



BID PACKET

MODERN RANCH ONLINE AUCTION

2717 KLERNER COURT
NEW ALBANY, IN 47150

ONLINE BIDDING ENDS

MONDAY, NOVEMBER 1 @ 2PM

**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

2717 Klerner Court, New Albany, IN 47150

Bidding Ends Monday, November 1, 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 December 13, 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.

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 25 through Monday, November 1.*

AGENCY

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

SELLER

Betty D. Monroe

POWER OF ATTORNEY

Treana Wiseman

Client Detail

2717 Klerner Court, New Albany, IN 47150

Listing #: **2021011516**

Total Finished Sqft: **1,445**

Above Grade Finished SqFt: **1,445**

\$0
Active (10/12/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220506200427000008
Beds:	2	Lot Sz:	0.26 / 11,326
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,445	Lot Dim:	77 x 145
Tot Fin SF:	1,445	Year Built:	1985
New Const:	No	Annual Tax:	2,264
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	25,900	DOM:	0
Improvements:	182,700	HOA \$:	/ None
Total Assess:	208,600		

Directions: **I-265 to Grant Line Road Exit 3. South 2/10 mile to left at light on Mt. Tabor Road. Continue 6/10 mile to right on Klerner Lane. 1/10 mile to left on Klerner Court. Home on the left.**

Legal: **P 714 PRT L 7 & PRT L 6 75' FNT.**

Tot Deductions: **\$102,015** Deduction Type Comment
Supplemental Homestd \$57,015

Remarks

Modern Ranch Online Auction - Bidding Ends Monday, November 1 @ 2PM. Spacious 1445 square foot modern ranch home with 16' x 20' four-season room addition, full basement and an attached 2-car garage on a private cul-de-sac street. Room addition has glass bi-fold doors and is heated and cooled by a Trane through-the-wall unit that overlooks the large backyard - with changes this room would make a great bedroom suite. Convenient location between Mt. Tabor Road and Charlestown Road just minutes to I-265, shopping & dining venues. Great fixer upper ready for your renovations! 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 Tuesday, October 26, 4-6PM & Monday, November 1, 11AM - 1PM.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement: Yes	Basement Type: Full, Unfinished, Walkout
Construction:	Existing	Laundry: Yes	Laundry Location: First Level
Outbuildings:	Shed	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	75'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Cul-De-Sac		
Exterior Type:	Brick Over Frame, Vinyl Siding		
Exterior Feat:	Covered Patio, Covered Porch, Deck, Solid Surface Drive, Sunroom		
Interior Feat:	Ceiling Fan(s), Eat-in Kitchen, Foyer, Pantry, Sump Pump, Utility/Mud Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,445.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,445
Below Grade Unfinish:	1,445.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **25 x 20** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	25 x 11	1st Floor	Vinyl	
Living Room	18.6 x 13.6	1st Floor	Carpet	
Bedroom	14 x 11.6	1st Floor	Carpet	
Bedroom	13 x 11	1st Floor	Carpet	
Bathroom Full	8 x 6.6	1st Floor	Tile	
Bathroom Full	7.6 x 6	1st Floor	Tile	
Other	12 x 6	1st Floor	Vinyl	Laundry Mudroom
Family Room	15 x 19	1st Floor	Carpet	

Utilities

Water Heater: **Natural Gas**

Heat Type: **Forced Air, Other**

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.

22-05-06-200-427.000-008
General Information
 Parcel Number
 22-05-06-200-427.000-008
 Local Parcel Number
 0085070007
 Tax ID:

Routing Number
 05-06-240-022
Property Class 510
 1 Family Dwell - 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 5062401-008
 Oakwood Estates Area
 Section/Plat

Location Address (1)
 2717 KLERNER CT
 NEW ALBANY, IN 47150

Zoning
 F F
Subdivision

Lot

Market Model
 5062401-008 - Residential

Characteristics
Topography Flood Hazard Level
Public Utilities ERA All
Streets or Roads TIF Proposed
Neighborhood Life Cycle Stage Improving
 Printed Tuesday, September 14, 2021
 Review Group 2020

Monroe, Carl R. & Betty D.
Ownership
 Monroe, Carl R. & Betty D.
 2717 Klerner Ct
 NEW ALBANY, IN 47150

Legal
 P 714 Ptl L 7 & Ptl L 6 75' FNT.



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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2021	2020	2019	2018
2021	WIP	07/08/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$25,900	\$25,900	\$25,900	\$25,900
						\$25,900	\$25,900	\$25,900	\$25,900
						\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
						\$177,800	\$182,700	\$176,600	\$144,500
						\$177,100	\$182,000	\$176,000	\$144,000
						\$700	\$700	\$600	\$500
						\$203,700	\$208,600	\$202,500	\$170,400
						\$203,000	\$207,900	\$201,900	\$169,900
						\$0	\$0	\$0	\$0
						\$700	\$700	\$600	\$500

Land Pricing Soil
 Act Front. 78
 Size Factor 1.10
 Rate \$305
 Adj. Rate \$336
 Ext. Value \$25,872
 Infl. % 0%
 Res Market Elig % 100%
 Value \$25,870

Land Computations

Calculated Acreage	0.26
Actual Frontage	78
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.26
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	0.26
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.00
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$25,900
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,900

2717 KLERNER CT
510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
07/09/2021	Monroe, Betty D	202110853	AU	/	\$0	I
08/19/2010	Monroe, Carl R. & Bett	201008730	QC	/	\$0	I
01/01/1900	MONROE, CARL R. &	0	WD	/	\$0	I
01/01/1900	1985: FROM REGION		WD	/	\$0	I

Oakwood Estates Area
Notes
 5/23/2019 22Q2: 2019 BF FIELD REVIEW & DATA COLLECTION.
 12/16/2015 18Q2: BF-MINOR SKETCH CHANGES

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	2	6
Story Height	1	0	0
Style	11 Story Conventional	1	1
Finished Area	1445 sqft	1	1
Make		0	0

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

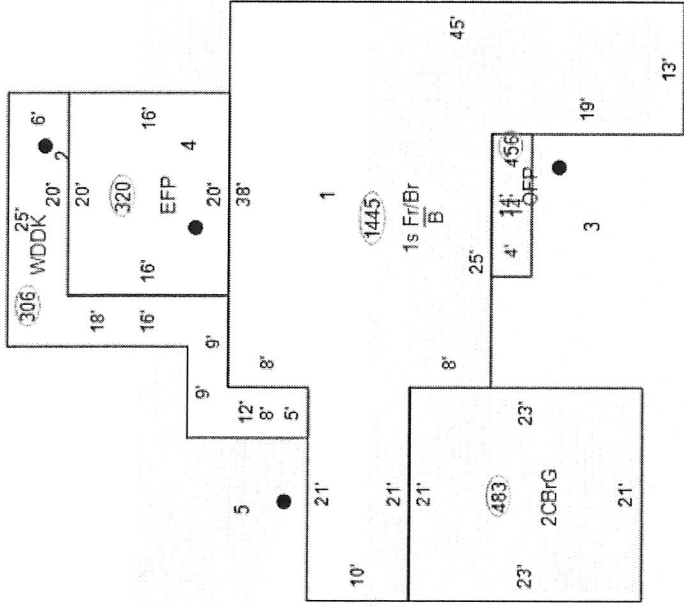
Accommodations	
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type	
Central Warm Air	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile
<input type="checkbox"/> Other	

Exterior Features		
Description	Area	Value
Porch, Open Frame	56	\$3,100
Porch, Enclosed Frame	320	\$12,700
Wood Deck	306	\$4,400



Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1	95	1445	\$99,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1445	0	\$30,400	
Crawl				
Slab				

Adjustments	1 Row Type Adj. x 1.00	Total Base
Unfin Int (-)		\$130,100
Ex Liv Units (+)		\$130,100
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1445	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$135,700
Sub-Total, 1 Units	\$20,200
Exterior Features (+)	\$155,900
Garages (+) 483 sqft	\$170,000
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.91
Replacement Cost	\$162,435

Summary of Improvements

Description	Res Eligibl	Year Built	Year Eff	Eff Age	Co 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%	1985	1985	36	A	\$20.85	0.91	\$20.85	2,890 sqft	\$162,435	28%	\$116,950	0%	100%	1.5000	\$175,400
2: Canopy (free standing)	100%	1985	1985	36	A		0.91		6'x10'	\$291	34%	\$190	0%	100%	1.5000	\$300
3: Patio (free standing)	100%	1985	1985	36	A		0.91		8'x10'	\$291	34%	\$190	0%	100%	1.5000	\$300
4: Patio (free standing) 2	100%	1985	1985	36	A		0.91		10'x19'	\$1,001	28%	\$720	0%	100%	1.5000	\$1,100
5: Utility Shed R 01	0%	1985	1985	36	F	\$20.85	0.91	\$20.85	8'x12'	\$1,457	70%	\$440	0%	100%	1.5000	\$700



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) **7 20 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) **2717 Klerner 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?				✓	
D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know						
Attic Fan	✓									
Central Air Conditioning				✓						
Hot Water Heat	✓									
Furnace Heat/Gas				✓						
Furnace Heat/Electric				✓						
Solar House-Heating	✓									
Woodburning Stove	✓									
Fireplace	✓									
Fireplace Insert	✓									
Air Cleaner	✓									
Humidifier	✓									
Propane Tank	✓									
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>Bobby D. Monrop</i>	Date (mm/dd/yy) <i>7-20-21</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Buy: Jackson Leunian POA</i>	Date (mm/dd/yy) <i>7-20-21</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)

2717 Klerner Ct, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers?			

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 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"/>	
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"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

** Selling PROPERTY at Auction by POA in AS is condition.*

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
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?		<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>Betty D. Monroe</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Buyer: Lorena Luque POA</i>	Date (mm/dd/yy) <i>7-20-21</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)



FORM #03.



2717 Klerner Court, New Albany, IN 47150

