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SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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

Property Address: 1871 Ellis Blvd NW Unit 205, Cedar Rapids, IA 52405

Property Owner (Seller – please print per title): James Happel, Partner, Ellis Landings LLC,

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 Metal 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 _____
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 _____
10. **Electrical system(s):** Any known problems? Yes☐ No☒ Any known repairs/replacement? Yes☐ No☐ Date of repairs _____

Buyer initials _____ _____ **Seller initials** JH _____

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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 ☐ City owns floodwall and has easement to maintain it.
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 02/22 was granted LOMR-F This removed the building from Special Flood Hazard Area (100 year) Flood Insurance not required.
20. **Do you know the zoning classification of this property?** Yes ☒ No ☐ Unknown ☐ What is the zoning? multi-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: Ellis Landings HOA
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):

_____

_____

_____

_____

Seller has owned the property since 2019 (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 James Happel, Ptr - Ellis Landings llc Seller _____ Date 03/04/2026, 03:15:14 PM CST

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 _____

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