RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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

Address of Property: 164 Hummingbird LN, Iowa City, IA 52245

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.

N/A only to be used if component is not a part of the property.

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:: Summer 2026
   Age of Roof? New - complete tear off + New shingles.

3. Well and Pump: Yes ☐ No ☐ N/A ☒ UNK ☐
   Any known problems? Yes ☐ No ☐ N/A ☒ UNK ☐
   If yes, 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: Yes ☐ No ☐ N/A ☒ UNK ☐
   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:
   Septic Tank Size (gallons):

5. Sewer System: Yes ☒ No ☐ N/A ☐ UNK ☐
   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): Yes ☐ No ☒ N/A ☐ UNK ☐
   Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
   Any known repairs?
   If yes to either, explain:
   Dates of repairs:
   Age of Heating System? Unknown - Serviced yearly by Brandt.

Seller Initials [TB] Seller Initials [ ] Buyer Initials [ ] Buyer Initials [ ]

Revised 4-9-2626

7. 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:
Age of Cooling System? Brand new in 2024 + Serviced yearly by BrandT.

8. Plumbing System(s):
Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement:
Are there currently or have there ever been any lead services lines present? Yes ☐ No ☐ N/A ☐ UNK ☒
If yes, explain:

9. Electrical System(s):
Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, 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: 2007
Results of last report: unk-high-radon mit. system in place.

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 "Lead Based Paint Disclosure"

14. Flood Plain: Is the property 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:

Seller Initials TB Seller Initials ☐ Buyer Initials ☐ Buyer Initials ☐

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 ☐
If yes, explain:

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:

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 ☐
Date(s) of Treatment? If Any.

21. Insurance Claims: Any known insurance claims? Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, explain: Hail Damage Roof - 2026.

22. LP Tank: Yes ☐ No ☐ N/A ☒ UNK ☐
Rented or Owned Rented ☐ Owned ☐
If rented, please list company
If owned, does it stay with the property Yes ☐ No ☐ N/A ☒ UNK ☐
Any known problems? Yes ☐ No ☐ N/A ☒ UNK ☐
If yes, explain:
Dates of repairs and/or replacement:

23. Water Softener: Yes ☐ No ☐ N/A ☒ UNK ☐
Rented or Owned Rented ☐ Owned ☐
If rented, please list company
If owned, does it stay with the property? Yes ☐ No ☐
Any known problems? Yes ☐ No ☐ N/A ☒ UNK ☐
If yes, explain:
Dates of repairs and/or replacement:

24. Rented/Leased Equipment? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, please list the equipment staying with the property

Seller Initials TS Seller Initials ____ Buyer Initials ____ Buyer Initials ____

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) transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer: (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 2007. 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.

R B. St 9-15-26	
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) 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

 Seller Initials TB Seller Initials Buyer Initials Buyer Initials Revised 4-9-2626

Ruhl & Ruhl REALTORS

LEAD-BASED PAINT DISCLOSURE

Property Address: 164 Hummingbird LN, Iowa City, IA 52245

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 purchaser 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

Seller's Initials For Section A	
TB	

A. Presence of lead-based paint and/or lead-based paint hazards (check one below):

- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (attach explanation if applicable)
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

Seller's Initials For Section B	
TB	

B. Records and Reports available to the seller (check one below):

- ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint in the housing (list documents on an attachment if applicable)
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing

PURCHASER'S ACKNOWLEDGEMENT

Buyer's Initials For Section C	

Buyer's Initials For Section D	

Buyer's Initials For Section E	

C. Purchaser acknowledges (check one below):

- ☐ Purchaser has received copies of all information listed above
- ☐ No records or reports were available

D. Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home"

E. Purchaser has (check one below):

- ☐ Received a 10 calendar 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
- ☐ 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 ACKNOWLEDGEMENT

List Agent Initials For Section F	List Agent Initials For Section G	Sell Agent Initials For Section G
KLM		

F. Listing 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

G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the Lead-Based Paint Disclosure requirements under 42 U.S.C. 4852d by the use and completion of this disclosure form. (Listing agent should only initial G after they have affirmed use and completion of this form.)

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.

TB St — Seller	9-15-26 — Date	Purchaser	Date
Seller	Date	Purchaser	Date
Kelly L. Myers — Listing Agent	9-15-26 — Date	Selling Agent	Date