



BID PACKET

RAY DAY'S SUNDANCE HOME ONLINE AUCTION

**3611 SUNDANCE DRIVE
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

SUNDAY, NOVEMBER 24 @ 6PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

3611 SUNDANCE DRIVE, NEW ALBANY, IN 47150

Bidding Ends Sunday, November 24, 2024

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before January 3, 2024**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Sunday, November 10 through Sunday, November 24, 2024*.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Raymond P. Day

Client Detail

3611 Sundance Drive, New Albany, IN 47150

Listing #: **2024012081**

Total Finished Sqft: **3,418**

Above Grade Finished SqFt: **2,085**

\$0
Active (11/06/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Sunset Manor	Parcel#:	0053335005
Beds:	3	Lot Sz:	0.431 / 18,774
Baths:	3 (3 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,085	Lot Dim:	
Tot Fin SF:	3,418	Year Built:	1987
New Const:	No	Annual Tax:	2,245
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	37,400	HOA \$:	/
Improvements:	254,800		
Total Assess:	292,200		
Directions:	I-265 to Grant Line Road Exit. North 6/10 mile to right on Klerner Lane. 3/10 mile to left on Stone Place to left on Mack Drive. 2/10 mile to right on Sundance Drive.		
Legal:	P 942 L 57 .319 AC / SW 1/2 L 58 .112 AC		
Tot Deductions:	\$145,680	Deduction Type	Comment
		Supplemental Homestd	97,680

Remarks

RAY DAY'S SUNDANCE HOME ONLINE AUCTION - BIDDING ENDS SUNDAY, NOVEMBER 24 @ 6PM. Spacious 2,085 SF 3 BR-3 Bath brick ranch with additional 1,033 square feet finished in walkout lower level with daylight windows. Home features impressive ceiling heights, skylights, creekstone & brick fireplaces, built in bookcase, wet bar, abundance of closets, tiled foyer, equipped kitchen & laundry, composite deck with covered patio beneath on beautiful 0.43 acre landscaped lot. Improvements include 2022 Roof Replacement, 2016 Furnace, Partial Window Replacements. Located just minutes to IUS, 2 Miles to I-265, and 10 miles to downtown Louisville. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Daylight, Finished, Full, Walkout
Outbuildings:		Laundry:	Yes
# Fireplaces:	2	Laundry Type:	Laundry Room
Roof Type:	Shingle	Road Frontage:	112
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Humidifier, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Patio, Deck, Landscaped, Porch, Public Sidewalk, Solid Surface Drive, Stone, Thermopane windows, Vinyl Siding		
Interior Feat:	1st Floor Master, Bath Master, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Family Room, Formal Dining Rm, Foyer, Jetted Tub, Pantry, Security System, Separate Shower(s), Skylights, Walk-in Closet(s), Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,085.0	Nonconform Finished:	0.0
Above Grade Unfinish:	2,085.0	Nonconform Unfinish:	0.0
Below Grade Finished:	1,333.0	TFLS:	3,418
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **14** Garage: **Y** Garage Size: **33 x 22** Garage Type: **Basement, Rear** Garage Spaces: **2** Entry

Type	Dimension	Level	Flooring	Description
Family Room	16 x 19	1st Floor	Carpet	12.8 Vaulted Ceiling, Fireplace, Wet Bar
Living Room	14.9 x 12.6	1st Floor	Carpet	13.6 Cathedral Ceiling
Dining Room	13.5 x 11.3	1st Floor	Carpet	Tray Ceiling, Linen Closet
Kitchen	11 x 11	1st Floor	Vinyl	Pantry Closet
Dining Area	11 x 9	1st Floor	Vinyl	Bay Window
Main Bedroom	19 x 13	1st Floor	Carpet	10' Tray Ceiling
Bathroom Full	12 x 10	1st Floor	Tile	Whirlpool Tub, Separate Shower, 11x7 Closet
Bedroom	11 x 11	1st Floor	Carpet	

Bedroom	9 x 11	1st Floor	Carpet	
Bathroom Full	9 x 11	1st Floor	Tile	Skylight
Family Room	22 x 17	LL/Basement	Vinyl	Fireplace
Other	11 x 11	LL/Basement	Vinyl	Laundry Room, Built In Cabinets
Bathroom Full	11 x 10	LL/Basement	Carpet	
Office	7.10 x 11	LL/Basement	Carpet	
Other	15 x 14	LL/Basement	Carpet	Art Room, Built In Shelves
Other	8.6 x 13.6	LL/Basement	Other	Utility Room, Concrete Floor
Other	9 x 6	1st Floor	Tile	Foyer, Closet

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Yes**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

22-05-08-401-163.000-007

Day, Raymond P. & Eileen J.

3611 SUNDANCE DR

510. 1 Family Dwell - Platted Lot

Sunset Manor S/D

/ 1/2

General Information

Parcel Number
22-05-08-401-163.000-007

Local Parcel Number
0053335005

Ownership

Day, Raymond P. & Eileen J.
3611 Sundance Dr
New Albany, IN 47150

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/25/1996	Day, Raymond P. & Eileen J.	0	WD	237859		I
01/22/1992	GRIFFITH, JEANETTA	0	WD	19744		I
01/01/1900	MARTIN, TERRY O. & MARTIN, TERRY O.	WD		/		I

Tax ID:

Legal

P 942 L 57 .319 Ac / SW 1/2 L 58 .112 Ac

Notes
9/15/2020 2203: BF FIELD REVIEW & DATA COLLECTION.
12/14/2016 1803: ADD 2CBSMTG
7/30/2015 10PM: 2010 PERMIT PERMIT# 2006718 EXTERIOR FINISH \$ 4,000
7/15/2009 100% COMPLETE DB 4/12/10.

Routing Number
05-08-430-188

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 007 (Local 007)
NEW ALBANY TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5084302-007

Sunset Manor S/D

Section/Plat

Location Address (1)
3611 SUNDANCE DR
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5084302-007 - Residential

Characteristics

Topography
Rolling ☐

Flood Hazard
Public Utilities
ERA ☐

All
Streets or Roads
Paved, Sidewalk ☐

TIF ☐

Neighborhood Life Cycle Stage

Static
Printed
Monday, May 13, 2024

Review Group 2025



Res

Valuation Records (Work in Progress values are not certified values and are subject to change)

2024	2024	2024	2023	2022	2021	2020
W/P	Reason For Change	AA	AA	AA	AA	AA
01/23/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Land	\$37,400	\$37,400	\$37,400	\$37,400	\$37,400
	Land Res (1)	\$37,400	\$37,400	\$37,400	\$37,400	\$37,400
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$280,100	\$254,800	\$255,500	\$233,400	\$236,100
	Imp Res (1)	\$280,100	\$254,800	\$255,500	\$233,400	\$236,100
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Total	\$317,500	\$292,200	\$292,900	\$270,800	\$273,500
	Total Res (1)	\$317,500	\$292,200	\$292,900	\$270,800	\$273,500
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 80' X 160', CI 80' X 160')

Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	112	113x125	\$385	\$354	\$40,002	-15%	1.0000	100.00	0.00	0.00	\$34,000
R	F	138	63x75x213	\$385	\$54	\$3,402	0%	1.0000	100.00	0.00	0.00	\$3,400

Land Computations

Calculated Acreage	0.43
Actual Frontage	250
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.43
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homeseite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.43
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeseite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$37,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$37,400

General Information

Occupancy
Description
Story Height
Style
Finished Area
Make

Single-Family
Single-Family R 01
1
1 1 Story Conventional
2085 sqft

Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

2
0
1
1
0
4

6
0
1
1
0
8

TF

Floor Finish

Earth
Slab
Sub & Joist
Wood
Parquet

☐ Tile
☐ Carpet
☐ Unfinished
☐ Other

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

0
0
0
0
0

Wall Finish

☒ Plaster/Drywall
☐ Paneling
☐ Fiberboard

☒ Unfinished
☐ Other

Heat Type

Central Warm Air

Roofing

☐ Built-Up
☐ Wood Shingle

☒ Asphalt
☐ Other

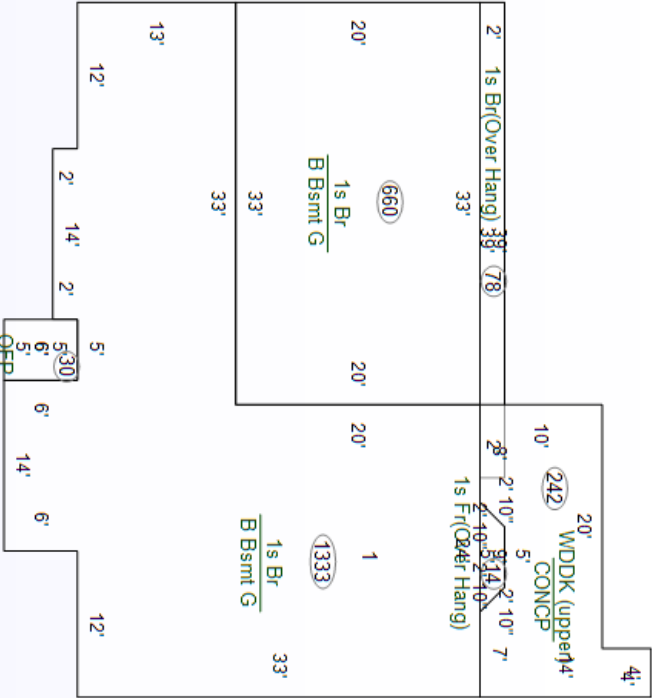
Slate
☐ Tile

Exterior Features

Description
Porch, Open Frame
Patio, Concrete
Wood Deck

Area
30
242
242

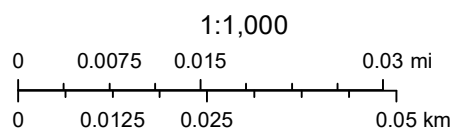
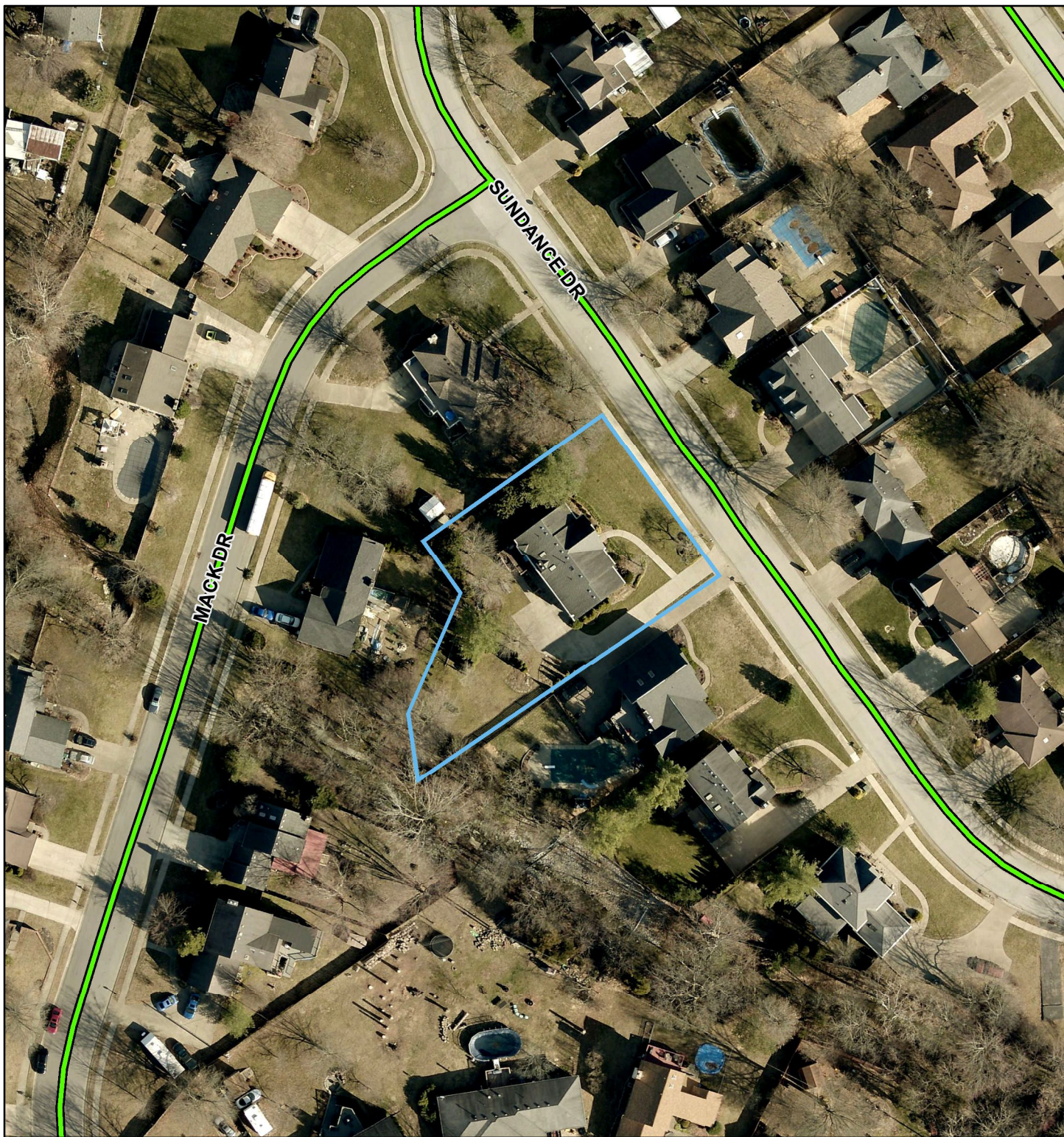
Value
\$2,700
\$1,400
\$4,200



Description	Count	Value
Specialty Plumbing		

Cost Ladder					Totals
Floor Constr	Base	Finish	Value		
1	95	2085	2085	\$139,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt	1993	0	\$41,700		
Crawl					
Slab					
Adjustments			Total Base	\$181,300	
Unfin Int (-)			1 Row Type Adj. x 1.00	\$181,300	
Ex Liv Units (+)				\$0	
Rec Room (+)				\$0	
Loft (+)				\$0	
Fireplace (+)			MS:2 MO:2	\$9,000	
No Heating (-)				\$0	
A/C (+)			1:2085	\$4,600	
No Elec (-)				\$0	
Plumbing (+/-)			8 - 5 = 3 x \$800	\$2,400	
Spec Plumb (+)				\$0	
Elevator (+)				\$0	
Sub-Total, One Unit				\$197,300	
Sub-Total, 1 Units					
Exterior Features (+)			\$8,300	\$205,600	
Garages (+) 1993 sqft			\$14,300	\$219,900	
Quality and Design Factor (Grade)				1.20	
Location Multiplier				0.88	
Replacement Cost				\$232,214	

Summary of Improvements											
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co	Base Rate	LCM	Adj Rate	Size	Remain. Value
1: Single-Family R 01	1	5/6 Maso	B	1987	1987	37 A	0.88			4,078 sqft	\$232,214
										26%	\$171,840
										0%	100%
										1.000	1.630
										100.00	0.00
										0.00	0.00
											\$280,100



SUNSET MANOR III
PLAT 942
FLOYD COUNTY, INDIANA

OWNERS DEDICATION

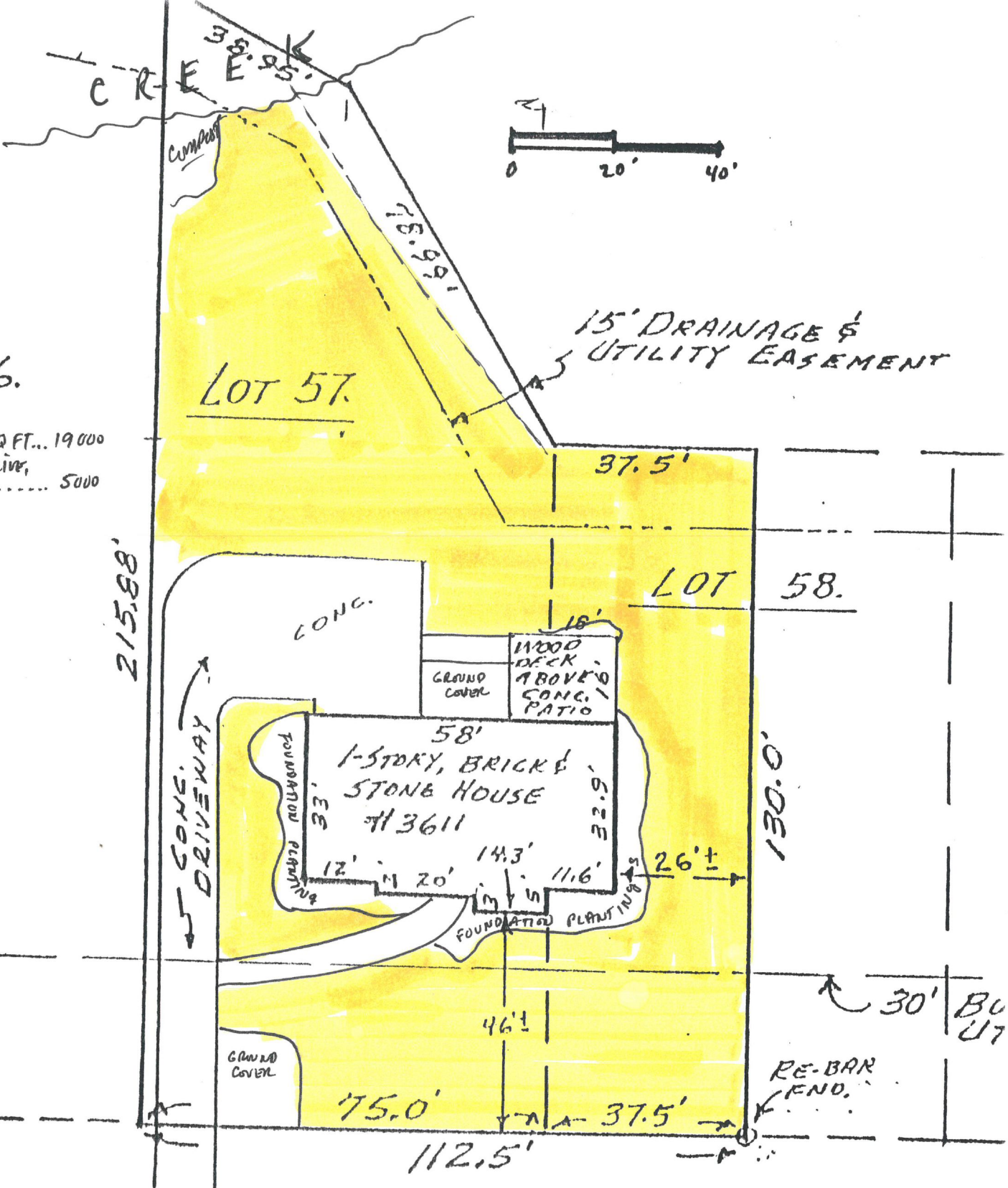
Robert F. Lynn
ROBERT F. LYNN

A circular seal for Paul Primavera, a Registered Professional Land Surveyor in the State of Indiana. The seal features the name "PAUL PRIMVERA" around the top inner edge and "REGISTERED" at the top. The center contains the text "No. 50131" and "STATE OF INDIANA". The bottom inner edge reads "LAND SURVEYOR". The seal is surrounded by a decorative border of small dots.

RECEIVED
FOR RECORD
TIME 3:05 P.m.
DATE July 8, 1986
RECORDED IN PLAT DRA. 13
INSTR. NO. 5664
Frederic B. Nitner
RECORDER OF FLOYD COUNTY

56.

TOTAL SQ. FT... 19000
HOUSE, DRIVE,
PATIO 5000



SUNDANCE - 50' R/W

LOT 57 AND PART OF LOT 58, PLAT 942, FLOYD COUNTY, INDIANA.

NEW OWNERS - RAYMOND P. & EILEEN J. DAY

PROPERTY ADDRESS - 3611 SUNDANCE., NEW ALBANY, IN. 47150

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

3611 Sundance Drive, New Albany, IN 47150

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna/Dish	✓			
Other:				

B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm			✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks/Jacks			✓	
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke/Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)	✓			
60/100/200 Amp Service (Circle one)			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field/Bed	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater/Electric	✓			
Water Heater/Gas			✓	
Water Heater/Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Septic and Holding Tank/Septic Mound	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat	✓			
Furnace Heat/Gas			✓	
Furnace Heat/Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert	✓		✓	
Air Cleaner	✓			
Humidifier			✓	
Propane Tank	✓			
Other Heating Source				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Raymond W. Day</i>	10/29/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

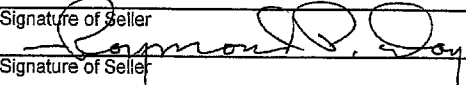
Property address (number and street, city, state, and ZIP code)

3611 Sundance Drive, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>2</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>		
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	10/29/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.

