Do you own the property as (an) individual(s) or as representative(s) of a company?	<i>INDIVIDUAL</i>			
Explain:				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

Set
 Seller Initials

8/11/2021
 Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 8308 River Forest Place

Louisville

KY 40258

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:			N/A	YES	NO	UN-KNOWN
a. Plumbing			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump		N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna		N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system		N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system:	13 YRS OLD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system:	10 YRS OLD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system:	11 YRS OLD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1) The foundation or slab		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?					
2) When was the last time the basement leaked? no Basement					
3) Have you ever had any repairs done to the basement?					
4) If you have had basement leaks repaired, when was the repair done?					
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)					
Explain:					
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?					
1) Has the house or any other improvement been treated for wood infestation?					
2) If yes, by whom?					
3) Is there a warranty?					

Please explain any deficiencies noted in this Section:

4. ROOF

		N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? (write the age of the roof if known) ROOF HAS BEEN REPLACED BUT WHEN?					
b. Has the roof leaked at any time since you have owned or lived at the property?					
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?					
d. When was the last time the roof leaked?					
e. Have you ever had any repairs done to the roof?					

Seller Initials: JAL

Date/Time: 8/11/2021

Buyer Initials

Date/Time

PROPERTY ADDRESS: 8308 River Forest Place

Louisville

KY

40258

f. Have you ever had the roof replaced?

If so, when? ?? Roof WAS REPLACED 9 YRS AGO IN 2012.

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Explain:

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?

Please explain any deficiencies noted in this Section:

5. LAND / DRAINAGE N/A YES NO UN-KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:

1) Soil stability

2) Drainage, flooding, or grading

3) Erosion

4) Outbuildings or unattached structures

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?

If so, what is the flood zone?

c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?

Please explain any deficiencies noted in this Section: There is an adjacent retention basin

6. BOUNDARIES N/A YES NO UN-KNOWN

a. Have you ever had a staked or pinned survey of the property performed?

b. Are you in possession of a copy of any survey of the property?

c. Are the boundaries marked in any way? not to my knowledge

Explain:

d. Do you know the boundaries?

Explain:

e. Are there any encroachments or unrecorded easements relating to the property?

Explain:

7. WATER N/A YES NO UN-KNOWN

a. Source of water supply: Louisville Water Co. (Supplied)

b. Are you aware of below normal water supply or water pressure?

c. Has your water ever been tested? If so, attach the results or explain.

Explain:

8. SEWER SYSTEM N/A YES NO UN-KNOWN

a. Property is serviced by:

1. Category I: Public Municipal Treatment Facility

2. Category II: Private Treatment Facility

3. Category III: Subdivision Package Plant

4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)

5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal

6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system

7. Category VII: No Treatment/Unknown

Name of Servicer:

b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer):

Date of last inspection (septic):

Date last cleaned (septic):

c. Are you aware of any problems with the sewer system?

Please explain any deficiencies noted in this Section:

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9. CONSTRUCTION / REMODELING

N/A YES NO UN-KNOWN

- a. Have there been any additions, structural modifications, or other alterations made?
b. If so, were all necessary permits and government approvals obtained?

Explain:

10. HOMEOWNER'S ASSOCIATION (HOA)

N/A YES NO UN-KNOWN

- a. 1) Is the property subject to rules or regulations of a HOA?
2) If yes, what is the yearly assessment?
3) HOA Name:

HOA Primary Contact Name: KENTUCKY REALTY ATTN: RICK
HOA Primary Contact Phone No.: (502) 473-8736

- b. Is the property a condominium?
c. Are you aware of any condition that may result in an increase in taxes or assessments?
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?
e. Are there any pet or rental restrictions?

Explain: Rentals are not allowed.

11. HAZARDOUS CONDITIONS

N/A YES NO UN-KNOWN

- a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)

LEAD BASED PAINT DISCLOSURE REQUIREMENT

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, which may cause certain health risks.

- c. Was this house built before 1978?
d. Are you aware of the existence of lead-based paint in or on this house?

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

- e. 1) Are you aware of any testing for radon gas?
2) If yes, what were the results?
f. 1) Is there a radon mitigation system installed?
2) If yes, is it functioning properly?

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- g. 1) Is the property currently contaminated by the production of methamphetamine?
2) If no, has the property been professionally decontaminated from methamphetamine contamination?

Explain:

12. MISCELLANEOUS

N/A YES NO UN-KNOWN

- a. Are you aware of any existing or threatened legal action affecting this property?
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
d. Are there any warranties to be passed on?

Seller Initials

8/11/2021 Date/Time

Buyer Initials

Date/Time

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Explain:

e. Has this house ever been damaged by fire or other disaster?

Explain:

f. Are you aware of the existence of mold or other fungi on the property?

g. Has this house ever had pets living in it?

Explain: *Had small shih tzu dog*

h. Is this house in a historic district or listed on any registry of historic places?

13. ADDITIONAL INFORMATION

N/A YES NO UN-KNOWN

Do you know anything else about the property that that should be disclosed to the Buyer?

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature: *Sherry Ann Leon* Date: *8/11/21* Seller Signature: X Date:

As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature: X Date: Seller Signature: X Date:

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature: X Date: Seller Signature: X Date:

The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name: Broker / Agent Signature: X Date:

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature: X Date: Buyer Signature: X Date: