



Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy.)



Property Address: _____ (Seller(s): Please print property address)

Property Owner: _____ (Seller(s): Please print property ownership)

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold.

INSTRUCTIONS TO SELLER(S):

- 1. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP);
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

DISCLOSURES:

CIRCLE RESPONSE:

- 1. Basement/Foundation: Any known water or other problems? Yes No N/A UNK
2. Roof: Any known problems? Yes No N/A UNK
If yes, date of repairs/replacement: ___/___/___
3. 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: ___/___/___
Any known water tests? Yes No N/A UNK
If yes, date of last report: ___/___/___ and results: _____
4. Septic Tanks/Drain Fields: Any known problems? Yes No N/A UNK
Location of tank: _____
Date tank last cleaned: ___/___/___
5. Sewer System: Any known problems? Yes No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs/replacement: ___/___/___
Any known Orangeburg tile? Yes No N/A UNK
6. 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: ___/___/___
7. 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: ___/___/___
8. 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: ___/___/___

9. 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: ____/____/____
10. Pest Infestation (e.g., termites, carpenter ants): 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(s) of repairs/replacement: ____/____/____
11. Asbestos: Any known to be present in the structure? Yes No N/A UNK
 If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes No N/A UNK
 If yes, date of last report: ____/____/____ and results: _____
13. Lead-Based Paint: Any known to be present in the structure? Yes No N/A UNK
14. Flood Plain: Do you know if the property is located in a flood plain? Yes No N/A UNK
 If yes, what is the flood plain designation? _____
15. Zoning: Do you know the zoning classification of the property? Yes No N/A UNK
 If yes, what is the zoning classification? _____
16. Shared or Co-Owned Features: Any features of the property know to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect of 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 encroachments onto or from neighboring properties? Yes No N/A UNK
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No N/A UNK
18. Structural Damage: Any known structural damage? Yes No N/A UNK
19. Is the property located in a real estate improvement district? Yes No N/A UNK
 If yes, indicate the amount of any special assessment against the property: \$ _____
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 date, loss type and loss amount: _____
21. Covenants: Is the property subject to restrictive covenants? Yes No UNK
 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: _____

You **MUST** explain any "Yes" response(s) above. Use additional sheets as necessary:

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since ____/____/____. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s).

Seller: _____
 Date: ____/____/____

Seller: _____
 Date: ____/____/____

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer: _____
 Date: ____/____/____

Buyer: _____
 Date: ____/____/____