PROPERTY ADDRESS: 5175 Lexingeon Rd , Paris , KY 40361

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for: 1. Residential purchases of new construction homes if a written warranty is provided; Sales of real estate at auction; or A court supervised foreclosure. The information in this form is based upon the undersigned's observation and knowledge about the property during the period and ending on $\frac{1}{4}$ beginning on the date of his or her purchase of the property on July 2015, and ending on PROPERTY ADDRESS: 5175 Lexing ton Rd, Parts, Ky 40361 (Date of this form)

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate 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. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments. N/A HOUSE SYSTEMS Any past or current problems affecting: (a) Plumbing (b) Electrical system..... (c) Appliances..... (d) Floors and walls.... (e) Doors and windows (f) Ceiling and attic fans (g) Security system (h) Sump pump____ (i) Chimneys, fireplaces, inserts (j) Pool, hot tub, sauna (k) Sprinkler system..... (l) Heating.....age____...___ (m) Cooling/air conditioning.....age_____ (n) Water heater _____age____ Explain: FOUNDATION/STRUCTURE/BASEMENT 2. (a) Any defects or problems, current or past, to the foundation or slab?____ (b) Any defects or problems, current or past, to the structure or exterior veneer?..... Explain: (c) Has the basement leaked at any time since you have owned or lived at the property? (d) When was the last time the basement leaked? (e) Have you ever had any repairs done to the basement?....______ (f) If you have had basement leaks repaired, when was the repair performed?

Explain:

	(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)			/	
	(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?				
3.	POOR	N/A	YES	NO U	NKNOWN
199	(a) Age of the roof covering? (b) 1. Has the roof leaked at any time since you have owned or lived at the property?	92			
	(b) 1. Has the roof leaked at any time since you have owned or lived at the property?	·—	****	~	
	2. When was the last time the roof leaked? (c) 1. Have you ever had any repairs done to the roof?	<u> </u>			
	2. If you have ever had the roof repaired, when was the repair performed? J y are	Dago	1		

	a real to the mast replaced when was the replacement benounced. 2 VA	0	10		
	(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
	(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead				
	of replacing the entire roof covering?		-	<u> </u>	-
	2. If yes, when was the repair performed?	-			
	Explain:	_			
4	LAND/DRAINAGE	N/A	YES	NO	UNKNOWN
7.	(a) Any soil stability problems?	···		Y	11
	(b) Has the property ever had a drainage, flooding, or grading problem?			V,	0 2.1 _ 5
	(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	7			
	If we what is the flood zone?		\$ 	Services	
	If yes, what is the flood zone? (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or	- 0.5 /		/	
	adjoining this property?	••	755	~	1
	Explain:	<u>==</u> 8			
_ =	BOUNDARIES	N/A	YES	NO /	UNKNOWN
5.	(a) 1. Have you ever received a staked or pinned survey of the property?		/	r ×	//
	2. Are the boundaries marked in any way?		1		~
	3. Do you know the boundaries? If yes, provide description below				
	Explain: +ence lines			-	_
	(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	orange)			9 ==========
	Explain:	\$77XX	\$ 5 \$	3.3	
		37/4	3750	MO	TIMENOW
6.	WATER (a) 1. Source of water supply	N/A	YES	NO	UNKNOW
)			
	Are you aware of below normal water supply or water pressure? Is there a water purification system or softener remaining with the house? Has your water ever been tested? If yes, provide results below				
	(c) Has your water ever been tested? If yes, provide results below				Z
	Explain: City water				\$350
			SZERC	= NA	UNKNOW
7.	SEWER SYSTEM	N/A	YES	NO	UNKNOW
	(a) Property is serviced by: 1. Category I. Public Municipal Treatment Facility				
	2. Category II. Private Treatment Facility			(
	3. Category III. Subdivision Package Plant			19/8/15	25.00
	4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")		-	17 18 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
	Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispers	al	51	_	— /
	6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster				./
	treatment system	0190000000000		-	<u>v_</u>
	7. Category VII. No Treatment/Unknown		(Academic	**********	d d alama
	Name of Servicer (if known): (b) For properties with Category IV, V, or VI systems:				and t e
	Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): Are you aware of any problems with the sewer system?				100
	Date of last inspection (septic): Date last cleaned (septic):	er are	1017 1	was fo	vchasal
			2.0	- 1	- /4
	(c) Are you aware of any problems with the sewer system?		66 30 (<u>2</u> 2)		

CC	ONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOV
(a)	Have there been any additions, structural modifications, or other alterations made?	_/	^ <u></u>	1	10000000000000000000000000000000000000
(b)	Were all necessary permits and government approvals obtained?	<i>∡</i> ∠) ()		-
H	OMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOV
(a)	1. Is the property subject to rules or regulations of a homeowner's association?		S 	V	· :
	2. If yes, what is the yearly assessment? \$	(
	3. Homeowner's Association Name:	•			
	HOA Primary Contact Phone No				
(h)	HOA Primary Contact Name: HOA Primary Contact Phone No. Are you aware of any condition that may result in an increase in taxes or	-			
(0)	assessments?	ote Menon como			
(c)	Are any features of the property shared in common with adjoining landowners		-	-	-
(-)	such as: walls, fences, driveways, etc?	¥			
	Explain:			A7-57-0-1044	Anantherse
	MISCELLANEOUS	N/A	YES	NO	UNKNO
(a)	Was this house built before 1978?	•17-2-2-2	\mathbf{L}		2 <u></u> 5
	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based		28		/
	paint in or on this home?				
(c)	1. Are you aware of any testing for radon gas?	•			
eranaani'	2. Results, if tested	-		`	
(d)	Are you aware of any underground storage tanks, old septic tanks, field lines, cistern	ns	./		
	or abandoned wells on the property?		<u>v</u> _		_
(6)	Are there any other environmental hazards known to seller/ (e.g., carbon monoxide.				200
(0)				./	
A	hazardous waste, water contamination or methamphetamine contamination) METHAMPHETAMINE CONTAMINATION DISCLOSURE RE property owner who chooses NOT to decontaminate a property used in the production.	QUIRI	ethampher	tamine	MUST 200.
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Initials (Seller)	Date/Time	177

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nis/her/their knowledge and belief. Seller ag prior to closing by providing a written add seller		Seller	Date
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Initials (Seller) _____ Date/Time _____ Form M105 revised 3/2016 Page 4 of 4

PROPERTY ADDRESS: 5/75 1/2 Lexingun Kd, Parts 14 40361

SELLER'S DISCLOSURE OF PROPERTY CONDITION

2.	rm applies to residential real estate sales and purchases. This form is not required for: Residential purchases of new construction homes if a written warranty is provided; Sales of real estate at auction; or A court supervised foreclosure.
beginni	formation in this form is based upon the undersigned's observation and knowledge about the property during the period ing on the date of his or her purchase of the property on

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate 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. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments. UNKNOWN NO N/A **HOUSE SYSTEMS** 1. Any past or current problems affecting: (a) Plumbing____ (b) Electrical system.... (c) Appliances. (d) Floors and walls.... (e) Doors and windows (f) Ceiling and attic fans (g) Security system (h) Sump pump (i) Chimneys, fireplaces, inserts (j) Pool, hot tub, sauna (k) Sprinkler system.... (1) Heating age (m) Cooling/air conditioning age 3 years ald ... (n) Water heater.....age Explain: N/A YES UNKNOWN FOUNDATION/STRUCTURE/BASEMENT 2. (a) Any defects or problems, current or past, to the foundation or slab? (b) Any defects or problems, current or past to the structure or exterior yeneer?..... Explain: 51 dena needs replaced (c) Has the basement leaked at any time since you have owned or lived at the property? (d) When was the last time the basement leaked? (e) Have you ever had any repairs done to the basement?.... If you have had basement leaks repaired, when was the repair performed? Explain:

Initials (Seller) Date/Time 4-119

Initials (Buyer) _____ Date/Time__

Form M105 revised 3/2016

Page 1 of 4

PROPE	RTY	ADDRESS:51951/2 Lewingen Rd; Paris, XY 4036/				
		If the basement presently leaks, how often does it leak? (e.g., every time it rains,				
		only after an extremely heavy rain, etc.) Have you experienced, or are you aware of, any water or drainage problems with	59			
	(n)	regard to the crawl space?	<u> </u>		ii	-
3.	RO	OOF 2 C C	N/A	YES	NO	UNKNOWN
	(a)	Age of the roof covering? 1. Has the roof leaked at any time since you have owned or lived at the property? 2. When was the last time the roof leaked? 3. Yers 6.10 1. Have you ever had any repairs done to the roof?	1. • 01500000111			
	(~)	2. When was the last time the roof leaked? 3 yers 610	-:			
	(c)	1. Have you ever had any repairs done to the roof?		$\underline{\boldsymbol{\nu}}$		(<u>1200) </u>
	(d)	1. Have you ever had any repairs done to the roof? 2. If you have ever had the roof repaired, when was the repair performed? 1. Have you ever had the roof replaced? 2. If you have had the roof replaced when was the replacement performed? 3 Year		\checkmark		e e e e e e
				0		
	(e)	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	er 💆			
	(f)	1. Have you ever had mof renairs that involved placing shingles on the roof instead	e j		•8	
		of replacing the entire roof covering?		V		
		of replacing the entire roof covering? 2. If yes, when was the repair performed? Yes Just hefre 3 yes. Explain:	25 690	,		
		Explain.				
4.	777	ND/DRAINAGE	N/A	YES	NO	LUNKNOWN
		Any soil stability problems? Has the property ever had a drainage, flooding, or grading problem?		13 1 - 1 71		<u> </u>
		Is the residence located within a Special Flood Hazard Area (SFHA) mandating the				_
	. ,	purchase of flood insurance for federally backed mortgages?		2 11.00 ts	1	
	(A)	If yes, what is the flood zone?	10 2			
	(u)	adjoining this property?	80°	80000	1	
		Explain:	_; ;		Ø	
5.	RΩ	UNDARIES	N/A	YES	NO	UNKNOWN
		1. Have you ever received a staked or pinned survey of the property?		_^		
	1000	2. Are the boundaries marked in any way?	——	//	_	
		3. Do you know the boundaries? If yes, provide description below		<u>~</u>		()
3	(b)	Are there any encroachments or unrecorded easements relating to the property of				
		which you are aware?				
		Explain:	-8			
6.		ATER O. 4	N/A	YES	NO	UNKNOW
	(a)	1. Source of water supply	 ,		,	
	ران (الم	2. Are you aware of below normal water supply or water pressure?		1500 - 100	$\frac{v}{\sqrt{v}}$	\sim \sim
		Has your water ever been tested? If yes, provide results below				
		Explain: Lity Water		13.00 13.50 (h		7. Samuel
7.	SE	WER SYSTEM	N/A	YES	NO	UNKNOW
		Property is serviced by:			-0000	
		1. Category I. Public Municipal Treatment Facility		2 1 .	A.	-
		Category II. Private Treatment Facility		4	0.5	- -
		4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")	····—	97	\$	ane e
		5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersa		25		<u>-</u> 2 (- 18)
		6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster				
		treatment system			-	_ ~
		Name of Servicer (if known):	••••	15 -2-20	\$ 	-
	(b)					
	9	Date of last inspection (sewer):	10000	cry las	\$ 0.	rchased
i i		For properties with Category IV, V, or VI systems: Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): Are you aware of any problems with the sewer system?	HALL C	7	- _k	
(U)	Explain:	····· —		P	
		11 Date/Time 4-1-19 Initials (Buver) Date/Time				
Wala (Call	_ 1	Pate/Time 4 1 19 Initials (Russer) Date/Time	Form	MINS ranio	ad 3/201	6 Dans 0 C

	ERTY ADDRESS: 5175 1/2 Lexologian Nd; Paris, 14 4036,		2/1 K		TINITE AND THE PARTY.
8.	CONSTRUCTION DEMONETING	N/A	YES	NO	UNKNOWN
	(a) The state of t		<u>v</u>		1
	(b) Were all necessary permits and government approvals obtained?	-	<u> </u>		
	(b) Were all necessary permits and government approvals obtained? Explain: Always of the content of the cont	- 9			
		N/A	YES	NO ,	UNKNOWN
9.	HOMEOWNER'S ASSOCIATION		(2:326)	1	y
	(a) 1. Is the property subject to rules or regulations of a homeowner's association?	* 	3		
	2 If yes, what is the yearly assessment?	7			
	3. Homeowner's Association Name:				
	HOA Primary Contact Name:	-			
	HOA Primary Contact Name: HOA Primary Contact Phone No. (b) Are you aware of any condition that may result in an increase in taxes or				
				:	:-
	assessments? (c) Are any features of the property shared in common with adjoining landowners				
	such as: walls, fences, driveways, etc?	••	-		
	Explain:	<u>.</u>			
	ехріаш.	7. 1824 - 1940		27.0	AUTO OTO
10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
10.	(a) Was this house built before 1978?	··		V	/-
	(b) Are you aware of any use of urea formaldehyde, asbestos materials, of lead based			./	
	point in or on this home?	•••	1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 /		/ —
	(c) 1. Are you aware of any testing for radon gas?		- Table 1	1	
	2. Damilto if togtad				/
	(d) Are you aware of any underground storage tanks, old septic tanks, field lines, ciste	rns		./	
	or chandened wells on the property/	• • •			/
	(a) Are there any other environmental hazards known to seller? (e.g., carbon monoxid	e,		./	
	(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide hazardous waste, water contamination or methamphetamine contamination) METHAMPHETAMINE CONTAMINATION DISCLOSURE Reports who chooses NOT to decontaminate a property used in the produc	EQUIR	iemampu	etamin	e <u>MUST</u>
	(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxid hazardous waste, water contamination or methamphetamine contamination)	EQUIR tion of m	and 902 K	TUT!	e <u>MUST</u> 7:200.
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Initials (Seller) Date/Time 4-1-19

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