

Iowa - Residential Property Seller Disclosure Statement

(This form is to be filled out by the Seller at the time the property is listed and must be given to the Buyer before the Buyer submits a written offer to purchase.)

Property Address _____

(Sellers(s): please print property address including City, State, and Zip Code)

Property Owner: Purpose: _____

(Sellers(s): please print property ownership)

Use this form to provide disclosures in accordance with Iowa Code chapter 558A. This statute requires certain Sellers of residential real estate containing at least one but no more than four dwelling units to share specific information regarding the condition of the property being sold. These statements are being made by the Seller(s) directly, not by any Agent representing the Seller(s). **The Agent does not possess independent knowledge of the property's condition and relies solely on the information provided by the Seller(s) in this form.** Neither the Agent nor the Agent's brokerage involved in the transaction shall be held responsible for any matters covered by this disclosure. Buyers are encouraged to conduct any independent inspections they feel are necessary.

Exempt Properties:

Certain properties are not subject to the Seller disclosure requirements under Iowa Code 558A. These exemptions include: vacant land; properties with five or more residential units; transfers ordered by a court; transactions involving a power of attorney; foreclosed properties or sales by lenders after foreclosure; transfers by a fiduciary as part of administering an estate, guardianship, conservatorship, or trust. However, this exemption does not apply if the fiduciary is a living individual who lived in the property within the 12 months prior to the transfer. Other exemptions include transfers between joint tenants or tenants in common, transactions involving government entities, quit claim deeds, transfers within a family, transfers between divorcing spouses, and the sale of commercial or agricultural land without residential dwellings. The Seller certifies that the property qualifies for exemption under Iowa Code 558A based on one of the conditions listed above.

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet"

prepared by the Iowa Department of Public Health

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

GUIDELINES FOR SELLER:

1. Answer all questions honestly and make a reasonable effort to gather the necessary information.
2. Fill out this form personally, ensuring all required fields are completed.
3. Disclose any known issues or conditions that could significantly impact the property. You may include additional pages or documentation as needed.
4. If a question does not apply to your property, mark it as not applicable (N/A).
5. If certain information is unknown or cannot be found after a reasonable attempt, either provide an estimate (clearly labeled as an approximation "AP") or indicate that it is unknown (UNK).
6. Retain a copy of this completed form with your important documents.

SELLER(S) DISCLOSURE STATEMENT:

The Seller provides the following details about the property and certifies that, to the best of their knowledge or that of their representative, the information is accurate as of the date signed. The Seller permits the Agent to share this disclosure with any individual or entity involved in the current or potential sale of the property, or as required by law. This document does not constitute a warranty from the Seller or the Seller's Agent and is not meant to replace any inspections or warranties the Buyer may choose to pursue. The information provided reflects the Seller's knowledge and should not be considered statements made by the Agent.

The Agent has no personal or independent knowledge regarding the property's condition beyond what is disclosed in this document. The Seller encourages the Buyer to arrange for any independent inspections the Buyer feels are necessary.

The State of Iowa requires that every question in Section 1 be fully answered

SECTION 1 DISCLOSURES:

Circle Only One Response:

1. The Seller(s) have owned the property since _____
2. **Basement/Foundation:** Any known water or other problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
3. **Roof:** Any known problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
Any known repairs? ☐ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of repairs/replacement (circle one): _____
4. **Sewer System:** Any known problems? ☐ Yes ☐ No ☐ N/A ☐ UNK

Any known repairs?Yes ☐ No ☐ N/A ☐ UNK ☐

If yes, date of repairs/replacement (circle one): _____

To be completed

☐☐

By Client ONLY

Seller(s) Initials

Buyer(s) Initials

5. **Septic Tanks/Drain Fields:** Has the system been inspected by an Iowa DNR-certified inspector within 2 years, or pumped/cleaned within the last 3 years? Yes ☐ No ☐ N/A ☐ UNK Date of inspection: _____
 ☐ N/A ☐ UNK
 Date tank last cleaned: _____ ☐ N/A ☐ UNK
6. **Well and Pump:** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If Yes, date of repairs/replacement (circle one): _____
 Any known water tests? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, date of last report: _____ and results: _____
7. **Heating System(s):** Any known problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
 Any known repairs? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If Yes, date of repairs/replacement (circle one): _____
8. **Central Cooling System(s):** Any known problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
 Any known repairs? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If Yes, date of repairs/replacement (circle one): _____
9. **Plumbing System(s):** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
 Any known repairs? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If Yes, date of repairs/replacement (circle one): _____
10. **Electrical System(s):** Any known problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
 Any known repairs? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If Yes, date of repairs/replacement (circle one): _____
11. **Pest Infestation** (wood destroying insects): Any known current or past problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, date(s) of treatment: _____
 Any known structural damage? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If Yes, date of repairs/replacement (circle one): _____
12. **Asbestos:** Any known to be present in the structure? ☐ Yes ☐ No ☐ N/A ☐ UNK
13. **Radon:** Any known tests for the presence of radon gas? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, date of last report: _____ and results: _____
14. **Lead Based Paint:** Any known to be present in the structure? ☐ Yes ☐ No ☐ N/A ☐ UNK
15. **Flood Plain:** Is any of the property located in a floodplain? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, what is the flood plain designation? _____
16. **Zoning:** What is the zoning classification of the property? _____ ☐ N/A ☐ UNK
17. **Shared or Co-Owned Features:** Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways, whose use or maintenance responsibility may have an effect on the property? ☐ Yes ☐ No ☐ N/A ☐ UNK
 Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned With others, or a Homeowner's Association which has any authority over the property? ☐ Yes ☒ No ☐ N/A ☐ UNK
 Any easements or encroachments onto or from the neighboring properties? ☐ Yes ☐ No ☐ N/A ☐ UNK
18. **Physical Problems:** Any known settling, flooding, drainage, or grading problems? ☐ Yes ☐ No ☐ N/A ☐ UNK
19. **Structural Damage:** Any known structural damage? ☒ Yes ☐ No ☐ N/A ☐ UNK

20. Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000?.....☐Yes☐No☐N/A☐

UNK. If yes, indicate Type: _____ Date of repairs: _____

To be completed

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Seller(s) Initials

	/	
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Buyer(s) Initials

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21. **Covenants:** Is the property subject to restrictive covenants?☐Yes ☐No ☐N/A ☐

UNK. If yes, a true, current copy of the covenants can be obtained:

☐ Attached to this property disclosure ☐ At the _____ county recorders office ☐ _____

Any "YES" answers to the questions above must be explained in detail. Attach extra pages if more space is needed:

SECTION 2, OPTIONAL INFORMATION: This section is provided for the convenience of the Buyer and Seller and is not required by law. Completing Section II is entirely optional.

22. **Appliances/Systems/Services** (check all that apply):

Working?

Working?

	Included?	Yes	No	Unk
Refrigerator	☐			
Range/Oven	☐	☐	☐	☐
Microwave	☐	☐	☐	☐
Dishwasher	☐	☐	☐	☐
Disposal	☐	☐	☐	☐
Trash Comp.	☐	☐	☐	☐
Hood/Fan	☐	☐	☐	☐
Washer	☐	☐	☐	☐
Dryer	☐	☐	☐	☐
Gas Grill	☐	☐	☐	☐
Window A/C	☐	☐	☐	☐
Sauna/Hot Tub	☐	☐	☐	☐
Attic Fan	☐	☐	☐	☐
Landscap. Lites	☐	☐	☐	☐
Ceiling Fan(s)	☐	☐	☐	☐
Water Filter	Leased Y / N			
Sys. Water Softner	Leased Y / N			
LP Tank	Leased Y / N	☐	☐	☐
		☐	☐	☐

Lawn Sprinkler System
Pool Heater Wall liner & Equipment

Satellite Dish

Window Treatments

Smoke Alarms

Gar. Door Opener

Gar. Opener Remotes

Intercom

Furn. Humidifier

Central Vacuum

Water Heater

Fireplace/Chimney

Windows

Alarm System

Sump Pump

Is sump pump properly discharged?

Is Cable TV available in the area?

Invisible Dog Fence Transmitter

☐ # ☐ ☐ ☐

Included?	Yes	No	Unk
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐			
☐	☐	☐	☐
☐	☐	☐	☐

All household appliances are sold in functional condition unless otherwise stated and are not covered by any warranty after the closing date. Warranties may be available for purchase through third-party providers.

Please Check Mark or Circle Where Appropriate

23. **Roof:** Type of Exterior Roofing: _____ or UNK Age: _____ or ☐ UNK

24. **Attic Insulation:** Type: _____ ☐ UNK

Amount: _____ ☐ UNK

R-Value: _____ ☐ UNK

25. **Water Supply:** Type: ☐ Public ☐ Community ☐ Private Well ☐ Shared Well
Any known problems?.....☐ Yes ☐ No ☐ N/A ☐ UNK

To be completed

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26. **Sewer Type:** Type: ☐ Public ☐ Community ☐ Private
27. **Septic Tank:** Location of Tank: _____ ☐ N/A ☐ UNK
 Tank Age: _____ ☐ N/A ☐ UNK
28. **Ground Water Hazard Statement:** Are there any known (Check all that apply): • Geo-Thermal ☐ ☐ ☐
 • Wells ☐ Solid ☐ Waste Disposal • Hazardous ☐
- Private Burial Site If yes, please explain:
29. **Mold:** Has the property been tested for the presence of mold? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, date of test: _____ (attach results)
30. **Heating System(s):** Type: _____ or UNK ☐ Age: _____ or UNK ☐
31. **Cooling System(s):** Type: _____ or UNK ☐ Age: _____ or UNK ☐
32. **Radon System:** Is a radon system installed? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, is the Radon System: ☐ Passive ☐ Active
33. Any improvements made by the seller since purchase? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, please explain:
-
34. Is the seller or seller's representative related to the listing agent or broker? ☒ Yes ☐ No ☐ N/A ☐ UNK
35. Has the Seller received any notice of assessment, or have outstanding assessments with a government municipality? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, please explain: _____
36. Received notice of code or zoning violations from any municipality? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, please explain: _____
37. Association Fees; monthly \$ _____ ☐ N/A ☐ UNK
 List items covered by fees: _____
38. Are you aware of current or previous bed bugs, bats, rodent infestations, or defects caused by animal, reptile, or insect infestations, including infestations impacting trees, such as but not limited to Emerald Ash Borer? ☐ Yes ☐ No ☐ N/A ☐ UNK
 If yes, please explain: _____
39. Electric Service Provider _____ Gas/Propane Service Provider _____
40. Any Transferable Contracts? (e.g., Security System, Home Warranty, CRP, Pest Treatment, etc.) _____

All parties involved in the transaction must sign the disclosures

SELLER(S) DISCLOSURE: The Seller(s) provide the following information about the property based on what is known or reasonably available to them. The Seller(s) certify that, to the best of their knowledge, the information provided is accurate and complete as of the date signed. **If any changes arise between the time the Seller(s) fill out this form and the closing date that would make the disclosures incorrect, the Seller(s) agree to immediately inform the Buyer(s) of such changes. The Seller acknowledges the requirement to provide the Buyer with the "Iowa Radon Home-Buyers and Sellers Fact Sheet," which is issued by the Iowa Department of Public Health.**

Seller Date

Seller Date

BUYER(S) ACKNOWLEDGEMENT: The Buyer(s) confirm they have received a copy of this Real Estate Disclosure Statement. This document is not meant to serve as a warranty or replace any inspection the Buyer(s) may choose to conduct. **By signing, the Buyer(s) acknowledge receiving a copy of this Real Estate Disclosure Statement, which does not serve as a warranty nor a substitute for any**

inspection the Buyer(s) may decide to carry out. Additionally, the Buyer acknowledges receiving the “Iowa Radon Home-Buyers and Sellers Fact Sheet” from the Iowa Department of Public Health.

Buyer

Date

Buyer

Date