Docusign Envelope ID: FAE74442-4B19-4D4A-B30F-CD63B45A38CF

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This form is approved by the Iowa City Area Association of REALTORS®

EQUAL HOUSING OPPORTUNITY

Address of Property: 4428 Deer Creek Rd., Iowa City, IA 52246 Unit 103

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 (1) but no more than four (4) dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S): (1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code Section 558.A.4; (2) Disclose all known conditions materially affecting this property; (3) If an item does not apply to this property, check the "N/A" box as not applicable; (4) You must 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 and indicate by using "AP", or if the information is unknown indicate by checking the "UNK" box. (5) Additional pages may be attached to this form as needed; (6) Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes, explain: _____
   Dates of repairs and/or replacement: _____

2. Roof: Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   Any known repairs? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes to either, explain: _____
   Dates of repairs and/or replacement: _____

3. Well and Pump: Any known problems? ☐ Yes ☐ No ☑ N/A ☐ UNK
   Any known repairs? ☐ Yes ☐ No ☑ N/A ☐ UNK
   If yes to either, explain: _____
   Dates of repairs and/or replacement: _____
   Any known water tests? ☐ Yes ☐ No ☑ N/A ☐ UNK
   If yes, date of last report: _____
   Results of last report: _____

4. Septic Tanks / Drainage Fields: Any known problems? ☐ Yes ☐ No ☑ N/A ☐ UNK
   If yes, explain: _____
   Date of repairs and/or replacement: _____
   Location of septic tank: _____
   Date tank was last cleaned/pumped: _____

5. Sewer System: Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   Any known repairs? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes to either, explain: _____
   Date of repairs and/or replacement: _____

6. Heating System(s): Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   Any known repairs? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes to either, explain: _____
   Dates of repairs and/or repla DS _____

Serial#: 058196-500176-4868121
Prepared by: David Vahle | Navigate Homes Iowa | david@navigatehomesiowa.com |
Form Simplicity

7. Central Cooling System(s): Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   Any known repairs? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes to either, explain:
   Dates of repair and/or replacement:

8. Plumbing System(s): Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   Any known repairs? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes to either, explain:
   Dates of repairs and/or replacement:

9. Electrical System(s): Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
   Any known repairs? ☐ Yes ☑ No ☐ N/A ☐ UNK
   If yes to either, explain:
   Dates of repairs and/or replacement:

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? ☐ Yes ☑ No ☐ N/A ☐ UNK
    If yes, date(s) of treatment(s):
    Any known structural damage? ☐ Yes ☑ No ☐ N/A ☐ UNK
    If yes, explain:
    Dates of repairs and/or replacements:

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:
    Results of last report:

13. Lead-Based Paint: Any known to be present in the structure? ☐ Yes ☑ No ☐ N/A ☐ UNK
    Was the dwelling constructed prior to January 1, 1978? ☐ Yes ☑ No ☐ N/A ☐ UNK
    If yes, complete the "Disclosure of Information and Acknowledgement re: Lead-Based Paint and/or Lead-Based Paint Hazards"

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?
    Residential

16. Covenants: Is the property subject to restrictive covenants? ☑ Yes ☐ No ☐ N/A ☐ UNK
    If yes, attach a copy or state where a true current copy of the covenants can be obtained:
    Johnson County Recorder's Office

DS FJH

Serial#: 058196-500176-4868121
Prepared by: David Vahle | Navigate Homes Iowa | david@navigatehomesiowa.com |
Form Simplicity

17. Shared or Co-Owned Features: Are features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use and/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 Homeowners' Association which has any authority over the property? ☑ Yes ☐ No ☐ N/A ☐ UNK

If yes, explain:

Hallways, Garage, Mailboxes, Outlots, Sidewalks, Fireplace, Elevator.

18. Physical Problems: Any known settling, flooding, drainage or grading problems? ☐ Yes ☑ No ☐ N/A ☐ UNK

If yes, explain:

19. Structural Damage: Any known structural damage? ☐ Yes ☑ No ☐ N/A ☐ UNK

If yes, explain:

20. Emerald Ash Borer: Any known Ash trees located on the property? ☐ Yes ☐ No ☐ N/A ☑ UNK

The Emerald Ash Borer has been confirmed within 15 miles of the property: ☐ Yes ☐ No ☐ N/A ☑ UNK

Date of any treatment(s):

More information can be found at https://www.iowadnr.gov/Conservation/Forestry/Forest-Health/Emerald-Ash-Borer

Any additional information:

Please use additional sheets as necessary.

SELLER(S) DISCLOSURE STATEMENT IS NOT REQUIRED IN THE FOLLOWING INSTANCES: (1) Property contains no dwelling units or more than four dwelling units; (2) The transfer is made pursuant to court order; (3) The transfer is by mortgagor or mortgagee incident to a foreclosure or deed in lieu of foreclosure, or is incident to contract forfeiture; (4) A transfer from an estate, conservatorship, or trust; (5) A transfer between joint tenants or tenants in common; (6) A transfer to a spouse or a lineal descendent of the transferor; (7) A transfer between spouses as a result of dissolution of marriage or legal separation; (8) A transfer to or from a governmental body; (9) A transfer by quit claim deed; (10) A transfer by a power of attorney.

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 2020. The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. Seller(s) acknowledge(s) the requirement that Buyer(s) be provided with the "*Iowa Radon Home-Buyers and Seller Fact Sheet*" prepared by the Iowa Department of Public Health.

DocuSigned by:
F. Joe Hughes
ACCC8D7E0C464D1...

Seller F. Joe Hughes, Manager 12/8/2025 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) wish to obtain. Buyer(s) acknowledge receipt of the "*Iowa Radon Home-Buyers and Seller Fact Sheet*" prepared by the Iowa Department of Public Health.

Buyer date

Buyer date

Serial#: 058196-500176-4868121
Prepared by: David Vahle | Navigate Homes Iowa | david@navigatehomesiowa.com |
Form Simplicity