



PERSONAL PROPERTY "WHAT STAYS – WHAT GOES"

Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies.

This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. Appliances/Systems/Services:

	Included?	Working?		OR	Unknown	Rented?			Included?	Working?		OR	Unknown
		Yes /	No			Yes /	No			Yes /	No		
Range/Oven	☒	☒	☐		☐			Lawn Sprinkler System	☐	☐	☐		☐
Dishwasher	☒	☒	☐		☐			Solar Heating System	☐	☐	☐		☐
Refrigerator	☒	☒	☐		☐			Pool Heater, Wall	☐	☐	☐		☐
Hood/Fan	☒	☒	☐		☐			liner & equipment	☐	☐	☐		☐
Disposal	☒	☒	☐		☐			Well & Pump	☐	☐	☐		☐
TV receiving	☐	☐	☐		☐			Smoke Alarm	☒	☐	☐		☒
Equipment	☐	☐	☐		☐			Septic Tank &	☐	☐	☐		☐
Sump Pump	☐	☐	☐		☐			Drain field	☐	☐	☐		☐
Alarm System	☐	☐	☐		☐			City Water System	☒	☒	☐		☐
Central AC	☒	☒	☐		☐			City Sewer System	☒	☒	☐		☐
Window AC	☐	☐	☐		☐			Plumbing System	☐	☒	☐		☐
Central Vacuum	☐	☐	☐		☐			Central Heating System	☐	☒	☐		☐
Attic Fan	☐	☐	☐		☐			Water Heater	☐	☒	☐		☐
Intercom	☐	☐	☐		☐			Windows	☐	☒	☐		☐
Gas Grill	☐	☐	☐		☐			Fireplace/Chimney - <i>free standing</i>	☒	☐	☐		☒
Microwave	☐	☐	☐		☐			Wood Burning System	☒	☐	☐		☐
Trash Compactor	☐	☐	☐		☐			Furnace Humidifier	☐	☐	☐		☐
Ceiling Fan(s)	☒	☒	☐		☐			Sauna/Hot tub	☐	☐	☐		☐
Water Softener/	☐	☐	☐		☐			Locks and Keys	☒	☒	☐		☐
Conditioner	☒	☒	☐		☐	☐	☐	Dryer	☒	☒	☐		☐
LP Tanks	☐	☐	☐		☐	☐	☐	Washer	☒	☒	☐		☐
Swing Set	☐	☐	☐		☐			Storage Shed	☒	☒	☐		☐
Basketball Hoop	☒	☐	☐		☐			Underground	☐	☐	☐		☐
Pet Transmitter	☐	☐	☐		☐			"pet fence"	☐	☐	☐		☐
Collars	☐	☐	☐		☐	# of collars							
Garage door opener	☒	☒	☐		☐	# of remotes							

Exceptions/Explanations for "NO" responses above:

If not specified above, the following shall be included property in the sale.

INCLUDED PROPERTY (if any). All property that integrally belongs to, are specifically adapted to, or is part of the real estate (except rental items), whether attached or detached, such as wall to wall carpeting and vinyl, light fixtures and bulbs, ceiling fan(s), mirrors, shelving, shades, rods, blinds, awnings, storm windows, storm doors, screens, plumbing fixtures, sump pump, water heater, water softener, automatic heating equipment, fuel tank, air conditioning equipment (except window), door chimes, alarm devices, built-in items and electrical service cable/fencing, garage door opener and control(s), other attached fixtures, radio and/or attached TV receiving equipment, fencing, trees, bushes, shrubs, plants, appurtenant structures or equipment, storage buildings, and rural water membership shall be considered a part of real estate and included in this sale.

OTHER INCLUDED ITEMS: ^{not warranted} freezer, oven, basement office furniture in basement, ping pong table, shelving, work bench, basement cabinets, 2 single beds.

EXCLUDED PROPERTY (Items the Seller shall take with them): _____

PERSONAL PROPERTY AND DEBRIS. Seller agrees to remove all debris and all personal property not marked as "included" from the property by possession date unless there is a prior written agreement by the parties. Personal Property remaining after possession or closing dates (which ever is later) shall be considered abandoned and may immediately be disposed of in any manner.

Seller has owned the property since _____ (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller Mary Beth Morgan Seller _____ Date 8/21/2026

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

Buyer _____ Buyer _____ Date _____

THIS IS A LEGAL DISCLOSURE.

If not understood, consult with the lawyer of your choice.



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address: 1602 7th, Belle Plaine, IA 52208

Property Owner (Seller – please print per title): Mary Ann Kollmorgen

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; 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; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt -STOP HERE - skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent.

I. Property Conditions, Improvements and Additional Information:

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type Asphalt Shingles new House & Garage June 2023 Unknown ☐
Date of repairs/replacement _____ Unknown ☐ Describe: _____
3. **Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☐ Type of well (depth/diameter), age and date of repair: _____ Has the water been tested? Yes ☐ No ☐
Unknown ☐ If yes, date of last report/results: _____
4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☐ Unknown ☐ Location of tank _____
Unknown ☐ Age _____ Unknown ☐ Date tank last inspected _____ Unknown ☐
5. **Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs new around 2023
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
9. Are there currently, or have there ever been, any lead service lines present? Yes ☒ No ☐ Unknown ☐ If yes, please provide more information See attached letter from City
10. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____

Buyer initials

Seller initials

11. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____ Previous Infestation/Structural Damage? Yes ☐ No ☐ Date of repairs _____
12. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐ If yes, explain:
13. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. **If not**, Check here ☐
14. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☐ Unknown ☒ If yes, what were the test results? _____
15. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☐ No ☒ Unknown ☐
16. 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 ☒ Unknown ☐
17. **Structural Damage:** Any known structural damage? Yes ☐ No ☒ Unknown ☐
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
19. **Is the property located in a flood plain?** Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation _____
20. **Do you know the zoning classification of this property?** Yes ☒ No ☐ Unknown ☐ What is the zoning?
Residential
21. **Covenants:** Is the property subject to restrictive covenants? Yes ☐ No ☒ Unknown ☐ If yes attach a copy **OR** state where a true, current copy of the covenants can be obtained: _____
22. **Has there been "major" structural remodeling?** Yes ☒ No ☐ If yes, please explain: _____
- You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):**

Years ago a porch was closed in to expand kitchen.

X Seller has owned the property since approx 66 yrs (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

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 [Signature] Seller _____ Date 8/21/2026

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

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____

Notice of Confirmed Lead Service Line

Belle Plaine is focused on protecting the health of every household in our community. This notice contains important information about your drinking water. Please share this information with anyone who drinks and/or cooks using water at this property. In addition to people directly served at this property, this can include people in apartments, nursing homes, schools, businesses, as well as parents served by childcare at this property.

Belle Plaine has determined that [a portion of or the entire] water pipe (called a service line) that connects your [home, building, or other structure] to the water main is made from lead. People living in homes with a lead service line may have an increased risk of exposure to lead from their drinking water.

Health effects of lead

Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention span. Lead exposure can lead to new learning and behavior problems or worsen existing learning and behavior problems. The children of women who are exposed to lead before or during pregnancy can have increased risk of these negative health effects. Adults can have increased risks of heart disease, high blood pressure, and kidney, or nervous system problems.

Steps you can take to reduce lead in drinking water.

Below are recommended actions that you may take, separately or in combination, if you are concerned about lead in your drinking water. The list also includes where you may find more information and is not intended to be a complete list or to imply that all actions equally reduce lead in drinking water.

Use your filter properly. Using a filter can reduce lead in drinking water. If you use a filter, it should be certified to remove lead. Read any directions provided with the filter to learn how to properly install, maintain, and use your cartridge and when to replace it. Using the cartridge after it has expired can make it less effective at removing lead. Do not run hot water through the filter. For more information on facts and advice on home water filtration systems, visit EPA's website at <https://www.epa.gov/water-research/consumer-tool-identifying-point-use-and-pitcher-filters-certified-reduce-lead>.

Clean your aerator. Regularly remove and clean your faucet's screen (also known as an aerator). Sediment, debris, and lead particles can collect in your aerator. If lead particles are caught in the aerator, lead can get into your water.

Use cold water. Do not use hot water from the tap for drinking, cooking, or making baby formula as lead dissolves more easily into hot water. Boiling water does not remove lead from water.

Learn about construction in your neighborhood. Contact us at 319-444-2200 to find out about any construction or maintenance work that could disturb your service line. Construction may cause more lead to be released from a lead service line or galvanized service line if present.

Have your water tested. Contact us, your water utility, at [319-444-2200](tel:319-444-2200) to have your water tested and to learn more about the lead levels in your drinking water. Alternatively, you may contact a certified laboratory to have your water tested for lead. Note, a water sample may not adequately capture or represent all sources of lead that may be present. For information on sources of lead that include service lines and interior plumbing, please visit <https://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water#getinto>.

Replacing lead service lines

[If you are interested in more information about the potential costs and contractors who can perform water service line replacements please contact City Hall at 319-444-2200 and we will assist you.]

Replacement \$3-6K // Andy Ehlen
whole house filter →

Nick 319 231 3517

If you are planning on replacing the portion of the service line that you own, please notify us at City Hall, 39-444-2200

For information about potential financing solutions to assist property owners with replacement of lead service lines, please contact us.

For more information on reducing lead exposure from your drinking water and the health effects of lead, visit EPA's website at <http://www.epa.gov/lead>.

Contact the Iowa Department of Public Health. Contact your county or state health department if you have concerns about health effects caused by lead.



Disclosure - Lead-Based Paint

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.)

Property Address:

1602 7th Ave, Belle Plaine, IA 52208

Street

City

State

Zip

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 Purchaser 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) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

☐	☐
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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):

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☐	☐
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(ii) 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):

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

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s) MUST Initial Both D and E and Check (i) or (ii) under E):

☐	☐
☐	☐
☐	☐

C. ☐ (i) Purchaser has received copies of all information listed above, OR

☐ (ii) No records or reports were available.

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 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; 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.

<u>BB</u>	<u>KR</u>		
LA	LA	LA	LA

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.

<u>BB</u>	<u>KR</u>			
LA	LA	LA	LA	SA

G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the Lead-Based Paint Disclosure requirements by the use and completion of this disclosure 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.

--	--

Seller Date

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Seller Date

Beth Brockett

Listing Agent

Katie Reck

Listing Agent

--	--

Listing Agent Date

--	--

Listing Agent Date

--	--

Purchaser Date

--	--

Purchaser Date

--	--

Selling Agent

Date

To be completed by Client ONLY (except initial and signature)