



SELLER DISCLOSURE OF PROPERTY CONDITION

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



1 **Property Owner(s) & Address:** MBLW 1, LLC
2 1103 S 44th St., #103, Cumming, IA 50061

3 **Purpose of Disclosure:** Completion of Section I this form is required under Chapter 558A of the Iowa code which
4 mandates the Seller(s) disclose condition and information about the property, unless exempt:
5

6 **Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property
7 containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed
8 properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
9 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
10 possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between
11 joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing
12 spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the
13 requirement(s) of Iowa Code 558A because one of the above exemptions apply.

14 **If claiming an exemption, sign here and stop.**

Seller	Date
Buyer	Date

24 **Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property
25 and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort
26 to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to
27 your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts,
28 write or check UNKNOWN. (7) Keep a copy of this statement.
29

30 **Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this
31 information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide
32 a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as
33 otherwise provided by law.
34

35 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
36 any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not
37 by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property
38 except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**
39

40 Seller Initials TP Buyer Initials
41 02/06/26 7:55 PM CST dotloop verified

42 I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)

43 **EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED**
44

45
46 1. **Basement/Foundation:** Has there been known water or other problems?..... Yes No Unknown
47 If yes, please explain: N/A
48

49 2. **Roof:** Any known problems? Yes No Unknown
50 Roof Type N/A
51 Date of repairs/replacement (If any) N/A
52 Describe: N/A

- 53 3. **Well and Pump:** Any known problems?..... Yes No Unknown
54 Type of well (depth/diameter), age and date of repair: N/A
55 Has the water been tested?..... Yes No Unknown
56 If yes, date of last report/results: N/A
57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems? Yes No Unknown
59 Location of tank N/A Age N/A Unknown
60 Has the system been pumped and inspected within the last 2 years? Yes No Unknown
61 Date of inspection N/A Date tank last cleaned/pumped N/A N/A Unknown
62
- 63 5. **Sewer:** Any known problems? Yes No Unknown
64 Any known repairs/replacement?..... Yes No Unknown
65 Date of repairs N/A
66
- 67 6. **Heating System(s):** Any known problems? Yes No Unknown
68 Any known repairs/replacement? Yes No Unknown
69 Date of repairs N/A
70
- 71 7. **Central Cooling System(s):** Any known problems?..... Yes No Unknown
72 Any known repairs/replacement?..... Yes No Unknown
73 Date of repairs N/A
74
- 75 8. **Plumbing System(s):** Any known problems?..... Yes No Unknown
76 Any known repairs/replacement? Yes No Unknown
77 Date of repairs N/A
78
- 79 9. **Electrical System(s):** Any known problems?..... Yes No Unknown
80 Any known repairs/replacement? Yes No Unknown
81 Date of repairs N/A
82
- 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
84 Any known problems?..... Yes No Unknown
85 Date of treatment N/A
86 Previous Infestation/Structural Damage?..... Yes No Unknown
87 Date of repairs N/A
88
- 89 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown
90 If yes, explain: N/A
91
- 92 12. **Radon:** Any known tests for the presence of radon gas? Yes No Unknown
93 If yes, test results? N/A pCi/L Date of last report N/A
94
- 95 13. **Lead Based Paint:** Known to be present in the property Yes No Unknown
96 Has the property been tested for the presence of lead-based paint? Yes No Unknown
97 **Provide lead-based paint disclosure.**
98
- 99 14. Are there currently, or have there ever been, any lead water service lines present? Yes No Unknown
100 If yes, please provide more information. N/A
101 N/A

158 Exceptions/Explanations for "NO" responses above: N/A

159 _____
160 _____
161 _____
162 _____

163
164 **ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**
165 **Warranties may be available for purchase from independent warranty companies.**

166 Seller Initials



167

168 Buyer Initials

169
170 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
171

172 1. Any significant structural modification or alteration to property?.....Yes No Unknown

173 Please explain: N/A

174 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
175 property from fire, wind, hail, flood(s) or other conditions?..... Yes No Unknown

176 If yes, has the damage been repaired/replaced?.....Yes No

177 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
178 association of which you have knowledge?.....Yes No Unknown

179 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?Yes No Unknown

180 5. **Private Burial Grounds:** Does property contain any private burial ground?Yes No Unknown

181 6. Neighborhood or Stigmatizing conditions or problems affecting this property?Yes No Unknown

182 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes No Unknown

183 If yes, what were the test results?N/A

184 8. **Attic Insulation:** Type _____ Unknown Amount _____ Unknown

185 9. Are you aware of any area environmental concerns?.....Yes No Unknown

186 If yes, please explain: N/A

187
188 10. Are you related to the listing agent? Yes No If yes, how? N/A

189 11. Where survey of property may be found: Contact Listing Agent

190 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes No

191 If yes, rights by: Lease , Easement , Other Define Other: N/A

192 Wind Farm Company, Owner: N/A

193 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)

194 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

195 N/A

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: A PRINCIPAL OF THE SELLING
 198 ENTITY HOLDS AN ACTIVE REAL ESTATE LICENSE IN THE STATE OF IOWA.
 199 _____
 200 _____
 201 _____
 202 _____
 203 _____

204 **IV. Radon Fact Sheet & Form Acknowledgement**

205 **Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared**
 206 **by the Iowa Department of Public Health.**

207
 208
 209 Seller *Tim Portzen* dotloop verified
02/06/26 7:35 PM CST
LNSE-VWQJ-YNT7-CBFZ Seller Date 02/06/2026
 210
 211

212 Seller has owned the property since 2026 _____ (date). Seller has indicated above the history and condition of
 213 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the
 214 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will
 215 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not
 216 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has
 217 retained a copy of this statement.
 218
 219

220 **Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa**
 221 **Department of Public Health, and a copy of this statement. This statement is not intended to be a warranty or to**
 222 **substitute for any inspection the buyer(s) may wish to obtain.**
 223
 224

225 Buyer Buyer Date _____
 226