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CEDAR RAPIDS AREA ASSOCIATION OF REALTORS

SELLER'S PROPERTY DISCLOSURE

Subject Property Address: Iowa City, Iowa, 52240

Purpose of Statement: Completion of this form shall satisfy the requirements of the Iowa Code which mandates the Seller's disclosure of the condition of and information about the property the Seller(s) is/are about to sell. This statement shall not be a warranty of any kind by the Seller(s) or Seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

Seller's Disclosure: As the Seller(s), I/We disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller(s) authorize(s) the agent to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property. The following are representations made by Seller(s) and are not the representations of the agent, who has no independent knowledge of the condition of the property except that which is set out on this form and the Seller(s) agree(s) to indemnify and hold the brokers and members of the Multiple Listing Service harmless in the event that it is incorrect. **Please be aware that the Purchase/Sales Contract supersedes this list and the MLS listing.** ***Items included or excluded in the Purchase/Sales Contract will take precedence.***

Instructions to the Seller(s): (1) Complete this form yourself and fill in all blanks regarding the time you have owned the property. (2) Report known adverse conditions affecting the property. These conditions or occurrences may be but are not limited to matters that may significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to the real estate and/or present a significant health risk to the occupants of the property. (3) Additional pages or reports may be attached. (4) If some items do not apply to your property, mark NA (not applicable). (5) All approximations must be identified as approximations. (AP). If you do not know the facts, mark unknown (UNK).

Owner's name(s). Please print: Jami Wade

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; 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. 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. ☐ Property is exempt because one or more of the above exemptions apply. **(If exempt – STOP HERE AND SIGN)**

X_____ Date: _____ _____ Date: _____

1. How long have you owned the property? _____ years ☐ Addendum Attached
2. This is my: ☑ Residence ☐ Investment property ☐ Other _____

3. Single Family: ☐ Yes ☐ No (if no, skip this section) — **ENCROACHMENTS/EASEMENTS/SHARED OR CO-OWNERSHIP**

A.	Does anything on your property extend onto (encroach on) your neighbor's property, or does anything on your neighbor's property extend onto (encroach on) your property?	☑ Yes ☐ No ☐ Unknown
B.	Are there any easements or other's rights affecting the property? Please explain below.	☐ Yes ☑ No ☐ Unknown
C.	Any features of the property known to be shared in common with adjoining landowners, such as fences, roads, driveways, wells, septic systems, etc. whose use or maintenance responsibility may have an effect on the property? If yes, please explain below.	☑ Yes ☐ No ☐ Unknown
D.	Is the property subject to restrictive covenants, bylaws or declarations? **If yes, attach a copy with this disclosure.**	☐ Yes ☑ No ☐ Unknown
E.	Is the property subject to a homeowners association (HOA)? **If yes, provide a copy of any HOA documents.**	☐ Yes ☑ No ☐ Unknown
F.	If there is a HOA, are the dues payable: ☐ Monthly ☐ Quarterly ☐ Semiannual ☐ Annually ☐ N/A	☐ Yes ☐ No ☐ Unknown
G.	How much are the dues? _____ What do they cover? _____	
H.	Is the HOA planning to raise dues? **If so, amount and start date:** _____	
I.	Are there any special assessments proposed, levied, or pending against the property? If yes, please explain how much and for what purpose is this assessment. Attach addendum.	☐ Yes ☑ No ☐ Unknown

Comments: Neighbor behind house owns firv feet of property on Dover side of the back fence which is utility easement. Fences are shared.

4. Condo/Zero lot line: ☐ Yes ☑ No (if no, skip this section) — **ENCROACHMENTS/EASEMENTS/SHARED OR CO-OWNERSHIP**

A.	Are there any easements or other's rights affecting the property? **If yes, please explain**	☐ Yes ☐ No ☐ Unknown ☐ N/A
B.	Any known common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property?	☐ Yes ☐ No ☐ Unknown ☐ N/A
C.	Is this HOA set up as a designated adult community?	☐ Yes ☐ No ☐ Unknown ☐ N/A
D.	Is the property subject to by-laws, rules and regulations, or declarations? **If yes, provide copies.**	☐ Yes ☐ No ☐ Unknown
E.	If there is a HOA, are the dues payable: ☐ Monthly ☐ Quarterly ☐ Semiannual ☐ Annually ☐ N/A	☐ Yes ☐ No ☐ Unknown ☐ N/A
F.	How much are the dues? _____ What do they cover? _____	
G.	Is the HOA planning to raise dues? **If so, amount and start date:** _____	☐ Yes ☐ No ☐ Unknown ☐ N/A
H.	Is there a new owner startup fee? **If so, amount and start date:** _____	☐ Yes ☐ No ☐ Unknown ☐ N/A
I.	Are there any special assessments proposed or levied against the property? If yes, please explain how much and for what purpose is the assessment: _____	☐ Yes ☐ No ☐ Unknown ☐ N/A
J.	If there is an HOA, has the HOA filed an insurance claim in the most recent five (5) years for a property/casualty loss or major damage? (i.e., hail, fire, wind, flood(s), landslide(s), etc.)	☐ Yes ☐ No ☐ Unknown ☐ N/A

Listing — **Sale**

Seller(s) initials 10/30/26 12:31 PM CDT — Date — Buyer(s) initials — Date

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Subject Property Address: Iowa City, Iowa, 52240

5. ACCESS: If the property is NOT on a public street:

A.	Is there a ☐ road or ☐ easement for access to the property? If yes, please explain below.	☐ Yes ☐ No ☐ Unknown ☑ N/A
B.	If your answer to 5A is "Yes", is the road agreement or easement recorded?	☐ Yes ☐ No ☐ Unknown ☑ N/A
C.	If the road or easement is shared with any other property, is there a written and recorded agreement for sharing the maintenance and repair costs?	☐ Yes ☐ No ☐ Unknown ☑ N/A
D.	Has there been any standing or running water, flooding or mud that affects use of the access road or easement?	☐ Yes ☐ No ☐ Unknown ☑ N/A
E.	Do you know of any plans or have you received notice to improve the roadway/easement or know of any future to dedicate the roadway to the city or county?	☐ Yes ☐ No ☐ Unknown ☑ N/A

Comments: _____

6. ZONING AND RESTRICTIONS:

A.	To the best of your knowledge, do the house and all structures (e.g., carport or garage) meet applicable zoning setback & height requirements?	☑ Yes ☐ No ☐ Unknown ☐ N/A
B.	Are there any county, city or private restrictions on use of property?	☐ Yes ☑ No ☐ Unknown ☐ N/A
C.	If you know the present zoning classification, indicate here: Residential	
D.	Are there any zoning or land use changes that could affect the use of your property or adjacent properties?	☐ Yes ☑ No ☐ Unknown ☐ N/A

Comments: _____

7. HAZARDOUS MATERIALS:

A.	Has there been the presence of, or has there been any known tests for the presence of Radon Gas ☐ Asbestos ☐ Lead Based Paint ☐ Toxic Mold ☐	☐ Yes ☑ No ☐ Unknown ☐ N/A
B.	If you selected any of the above in 7A, please explain below. Provide or attach test results.	
C.	Are there any underground storage tanks of any kind? Explain below.	☐ Yes ☑ No ☐ Unknown ☐ N/A

Comments: _____

8. FLOODING/SEEPAGE/SETTLING:

A.	Has there been any flooding or seepage in the basement, crawl space, or cement floor slab?	☐ Yes ☑ No ☐ Unknown ☐ N/A
B.	Has there been any settling, flooding, drainage or grading problems?	☐ Yes ☑ No ☐ Unknown ☐ N/A
C.	If you selected "Yes" at 8A or 8B, what is the problem and what have you done regarding the situation? Please explain below with time frame and details.	
D.	Is the property located in a government designated flood zone or flood plain?	☐ Yes ☑ No ☐ Unknown ☐ N/A
E.	If your answer to 8D is "Yes", what is the current flood plain designation? _____	
F.	Has any part of the property been built up with fill dirt, waste, or other materials?	☐ Yes ☑ No ☐ Unknown ☐ N/A

Comments: _____

9. ROOF: Please use comments section for any explanation.

Structure	Roof Type	Age	# of Layers
House	asphalt	2026	1
Garage			

A.	Has the roof(s) on the house, garage, outbuildings or shed leaked at anytime?	☐ Yes ☑ No ☐ Unknown ☐ N/A
B.	If your answer to 9A is "Yes", has the roof and all resulting damage been repaired? Explain below.	☐ Yes ☐ No ☐ Unknown ☑ N/A
C.	Is there attic insulation? Type yes - cellulose Amount ?	☑ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

Listing **Sale**

Seller(s) initials 10/28/25		Date	Buyer(s) initials		Date

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Subject Property Address: Iowa City, Iowa, 52240

10. STRUCTURAL CHANGES:

A.	Are there any structural, foundation, or other repairs that need to be made to the property?	☐Yes ☑No ☐Unknown ☐N/A
B.	Have you made any structural changes to the home? **If yes, explain below**	☐Yes ☑No ☐Unknown ☐N/A
C.	If your answer to 10B is "Yes", was a building permit and final inspection issued for the work?	☐Yes ☐No ☐Unknown ☑N/A
D.	Has there been a property/casualty loss, insurance claim, warranty settlement or major damage to the property? (i.e., hail, fire, wind, flood(s), landslide(s), etc.)	☑Yes ☐No ☐Unknown ☐N/A

Comments: replaced roof due to wind damage.

11. TERMITES/ROT:

A.	Are there any active or inactive structural pest infestations? Date of treatment:	☐Yes ☑No ☐Unknown ☐N/A
B.	Is there any wood destroying insect damage, water damage or dry rot to the house or other structures?	☐Yes ☑No ☐Unknown ☐N/A
C.	Is there a "Wood Destroying Insect Warranty" presently in place for this property?	☐Yes ☐No ☐Unknown ☑N/A
D.	If "Yes", will the warranty be transferred at closing?	☐Yes ☐No ☐Unknown ☑N/A

Comments:

12. SEWAGE:

A.	The property is served by: ☑Public sewer main ☐Septic tank system ☐Community Septic ☐Other disposal system (describe)	
B.	If the property is connected to a septic system rather than a public sewer main: Was a permit issued for its construction and was it approved by the city or county following its construction? When was it last pumped? _____ What is the age of the septic system? _____ What is the age of the drain field? _____ Has the septic system and leach field been inspected and approved for real estate transfer by a certified DNR Inspector, per Iowa Code 455B.172	☐Yes ☐No ☐Unknown ☑N/A ☐Yes ☐No
C.	Do you know the septic tank location and the drain field? Explain below.	☐Yes ☐No ☐N/A
D.	Are there any plans to bring city sewer to your area or requirements to connect to city sewer?	☐Yes ☐No ☐Unknown ☑N/A
E.	Is the sewer line "Orangeburg"?	☐Yes ☐No ☐Unknown ☑N/A
F.	Have there been any sewer back ups?	☐Yes ☐No ☐Unknown ☑N/A

Comments:

13. WATER: The following questions pertain to property currently served by (OR property that was previously served by) a private or community water well:

A.	Is the well system operating properly (e.g., pipes, tank, pump, pressure, etc)?	☐Yes ☐No ☐Unknown ☑N/A
B.	Has the well water been tested and passed by the Health Department within the past year?	☐Yes ☐No ☐Unknown ☑N/A
C.	Has the well water ever failed to meet government contamination standards?	☐Yes ☐No ☐Unknown ☑N/A
D.	If the well serves anyone other than your property, is there a written and recorded agreement for sharing the costs of repairs and/or replacement?	☐Yes ☐No ☐Unknown ☑N/A
E.	Are there any abandoned wells on the property?	☐Yes ☐No ☐Unknown ☑N/A
F.	Are there any abandoned cisterns?	☐Yes ☐No ☐Unknown ☑N/A
G.	If your answer to 13E or 13F is "Yes", have they been capped or filled? Explain below.	☐Yes ☐No ☐Unknown ☑N/A
H.	Are there any plans to bring city water to your area? Are there any requirements to connect to city water lines when available?	☐Yes ☐No ☐Unknown ☑N/A ☐Yes ☐No ☐Unknown ☐N/A

Comments:

Listing **Sale**

Seller(s) initials		Date	Buyer(s) initials		Date

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14. HEATING/COOLING/WATER HEATER

A.	Age(s) of Heating Unit(s)? ? Cooling Unit(s)? ? Water Heater(s)? ?	
B.	Are there any problems with the heating system(s), cooling system(s) or water heater(s)?	☐Yes ☑No ☐Unknown ☐N/A
C.	If your answer to 14B is "Yes", explain below.	
D.	LP gas tank: ☐N/A ☐owned or ☐rented? Rental Fee? $_____ per _____ From whom? _____	
E.	Will the gas/oil in the tank be left for the Buyer(s) at closing?	☐Yes ☐No ☑N/A
F.	Will there be a dollar adjustment? Explain below.	☐Yes ☐No ☑N/A

Comments: _____

15. SYSTEMS AND EQUIPMENT:

A.	Is the electrical system, including wiring, switches, outlets, and service in proper working order to the best of your knowledge?	☑Yes ☐No ☐Unknown ☐N/A
B.	Is the plumbing system, including pipes, faucets, fixtures, toilets, drains, and sewer lines in proper working order to the best of your knowledge?	☑Yes ☐No ☐Unknown ☐N/A
C.	Is there a fireplace or other secondary heat source (e.g., Free standing stove, wood burning fireplace, gas fireplace, etc)?	☑Yes ☐No ☐Unknown ☐N/A
D.	If "Yes" to 15C, was there a building permit issued and a final inspection completed?	☐Yes ☐No ☑Unknown ☐N/A
E.	If there is a chimney, is it in good repair? When was it last cleaned? ?	☑Yes ☐No ☐Unknown ☐N/A

Comments: _____

16. NEIGHBORHOOD:

A.	Are there any waste dumps, disposal sites or landfills in the vicinity of the property, or any uses or conditions nearby creating smoke, smell, dust, noise, or other environmental influences?	☐Yes ☑No ☐Unknown ☐N/A
B.	Are there any street, sidewalk, utility improvements, zoning changes planned that will affect and/or be assessed against the property? Explain below.	☐Yes ☑No ☐Unknown ☐N/A

Comments: _____

17. OTHER:

A.	Are there any legal disputes or actions concerning the property (with neighbors or anyone else)?	☐Yes ☑No ☐Unknown ☐N/A
B.	Is there anything else which would adversely affect the value or desirability of the property?	☐Yes ☑No ☐Unknown ☐N/A
C.	Has any damage been caused to this property by fire?	☐Yes ☑No ☐Unknown ☐N/A
D.	Are there any diseased or dying trees on the property?	☐Yes ☑No ☐Unknown ☐N/A
E.	Do you have keys for all locks?	☐Yes ☑No ☐Unknown ☐N/A
F.	Are there storms and screens for all windows?	☑Yes ☐No ☐Unknown ☐N/A
G.	Are there any cracked or broken window panes, seals or mechanisms?	☐Yes ☑No ☐Unknown ☐N/A
H.	Will there be debris left on the property after closing? (e.g., tires, batteries, oil, furniture, junk, etc.)	☐Yes ☐No ☐Unknown ☐N/A
I.	Is the property located in a registered historic or improvement district? (Explanation: This question is required by Iowa law, although presently there are two Real Estate Improvement District located in Cedar Rapids, Iowa).	☐Yes ☑No ☐Unknown ☐N/A
J.	If answer to 17I is "Yes", what is the amount, if any, of any special assessment against this property? $	
K.	Are there any human burial grounds on the property?	☐Yes ☑No ☐Unknown ☐N/A
L.	Utilities provided by: Gas Midamerican Electric midamerican Water city Cable ? Internet ? Garbage city	

Comments: _____

Listing **Sale**

Seller(s) initials		Date	Buyer(s) initials		Date

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Subject Property Address: Iowa City, Iowa, 52240

ALL ITEMS (1 THROUGH 17) that warrant further explanation (beyond the comment line) should be explained below or on a separate sheet of paper. Please attach explanations to this document. Also, in your explanations, please indicate the above item number being explained.

ITEM NUMBER	REMARKS
	This property is being sold "AS IS". Please see the AS IS Addendum. At this time all appliances work. The seller warrants NO items at/in the property. The buyer will need to remove all items left in/at the property.

Listing | **Sale**

Seller(s) initials		*Date*	*Buyer(s) initials*		*Date*

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Subject Property Address: Iowa City, Iowa, 52240

ACCESSORIES & FURNISHINGS: Which of the following **WILL BE INCLUDED** as part of the property to be conveyed?

ITEM	INCLUDED	IF No, IDENTIFY RESERVED ITEMS BY ROOMS, LOCATION, COLOR, ETC.
Draperies, Curtains, Rods	☑ Yes ☐ No ☐ N/A	
Light Fixtures	☑ Yes ☐ No ☐ N/A	
Mirrors	☑ Yes ☐ No ☐ N/A	
Shades, Blinds	☑ Yes ☐ No ☐ N/A	
Shelving	☑ Yes ☐ No ☐ N/A	

APPLIANCES & EQUIPMENT: Which of the following **WILL BE INCLUDED** as part of the property to be conveyed?

ITEM	INCLUDED	IF YES, STATE THE PRESENT WORKING CONDITION
Alarm/Security System	☑ Yes ☐ No ☐ N/A	
Attached Antenna	☐ Yes ☐ No ☑ N/A	
Basketball board & hoop	☐ Yes ☐ No ☑ N/A	
Carbon Monoxide Detector(s)	☐ Yes ☑ No ☐ N/A	How many? _____ Location(s)? _____
Ceiling Fan(s)	☑ Yes ☐ No ☐ N/A	
CentralVac System & Attachments	☐ Yes ☐ No ☑ N/A	
Dishwasher	☑ Yes ☐ No ☐ N/A	
Disposal	☑ Yes ☐ No ☐ N/A	
Dryer	☑ Yes ☐ No ☐ N/A	
Fireplace Insert/Equipment	☑ Yes ☐ No ☐ N/A	
Furnace Humidifier	☐ Yes ☑ No ☐ N/A	
Garage Door Opener	☑ Yes ☐ No ☐ N/A	How many remote controls? _____ Functioning Keypad? ☐ Yes ☐ No
Gas grill/Gas light	☐ Yes ☐ No ☑ N/A	
Intercom System	☐ Yes ☐ No ☑ N/A	
Irrigation System	☐ Yes ☐ No ☑ N/A	Location? _____
Microwave	☑ Yes ☐ No ☐ N/A	
Oven and Range	☑ Yes ☐ No ☐ N/A	
Pool & Equipment	☐ Yes ☐ No ☑ N/A	
Radon Mitigation System	☐ Yes ☑ No ☐ N/A	☐ Active ☐ Passive
Refrigerator	☑ Yes ☐ No ☐ N/A	How many? _____ Location(s)? _____
Satellite Dish	☐ Yes ☐ No ☑ N/A	
Sauna/Hot Tub	☐ Yes ☐ No ☑ N/A	
Smoke Alarms	☑ Yes ☐ No ☐ N/A	How many? _____ Location(s)? one u[stairs and one downstairs. Part of security system.
Solar Collector Equipment	☐ Yes ☐ No ☑ N/A	
Standalone Freezer	☐ Yes ☐ No ☑ N/A	Location? _____
Storage Shed	☐ Yes ☐ No ☑ N/A	
Sump Pump	☐ Yes ☐ No ☑ N/A	
Swing Set	☐ Yes ☐ No ☑ N/A	
Trash Compactor	☐ Yes ☐ No ☑ N/A	
TV Wall Mounts	☐ Yes ☐ No ☑ N/A	How many? _____ Location(s)?
Underground "Pet Fence"	☐ Yes ☐ No ☑ N/A	How many collars?
Video Capable Doorbells	☐ Yes ☐ No ☑ N/A	How many _____ Location(s)?
Washer	☑ Yes ☐ No ☐ N/A	
Water Softener	☑ Yes ☐ No ☐ N/A	Rented ☐ Own ☑ Type of system: salt system
Who owns the fencing around this property?		neighbors
Window/Wall Air Conditioner	☐ Yes ☐ No ☑ N/A	
Wood Burning Stove	☐ Yes ☐ No ☑ N/A	

Seller(s) 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(s) will immediately disclose the changes to Buyer(s). In no event shall the parties hold the Broker liable for any representation not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller(s) hereby acknowledges Seller(s) has retained a copy of this statement.**

Seller acknowledges requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Jami Wade dotloop verified 10/30/26 12:43 PM CDT KXIT-J2KP-GNCM-XFEL			
SELLER	**DATE**	**SELLER**	**DATE**

Buyer(s) Acknowledgement: (To be signed at time of purchase agreement): I/We, the Buyer(s) of this subject property do acknowledge receipt of this Seller's Disclosure of Property Condition and agree that no representations regarding the condition of the subject property have been made, other than those made above. **THE LISTING BROKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

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

BUYER	**DATE**	**BUYER**	**DATE**

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