



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: MB Cottages, LLC

3001 Saddle Way., Cumming, IA 50061

Purpose of Disclosure: Completion of Section I 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.

If claiming an exemption, sign here and stop.

Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

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.

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 by any Agent acting on behalf of the Seller. **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 Initials



Buyer Initials

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

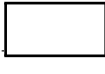
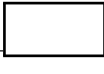
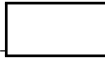
1. **Basement/Foundation:** Has there been known water or other problems?..... Yes ☐ No ☒ Unknown ☐
If yes, please explain: N/A

2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐
Roof Type Asphalt Shingle
Date of repairs/replacement (If any) N/A
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: GEOTHERMAL WELL
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

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 way have an effect on the property?.....Yes☒ No☐ Unknown☐
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: N/A
20. Do you know the zoning classification of this property?Yes☒ No☐ Unknown☐
If Yes, what is the zoning? Residential (PUD)
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: ☒ On file at County Recorder's office or: Contact Listing Agent

You MUST explain any "Yes" responses above (Attach additional sheets if necessary): \$175/Month HOA Dues
Geothermal HVAC System Included. Geothermal utility charge to ORCA Energy will be implemented (Quarterly Fee Estimate \$225)

Seller Initials   Buyer Initials  

II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)
Notice. Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?		N/A		Included	Working?		N/A
		Yes	No				Yes	No	
Range/Oven	☒	☒	☐	☐	Lawn Sprinkler System		☒	☐	☐
Dishwasher	☒	☒	☐	☐	Solar Heating System	☐	☐	☐	☐
Refrigerator	☐	☐	☐	☐	Pool Heater/Liner/Equipment	☐	☐	☐	☐
Hood/Fan Disposal	☒	☒	☐	☐	Well & Pump		☐	☐	☐
TV Receiving Equipment	☐	☐	☐	☐	Smoke Alarm	☒	☒	☐	☐
Sump Pump	☐	☐	☐	☐	Carbon Monoxide Detector	☒	☒	☐	☐
Alarm System	☐	☐	☐	☐	City Water System		☒	☐	☐
Central AC	☒	☒	☐	☐	City Sewer System		☒	☐	☐
Window AC	☐	☐	☐	☐	Plumbing System		☒	☐	☐
Central Vacuum	☐	☐	☐	☐	Central Heating System		☒	☐	☐
Gas Grill	☐	☐	☐	☐	Water Heater		☒	☐	☐
Attic Fan	☐	☐	☐	☐	Windows		☒	☐	☐
Intercom	☐	☐	☐	☐	Fireplace/Chimney	☐	☐	☐	☐
Microwave	☒	☒	☐	☐	Wood Burning System	☐	☐	☐	☐
Trash Compactor	☐	☐	☐	☐	Furnace	☒	☒	☐	☐
Ceiling Fan	☒	☒	☐	☐	Humidifier	☐	☐	☐	☐
Water Softener/Conditioner	☐	☐	☐	☐	Sauna/Hot tub	☐	☐	☐	☐
LP Tanks	☐	☐	☐	☐	Locks and Keys	☒	☒	☐	☐
LP Keys & Locks	☐	☐	☐	☐	Dryer	☐	☐	☐	☐
Swing Set	☐	☐	☐	☐	Washer	☐	☐	☐	☐
Basketball Hoop	☐	☐	☐	☐	Storage Shed	☐	☐	☐	☐
Garage Door Opener	☒	☒	☐	☐	Underground "Pet Fence"	☐	☐	☐	☐
Boat Hoist	☐	☐	☐	☐	Pet Collars	☐	☐	☐	☐
Boat Dock	☐	☐	☐	☐					

of remotes _____ # of collars _____

158 Exceptions/Explanations for "NO" responses above: _____
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  _____ Buyer Initials _____
167 07/18/26 6:33 AM CDT dotloop verified
168 _____

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 Blown-In 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? SEE BELOW
- 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
196 _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: Ground Breaker Homes, LLC is a principal of the selling entity. Steve Bruere and Kalen Ludwig, owners of Ground Breaker Homes, LLC, both hold an active real estate license in the State of Iowa.

IV. Radon Fact Sheet & Form Acknowledgement

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

Seller *Tim Portzen* dotloop verified
07/18/26 6:33 AM CDT
JCBZ-V9MO-VYTF-H7GD Seller Date 07/17/2026

Seller has owned the property since 2026 (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.

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