AMES MULTIPLE LISTING SERVICE, INC.
SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: 3207 Jester Circle
New Construction: Yes × No

Purpose of this statement: Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the seller’s disclosure of the condition of and information about the property the seller is about to sell. This statement shall not be a warranty of any kind by the seller or seller’s agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

Instructions: (1) Complete this form yourself and fill in all blanks. (2) Report known conditions affecting the property. (3) Additional pages or reports may be attached. (4) If some items do not apply to your property, write NA (not applicable). (5) All approximations must be identified as approximations (AP). If you do not know the facts, write UNKNOWN.

Appliances/Systems/Services: Check all items that are included with the sale of your property; if some items do not apply, write “NA” not applicable.

<table>
<thead>
<tr>
<th>Item</th>
<th>Working?</th>
<th>Item</th>
<th>Working?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electronic Air Filter</td>
<td>YES</td>
<td>Lawn Sprinkler System</td>
<td>YES</td>
</tr>
<tr>
<td>Range</td>
<td>NO</td>
<td>Microwave</td>
<td>NO</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>UNK</td>
<td>Trash Compactor</td>
<td>UNK</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>NA</td>
<td>Ceiling Fan</td>
<td>NA</td>
</tr>
<tr>
<td>LP Tank</td>
<td>NA</td>
<td>Sauna/Hot Tub</td>
<td>NA</td>
</tr>
<tr>
<td>TV, Antenna, Remote</td>
<td>NA</td>
<td>Pool Heater, Wall Liner &amp;</td>
<td>NA</td>
</tr>
<tr>
<td>Controls</td>
<td>UNK</td>
<td>Equipment</td>
<td>UNK</td>
</tr>
<tr>
<td>Hood Fan</td>
<td>NA</td>
<td>Sump Pump</td>
<td>NA</td>
</tr>
<tr>
<td>Alarm System</td>
<td>NA</td>
<td>Water Heater</td>
<td>NA</td>
</tr>
<tr>
<td>Intercom</td>
<td>NA</td>
<td>Well &amp; Pump</td>
<td>NA</td>
</tr>
<tr>
<td>Smoke Alarm</td>
<td>NA</td>
<td>Septic Tank/Drain Field</td>
<td>NA</td>
</tr>
<tr>
<td>Central Vacuum</td>
<td>NA</td>
<td>Garbage Disposal</td>
<td>NA</td>
</tr>
<tr>
<td>City Sewer System</td>
<td>NA</td>
<td>City Water System</td>
<td>NA</td>
</tr>
<tr>
<td>Central Air Conditioner</td>
<td>NA</td>
<td>Window Air Conditioner</td>
<td>NA</td>
</tr>
<tr>
<td>Attic Fan</td>
<td>NA</td>
<td>Garage Door Openers</td>
<td>NA</td>
</tr>
<tr>
<td>Keys for all locks</td>
<td>NA</td>
<td>Furnace Humidifier</td>
<td>NA</td>
</tr>
<tr>
<td>Fireplace/Chimney</td>
<td>NA</td>
<td>Wood Burning System</td>
<td>NA</td>
</tr>
<tr>
<td>Water Soft/Conditioner</td>
<td>NA</td>
<td>Propane Tank Rent or Own</td>
<td>NA</td>
</tr>
</tbody>
</table>

1) Please explain “NO” responses or any problems with “Working” appliances and systems:

2) List fixtures, window treatments, appliances, etc excluded from sale: Refrigerator, washer, dryer, refrigerator, dishwasher.

ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

1. BASEMENT/FOUNDATION: Has there been known water or other problems? YES NO UNK
   If yes, please explain:

2. ROOF: Has there been evidence of any leaks? YES NO UNK
   Type: asphalt shingle Age of Roof: 3 years Date of Repairs:

3. Are you aware of any class action suits or insurance claims regarding any building materials of the subject property? YES NO UNK
   If yes, please explain:

4. WELL & PUMP: Has the water been tested? YES NO UNK NA
   Type of well (depth/diameter), age and date of repairs, report results:
   Location of Well

5. SEPTIC TANK/DRAIN FIELDS: Are there any known problems? YES NO UNK NA
   Location of tank: Age: Date last cleaned:

6. SEWER: Are there any known problems? YES NO UNK
   If yes, please explain:
   Date of any repairs:

7. HEATING SYSTEM(s): Are there any known problems? YES NO UNK
   If yes, please explain:
   Age: Date of any repairs:

8. CENTRAL COOLING SYSTEMS(s): Are there any known problems? YES NO UNK
   If yes, please explain:
   Age: Date of any repairs:

9. PLUMBING SYSTEM(s): Are there any known problems? YES NO UNK
   If yes, please explain:
   Date of any repairs:

Seller’s Initials: [Initials] 10/01
Buyer’s Initials: [Initials]
10. ELECTRIC SYSTEMS(s): Are there any known problems: YES □ NO □ UNK □
    If yes, please explain: __________________________________________________________________________
    Date of any repairs: __________________________________________________________________________

11. PEST INFESTATION, if any: (termite, ants, roaches, etc.) YES □ NO □ UNK □
    If yes please explain: __________________________________________________________________________
    Date of treatment: __________________________________________________________________________

12. Any known major or structural damage from pest infestation, fire, wind, floods, etc? YES □ NO □ UNK □

13. Are you aware of any environmental concerns? YES □ NO □ UNK □

14. Is the property located in a flood plain? (Yes, Flood plain designation __________) YES □ NO □ UNK □

15. What is the zoning for this property? __________ Any non-conforming uses? YES □ NO □ UNK □
    If yes, please explain: __________________________________________________________________________

16. ASBESTOS: Is asbestos present in any form in the property? YES □ NO □ UNK □
    If yes, please explain: __________________________________________________________________________

17. RADON: Any known test for the presence of radon gas: (Yes, date/results) YES □ NO □ UNK □

18. ENERGY EFFICIENT TESTING: Has the property been tested for energy efficiency? YES □ NO □ UNK □
    If yes, results: __________________________________________________________________________

19. ATTIC INSULATION: Type & Amount:

20. INSULATION DISCLOSURE: Do you know the R-values of the insulation: YES □ NO □ UNK □
    Ceiling R-value: _______ Type: _______; Foundation R-value: _______ Type: _______; Wall R-value: _______ Type: _______

21. Are there any underground tanks located on this property? (Location: __________) YES □ NO □ UNK □

22. Is the prop. located in a Real Estate Improvement District? (Amnt. of any spec. assess.) YES □ NO □ UNK □

23. Are there any known private burial sites on the property? YES □ NO □, If so, identify information: __________________________________________________________________________
    Other Items:
    1. Are there features of the property shares in common with adjoining landowners, such as walls, fences, roads and driveways whose use or responsibility for maintenance may have an effect on the property? YES □ NO □ UNK □
    2. Are there any encroachments, easements, common areas (pools, tennis courts, walkways, or other areas co-owned with others) zoning violations, nonconforming uses or Homeowners Association, which has authority over the property? YES □ NO □ UNK □
    3. Physical problems such as settling, flooding, drainage or grading problems? YES □ NO □ UNK □
    If the answer to any of these is yes, please explain:

The seller has owned the property since __________. The residence was built in __________ as per the assessor's office. The Seller has indicated above the history and condition of all the items based solely on the information known to the Seller as of the date signed. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this from to the date of closing, Seller will immediately disclose changes to Buyer. In no event shall the parties hold the Broker liable for any representations made by the Seller in this disclosure.

SELLER Craig Hughes Date 3-7-01 BUYER Heather K. Krueger Date 4-4-01

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD.

Lead Based Paint Warning: 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 represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your 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 required prior to purchase.

SELLER'S DISCLOSURE (Initial)

(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 (explain): __________________________________________________________________________
    □ 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 one below):
    □ 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):
    □ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT: 4-4-01

(e) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet Protect Your family from Lead in Your Home.

(c) Purchaser has (check one below):
    □ Received a 10-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
    □ 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: (Initial) ____________ Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

SELLER Craig Hughes Date 3-7-01 BUYER Heather K. Krueger Date 4-4-01

AGENT ____________ Date 3-7-01

Revised 10/01