RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address: 705 47th ave Amana IA 52203

Property Owner: Oak Tree Properties LLC

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. **The following disclosures are made by the seller(s) and not by any agent on behalf of the seller(s).**

☐ **EXEMPT PROPERTY:** Properties exempted from the seller's disclosure requirement include: bare ground; property containing five or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship, conservatorship or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certify and buyer(s) acknowledge that the property is exempt from the requirements of Iowa Code 558A. If so, sign and stop here:

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

INSTRUCTIONS TO SELLERS: 1) Seller(s) must complete this statement. Respond to all questions as directed, 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, indicate that it is not applicable (N/A); 4) 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 approximation (AP); 5) Additional pages may be attached as needed; 6) Keep a copy of this statement with your other important papers.

1. BASEMENT/FOUNDATION/SUMP PUMP: Any water or other problems, past or present? Yes ☐ No ☐ N/A ☐ Unk ☒ — Any repairs? Yes ☐ No ☒

If yes, explain: _____

2. ROOF: Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☒ — Any repairs? Yes ☐ No ☒

If yes, explain: _____

3. WELL/WELL PUMP: Any known problems, past or present? Yes ☐ No ☐ N/A ☒ Unk ☐ — Any repairs? Yes ☐ No ☒

If yes, explain: _____

Any know water tests?: Yes ☐ No ☐ If yes, date & results: _____

4. SEPTIC TANKS/DRAIN FIELDS: If N/A, so indicate and skip to Section 5: Any known problems, past or present? Yes ☐ No ☐ N/A ☒ Unk ☐ — Any repairs? Yes ☐ No ☒

If yes, explain: _____

Date last cleaned/pumped: Unk ☐ _____ Date last inspected: Unk ☐ _____

5. PUBLIC SEWER SYSTEM: If N/A, so indicate and skip to Section 6: Any known problems, past or present? Yes ☐ No ☐ N/A ☐ Unk ☒ — Any repairs? Yes ☐ No ☒

If yes, explain: _____

Any known orangeburg tile?: Yes ☐ No ☒ Unk ☐

Seller's Initials: Initial MK _____ Buyer's Initials: _____ _____

6. HEATING SYSTEM(S): Any known problems, past or present? Yes [X] No [ ] N/A [ ] Unk [ ] Any repairs? Yes [X] No [ ]

If yes, explain: First Floor has new HVAC

7. CENTRAL COOLING SYSTEM(S): Any known problems, past or present? Yes [X] No [ ] N/A [ ] Unk [ ] Any repairs? Yes [X] No [ ]

If yes, explain: First Floor has new HVAC,

8. PLUMBING SYSTEM(S): Any known problems, past or present? Yes [ ] No [ ] N/A [ ] Unk [X] Any repairs? Yes [ ] No [X]

If yes, explain:

9. LEAD WATER SERVICE LINES: Are there currently, or have there ever been, any lead water service lines present? Yes [ ] No [X] Unk [ ]

If yes, explain:

10. ELECTRICAL SYSTEM(S): Any known problems, past or present? Yes [ ] No [ ] N/A [ ] Unk [X] Any repairs? Yes [ ] No [X]

If yes, explain:

11. PEST INFESTATION: Wood destroying insects, animals, etc: Any known problems, past or present? Yes [ ] No [ ] N/A [ ] Unk [X] Any treatment or repairs? Yes [ ] No [X]

If yes, explain:

12. ASBESTOS: Any known to be present in the structure? Yes [ ] No [ ] N/A [ ] Unk [X] Any treatment or repairs? Yes [ ] No [X]

If yes, explain:

13. RADON: Any known tests for the presence of radon gas? Yes [ ] No [ ] N/A [ ] Unk [X] Any treatment or repairs? Yes [ ] No [X]

If yes, date and results:

14. LEAD-BASED PAINT: Any known to be present in the structure? Yes [ ] No [ ] N/A [ ] Unk [X] Any treatment or repairs? Yes [ ] No [X]

If yes, explain:

15. PHYSICAL PROBLEMS: (Settling, flooding, drainage, grading) Any known problems, past or present? Yes [ ] No [ ] N/A [ ] Unk [X] Any repairs? Yes [ ] No [X]

If yes, explain:

16. STRUCTURAL DAMAGE: Any known problems, past or present? Yes [ ] No [ ] N/A [ ] Unk [X] Any repairs? Yes [ ] No [X]

If yes, explain:

17. ZONING: Do you know the zoning classification of the property ? Yes [X] No [ ] N/A [ ] Unk [ ]

If yes, provide classification: Residential

18. FLOOD PLAIN: Is any of the property/land located in a flood plain ? Yes [ ] No [ ] N/A [ ] Unk [X]

If yes, provide designation: Unk [ ]

19. EASEMENTS: Any easements or encroachments onto or from neighboring properties? Yes [ ] No [ ] N/A [ ] Unk [X]

If yes, explain:

Seller's Initials: Initial MK _____ _____ Buyer's Initials: _____ _____

20. SURVEILLANCE: Is any type of audio and/or video surveillance present on the property?
Video or doorbell cameras, Alexa, Google, etc :
Yes ☐ No ☐ N/A ☒ Unk ☐
If yes, explain: _____

21. INSURANCE CLAIMS: Have there been any insurance claims in excess of $5,000?
Yes ☐ No ☒ N/A ☐ Unk ☐
If yes, explain: _____

22. SHARED/CO-OWNED FEATURES: Are there any features of the property known to be shared with adjoining landowners such as walls, fences, roads, and driveways whose maintenance responsibility may have an effect on the property?
Yes ☐ No ☒ N/A ☐ Unk ☐
If yes, explain: _____

23. COVENANTS: Is property subject to restrictive covenants?
Yes ☐ No ☐ N/A ☐ Unk ☒
If yes, a copy can be obtained: ☐ Attached ☐ County Recorder's Office ☐ _____

Additional explanations: none

SELLER(S) DISCLOSURE: Seller(s) discloses the information regarding this property is based on information known to be reasonably available to the seller(s). 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) in writing.**

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.

The seller(s) has owned the property since 2026

Signed by: Mike Klemme CD5B9503CEEE4EE... 10/14/26

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) may wish to obtain.

Buyer(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of public health.

Buyer Date Buyer Date

Docusign Envelope ID: 51828F3A-7E51-8D7D-8381-BB7EC6D68299

LEAD-BASED PAINT DISCLOSURE

Property Address: 705 47th ave Amana IA 52203

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 buyer 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	
Initial MK	

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	
Initial MK	

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 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 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 to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT

Seller's Agent's Initials For Section F	Buyer's Agent's Initials For Section G
D.O	

F. The Seller's 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 Buyer's 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.

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.

Signed by: Mike Klemme — 10/14/26

Seller — Date — Purchaser — Date

Seller — Date — Purchaser — Date

Danielle Oslana — 10/14/26

Listing Agent — Date — Selling Agent — Date