

PROPERTY ADDRESS: 4154 W KY 10 Tollesboro KY 41189

| | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Are there any transferable warranties? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | | |
| | | | | |
| e. Has this house ever been damaged by fire or other disaster? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | | |
| | | | | |
| f. Are you aware of the existence of mold or other fungi on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Has this house ever had pets living in it? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | | |
| | | | | |
| h. Is this house in a historic district or listed on any registry of historic places? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

13. ADDITIONAL INFORMATION

| | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Do you know anything else about the property that that should be disclosed to the Buyer? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please provide details in the space provided, below. Attach additional sheets, as necessary. | | | | |

The property listed above is for the deceased parents of the co-executors. Both co-executors live out of state AND have not lived in the house for several decades. Condition, improvements AND history of the house is limited. Sell of the property is to settle the estate by the co-executors.

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 <i>Munda Cole Stewart</i> Co-Executor | Date 3/19/2025 | Seller Signature <i>Michael Cole</i> Co-Executor | Date 3/19/25 |
|--|-------------------|--|-----------------|

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 | Date | Seller Signature | 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 | Date | Seller Signature | Date |
|------------------|------|------------------|------|

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

| | | |
|---|--|------|
| Principal Broker / Real Estate Agent Print Name | Principal Broker / Real Estate Agent Signature | Date |
|---|--|------|

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

| | | | |
|-----------------|------|-----------------|------|
| Buyer Signature | Date | Buyer Signature | Date |
|-----------------|------|-----------------|------|

BCS
Seller Initials
BCS
Seller Initials

3/19/2025 2:49 pm
Date/Time
3/19/2025 2:49 pm
Date/Time

Buyer Initials _____ Date/Time _____

Buyer Initials _____ Date/Time _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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 learning disabilities, reduced intelligence quotient, behavioral problems, 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 from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) MCS Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) MCS Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/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 they have provided is true and accurate.

| | | | |
|--------------------------------------|---------------------------------|-------------------------------|------------------------|
| <u>Glenda Cole Stewart</u> Seller | <u>3/19/2025 2:49pm</u> Date | <u>Michael Cole</u> Seller | <u>3/19/25</u> Date |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |