MLS# _____

Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to purchase.)

Property Address: 602 Park Street, Bellevue, IA 52031
(Sellers(s): please print property address including City, State and Zip Code)

Property Owner: Phyllis M Schwager
(Sellers(s): please print property ownership)

Purpose: Completion of Section 1 of this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

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

If claiming an exemption, sign here and stop.

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

INSTRUCTIONS TO SELLER(S):

1. Complete this form yourself and fill in all mandatory blanks.
2. Report known conditions materially affecting the property and utilize ordinary care in obtaining the information.
3. Provide information in good faith and make all reasonable effort to ascertain the required information.
4. Additional pages or reports may be attached.
5. If some items do not apply to the property, indicate that it is not applicable (N/A).
6. 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 **approximations (AP).**
7. Keep a copy of this statement with your other important papers.

SELLER(S) DISCLOSURE STATEMENT:

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of Seller's or Seller's Representative's 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 the Seller and are not the representations of Agent.

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

SECTION 1 IS MANDATORY UNDER IOWA CHAPTER 558A
EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

DISCLOSURES: The Seller(s) has owned the property since: 1950's late

1. **Basement/Foundation:** Any known water or other problems? ..... ☒ Yes ☐ No ☐ N/A ☐ UNK

2. **Roof**: Any known problems? ..... ☐ Yes ☒ No ☐ N/A ☐ UNK
   Any known repairs/replacements ? ..... ☐ Yes ☒ No ☐ N/A ☐ UNK
   If yes, date of: (check all that apply) ☐ repairs _____ ☒ replacement 2015

To be completed By Client ONLY Seller(s) Initials PP / L Buyer(s) Initials _____ / _____

3. **Well and Pump:** Any known problems? ☐Yes ☐No ☒N/A ☐UNK
   Any known repairs/replacements? ☐Yes ☐No ☒N/A ☐UNK
   If Yes, date of: (check all that apply) ☐ repairs _____ ☐ replacement _____
   Well Information (type/depth/diameter/age) _____ ☒N/A ☐UNK
   Has the water been tested? ☐Yes ☐No ☒N/A ☐UNK
   If yes, date of last report: _____ and results: _____

4. **Septic Tanks/Drain Fields:** Any known problems? ☐Yes ☐No ☒N/A ☐UNK
   Location of tank _____ Age _____ ☒N/A ☐UNK
   Has the system been pumped within the last 3 years? ☐Yes-Date: _____ ☐No ☒N/A ☐UNK
   Has the system been inspected by an IA DNR Certified Inspector? ☐Yes-Date: _____ ☐No ☒N/A ☐UNK

5. **Sewer System:** Any known problems? ☐Yes ☒No ☐N/A ☐UNK
   Any known repairs/replacements? ☐Yes ☒No ☐N/A ☐UNK
   If yes, date of: (check all that apply) ☐ repairs _____ ☐ replacement _____

6. **Heating System(s):** Any known problems? ☐Yes ☒No ☐N/A ☐UNK
   Any known repairs/replacements? ☐Yes ☒No ☐N/A ☐UNK
   If yes, date of: (check all that apply) ☐repairs _____ ☐ replacement _____

7. **Central Cooling System(s):** Any known problems? ☐Yes ☒No ☐N/A ☐UNK
   Any known repairs/replacements? ☐Yes ☒No ☐N/A ☐UNK
   If yes, date of: (check all that apply) ☐repairs _____ ☐ replacement _____

8. **Plumbing System(s):** Any known problems? ☐Yes ☒No ☐N/A ☐UNK
   Any known repairs/replacements? ☒Yes ☒No ☐N/A ☐UNK
   If yes, date of: (check all that apply) ☐repairs _____ ☒ replacement Curb stop + main valve 2026

9. **Electrical System(s):** Any known problems? ☐Yes ☐No ☐N/A ☐UNK
   Any known repairs/replacements? ☐Yes ☐No ☐N/A ☐UNK
   If yes, date of: (check all that apply) ☐repairs _____ ☒ replacement ~~Curb stop + main valve~~ 2026

10. **Pest Infestation** (wood destroying insects, bats, snakes, rodents, destructive animals, etc.):
    Any known problems? ☐Yes ☒No ☐N/A ☐UNK
    If yes, date(s) of treatment: _____
    Previous Infestation/structural damage? ☐Yes ☒No ☐N/A ☐UNK
    If yes, date of: (check all that apply) ☐repairs _____ ☐ replacement _____

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Seller(s) Initials [BP] / [ ]

Buyer(s) Initials [ ] / [ ]

11. **Asbestos:** Any known to be present in the structure? ..... ☐Yes ☒No ☐N/A ☐UNK

12. **Radon**: Any known tests for the presence of radon gas?..... ☒Yes ☐No ☐N/A ☐UNK
If yes, date of last report: _____ and results: New System - 2026 pCi/L

13. **Lead Based Paint:** Any known to be present in the structure? ..... ☐Yes ☒No ☐N/A ☐UNK

14. **Lead Service Lines:** Are there currently, or have there ever been, any lead water service lines present?..... ☐Yes ☒No ☐N/A ☐UNK
If yes, please provide more information _____

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 ☐N/A ☐UNK

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 ☐N/A ☐UNK

17. **Structural Damage:** Any known structural damage? ..... ☐Yes ☒No ☐N/A ☐UNK

18. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ... ☐Yes ☒No ☐N/A ☐UNK

19. **Flood Plain**: Is <u>any</u> of the property located in a flood plain? ..... ☐Yes ☒No ☐N/A ☐UNK
If yes, what is the flood plain designation? _____

20. **Zoning:** What is the zoning classification of the property? Residential ☐N/A ☐UNK

21. **Covenants:** Is the property subject to restrictive covenants? ..... ☐Yes ☒No ☐N/A ☐UNK
If yes, attach a copy OR state where true, current copy of the covenants can be obtained: (check all that apply)
☐ Attached to this property disclosure ☐ At the _____ county recorders office
☐ Other: _____

You **MUST** explain any "YES" response(s) for above questions. Use additional sheets as necessary:

Water in basement late September 2026 after 11+ inches of rain.
New curb stop + main water valve in 2026.

To be completed By Client ONLY Seller(s) Initials JJS / _____ Buyer(s) Initials _____ / _____

SECTION 2, OPTIONAL INFORMATION: This information is optional and not required by statute. Section 2 is for the convenience of Buyer/Seller and is not mandatory.

22. Has there been a property/casualty loss resulting in an insurance claim in excess of $5,000? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, indicate Type: Water Leak Date of repairs: 2025 & 2026

23. **Roof**: Type of Exterior Roofing: Asphalt or ☐ UNK Year Installed: 2015 or ☐ UNK

24. **Attic Insulation:** Type: Fiberglass ☐ UNK Amount: ☒ UNK
R-Value: ☒ UNK

25. **Water Supply:** Type: ☒ Public ☐ Community ☐ Private Well ☐ Shared Well
Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK

26. **Sewer Type:** Type: ☒ Public ☐ Community ☐ Private

27. **Ground Water Hazard Statement:** Are there any known (Check all that apply): ☐ Wells ☐ Geo-Thermal ☐ Solid Waste Disposal ☐ Hazardous Waste ☐ Underground Storage Tanks ☐ Private Burial Site
If yes, please explain:

28. **Appliances/Systems/Services** (check all that apply):

	Included?	Working? Yes	No	Unk		Included?	Working? Yes	No	Unk
Refrigerator	☒	☒	☐	☐	Lawn Sprinkler System	☐	☐	☐	☐
Range/Oven	☐	☐	☐	☐	Pool Heater Wall liner & Equipment	☐	☐	☐	☐
Microwave	☒	☐	☒	☐	EV Charger	☐	☐	☐	☐
Dishwasher	☐	☐	☐	☐	Carbon Monoxide Detector	☒	☒	☐	☐
Disposal	☐	☐	☐	☐	Smoke Alarms	☒	☒	☐	☐
Hood/Fan	☐	☐	☐	☐	Gar. Door Opener	☒	☒	☐	☐
Washer	☒	☒	☐	☐	Gar. Opener Remotes	☒ #	☒	☐	☐
Dryer	☒	☒	☐	☐	Solar Panels	☐	☐	☐	☐
Window A/C	☐	☐	☐	☐	Furn. Humidifier	☐	☐	☐	☐
Sauna/Hot Tub	☐	☐	☐	☐	Air Exchanger	☐	☐	☐	☐
Attic Fan	☒	☒	☐	☐	Whole House Dehumidifier	☐	☐	☐	☐
Landscape Lights	☐	☐	☐	☐	Fireplace/Chimney	☐	☐	☐	☐
Ceiling Fan(s)	☒	☒	☐	☐	Windows		☐	☐	☐
Water Filter Sys.	☐ Leased ☐Y ☐N	☐	☐	☐	Window Treatments	☒			
Water Softener	☒ Leased ☐Y ☐N	☐	☒	☐	Alarm System	☐	☐	☐	☐
LP Tank	☐ Leased ☐Y ☐N	☐	☐	☐	Water Heater	☒	☒	☐	☐
Sump Pump	☐	☐	☐	☐	Central Vacuum	☐	☐	☐	☐
Video Door Bell	☐	☐	☐	☐	Invisible Dog Fence Transmitter	☐	☐	☐	☐
Storage Shed	☐	☐	☐	☐	Invisible Pet Collars	☐ #	☐	☐	☐

All Household Appliances are sold in working order except as noted and are not under warranty beyond the date of closing. Warranties may be available for purchase from independent warranty companies

To be completed By Client ONLY Seller(s) Initials JJS / ☐ Buyer(s) Initials ☐ / ☐

29. **Mold**: Has property been tested for the presence of mold? ..... ☒Yes ☐ No ☐ N/A ☐UNK
If yes, date of test: 2025 & 2026 (attach results)

30. **Heating System(s):** Type: Forced Air or ☐UNK Year Installed: 2016 or ☐UNK

31. **Cooling System(s):** Type: C/A or ☐UNK Year Installed: _____ or ☒UNK

32. **Radon System:** Is a radon system installed? ..... ☒Yes ☐ No ☐ N/A ☐UNK
If yes, is the Radon System: ☐ Passive with a pipe ☒ Active with a fan

33. **Any improvements made by seller since purchase?** ..... ☒Yes ☐ No ☐ N/A ☐UNK
If yes, please explain. Use additional sheets as necessary:
Whole house re-model

34. **Is seller or seller's representative related to the listing agent or broker?** ..... ☒Yes ☐ No ☐ N/A ☐UNK

35. **Has the Seller received any notice of assessment, or have outstanding assessments with a government Municipality or HOA?** ..... ☐Yes ☒ No ☐ N/A ☐UNK
If yes, please explain: _____

36. **Received notice of code or zoning violations from any municipality?** ..... ☐Yes ☒ No ☐ N/A ☐UNK
If yes, please explain: _____

37. **Association Fees**; Yearly $ _____ ..... ☒ N/A ☐UNK
List items covered by fees: _____

38. **Are you aware of current or previous bed bugs, bats, rodent infestations or defects caused by animal, reptile or insect infestations, including infestations impacting trees, such as, but not limited to Emerald Ash Borer?** ☐Yes ☒No ☐N/A ☐UNK
If yes, please explain: _____

39. **Electric Service Provider** Bellevue Utilities **Gas/Propane Service Provider** Black Hills
Current Internet Provider City of Bellevue

40. **Any Transferable Contracts?** (e.g. Security System, Home Warranty, Pest Treatment, Conservation Reserve or Forest Reserve Programs, etc.) No

Disclosures must be signed by all parties to the transaction

SELLER(S) DISCLOSURE: Seller(s) disclose the information regarding this property based on information known or 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). 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.**

[signature] POA 10-5-2026
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) hereby acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or 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 Date

Buyer Date

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address: 602 Park Street, Bellevue, IA 52031

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: SJS

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. Describe what is known: _____
- ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazard in the housing.

Seller's Initials for Section B: SJS

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 below: _____
- ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

Purchaser's Initials for Section C: ☐ ☐

C. Purchaser has (check one below):

- ☐ Purchaser has received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
- ☐ Purchaser has not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Initials for Section D: ☐ ☐

D. Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home"

Purchaser's Initials for Section E: ☐ ☐

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 opportunity 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 Initials for Section F: BJM CS

Purchaser's Agent Initials for Section G: ☐

F. 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. Purchaser'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. [1]

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: [signature] POA	Date: 10-5-2026	Purchaser:	Date:
Seller:	Date:	Purchaser:	Date:
Seller's Agent: [signature]	Date: 10-5-26	Purchaser's Agent:	Date:
Seller's Agent: [signature]	Date: 10-5-26		

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(1) Only required if the Purchaser's Agent receives compensation from the seller.