

Existing Home Disclosure Acknowledgement

Please confirm the following:





1. That you are buying a pre-owned home. It is not in new condition. You should not expect it to be perfect.
2. It is recommended that you obtain a general home inspection from a qualified inspector to determine the integrity and external components of the dwelling. All the inspections should be completed within 10 days after the final acceptance (or per stated in the purchase agreement)
3. That if you have specific concerns about the property such as, but not limited to: the condition of the roof or basement, furnace or air conditioning, plumbing or electrical service, structural integrity, the lot size or the location of boundaries, whether the home is on a well water system, or whether it has a septic or sewer system; we urge you to obtain an inspection by a qualified professional trained in your specific area of concern.
4. We can not guarantee that a child will attend a certain school in the school district or which schools children would attend. If zoning or future zoning or whether there are any potential code violations are important factors in your decision to purchase the property, you are urged to verify this yourself, as any information you receive may not be accurate.
5. Information on the Sellers Property Disclosure form has not been verified. If any items on said disclosure are concerns, you should seek professional advice. A home warranty or CAP Program is something you may look into and is available for you to purchase.
6. That upon your walk-through inspection prior to closing, you determine non-compliance of the working condition of the heating, air conditioning, water heater, sewer, plumbing, electrical systems, or any built-in appliances, you should either:
 - a. ensure repairs are made prior to closing
 - b. request sufficient funds to be withheld from the seller to assure compliance.

or

 - c. Not close until satisfactory written agreement is reached

REALTORS® can not be liable for defects and malfunctions in the property.

I have read and understand the above and acknowledge receiving copy of the same.

<i>William Howard</i>		<i>Britt Howard</i>		06/18/2019 04:25 PM CDT
Seller				
<i>Gary Pfeiffer</i>		<i>Cynthia Pfeiffer</i>		Date 06/18/2019 06:09 PM CDT
Seller				Date
_____				Date
Buyer				
_____				Date
Buyer				Date



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



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 for property located at 71969 Highway 283, Arapahoe, NE (address)

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
 (i) _____ Known lead-based paint and /or lead-based paint hazards are present in the housing (explain)

BHW HGPCP (ii) Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

- (b) Records and reports available to the seller (initial (i) or (ii) below):
 (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

BHW HGPCP (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
 (d) _____ Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
 (e) Purchaser has (check (i) or (ii) below):
 (i) _____ received a 10-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; or
 (ii) _____ 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 (initial)

- (f) _____ 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.

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.

Gary Pfeiffer



Cynthia Pfeiffer



William Howard
Britt Howard



06/18/2019
04:25 PM CDT

Seller	<u>06/18/2019</u> 06:09 PM CDT	Seller	<u>06/18/2019</u> 04:25 PM CDT
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Brell Realty Auction

CHECKLIST FOR CLOSING REQUIREMENTS:

Please Choose a Business or Write in Your Preference for Each of the following if it is your desire to have an inspection in that area. Sellers selections are recommendations only. Buyers selections are authorizing/ordering.

PLUMBING INSPECTION

	Seller	Buyer
Anderson Bros, Holdrege 308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>
Jones Plumbing 308-324-3333	<input type="checkbox"/>	<input type="checkbox"/>
Linden's Plumbing 308-324-4929	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Service, Inc. 308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>
Lammels-Araraphoe 308-926-7710	<input type="checkbox"/>	<input type="checkbox"/>
Advantage Plumbing 308-325-3038	<input type="checkbox"/>	<input type="checkbox"/>
Area Services, Overton 308-325-1753	<input type="checkbox"/>	<input type="checkbox"/>
Kirby Plumbing 308-325-0517	<input type="checkbox"/>	<input type="checkbox"/>
River Valley Services 308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Co. Climate Control 308-784-5217	<input type="checkbox"/>	<input type="checkbox"/>

MOLD INSPECTION

	Seller	Buyer
ServiceMaster 308-324-3072	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Carpet Cleaning 308-784-3708	<input type="checkbox"/>	<input type="checkbox"/>
Jelco 308-746-1401	<input type="checkbox"/>	<input type="checkbox"/>
Integrity Home Inspection 308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>

HOME INSPECTION

	Seller	Buyer
Integrity Home Inspection 308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
B & L Construction 308-539-1237	<input type="checkbox"/>	<input type="checkbox"/>
Witt Construction 308-345-4464	<input type="checkbox"/>	<input type="checkbox"/>
Walt Fick 308-440-4157	<input type="checkbox"/>	<input type="checkbox"/>
Wayne Lammel 308-962-7881	<input type="checkbox"/>	<input type="checkbox"/>

TITLE INSURANCE

	Seller	Buyer
Todd Wilson PC 308-785-2320	<input type="checkbox"/>	<input type="checkbox"/>
Phelps Title Company 308-995-4622	<input type="checkbox"/>	<input type="checkbox"/>
H.O. Smith 308-324-2216	<input type="checkbox"/>	<input type="checkbox"/>
Heldt & McKeone 308-324-5151	<input type="checkbox"/>	<input type="checkbox"/>
Hart, Dawson & Sudbeck 308-784-4580	<input type="checkbox"/>	<input type="checkbox"/>
McCook Abstract Company 308-345-4900	<input type="checkbox"/>	<input type="checkbox"/>

ROOF/STRUCTURAL

	Seller	Buyer
Mike Blivens 308-746-4235	<input type="checkbox"/>	<input type="checkbox"/>
Roof Pros 308-708-0850	<input type="checkbox"/>	<input type="checkbox"/>
T.L. Sund 308-324-6286	<input type="checkbox"/>	<input type="checkbox"/>
Peaque Roofing 308-320-1408	<input type="checkbox"/>	<input type="checkbox"/>
Glurs, Oxford 308-991-7795	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL INSPECTION

	Seller	Buyer
Bill Nott 308-962-7428	<input type="checkbox"/>	<input type="checkbox"/>
Fagot Electric 308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>
Colin Hinds 308-324-7331	<input type="checkbox"/>	<input type="checkbox"/>
Kratzer Electric 308-324-6145	<input type="checkbox"/>	<input type="checkbox"/>
Primary Electric 308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>
S&S Electric-Arapahoe 308-962-7410	<input type="checkbox"/>	<input type="checkbox"/>
Moonlight Electric <i>Davy Schutz</i> 308-325-5479	<input type="checkbox"/>	<input type="checkbox"/>
Martin Electric 308-324-4241	<input type="checkbox"/>	<input type="checkbox"/>
Shane Area 308-325-7490	<input type="checkbox"/>	<input type="checkbox"/>

HEATING & AIR

	Seller	Buyer
River Valley Services 308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>
Fagot Electric 308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Co. Climate Control 308-784-5217	<input type="checkbox"/>	<input type="checkbox"/>
Primary Electric 308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>
Anderson Bros, Holdrege 308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Services 308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>
Day & Night Services 308-962-7710	<input type="checkbox"/>	<input type="checkbox"/>

OTHER

	Seller	Buyer
CIS Edaphic (Radon) 308-325-5455	<input type="checkbox"/>	<input type="checkbox"/>
Radon-Integrity Home Insp 308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
DHHA Well & Septic 308-535-8134	<input type="checkbox"/>	<input type="checkbox"/>
Kirk's Trenching 308-325-0123	<input type="checkbox"/>	<input type="checkbox"/>
Walking A Survey 308-876-2101	<input type="checkbox"/>	<input type="checkbox"/>
Miller & Associates 308-995-6677	<input type="checkbox"/>	<input type="checkbox"/>
Mid-Nebraska Well Drilling 308-746-1479	<input type="checkbox"/>	<input type="checkbox"/>

TERMITE INSPECTION

	Seller	Buyer
Environmental Pest Control 308-325-2833	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Pest Control- 308-325-5602	<input type="checkbox"/>	<input type="checkbox"/>
D&L Pest Control-McCook 308-345-2249	<input type="checkbox"/>	<input type="checkbox"/>
Brico Pest Control-Indianola 308-655-0197	<input type="checkbox"/>	<input type="checkbox"/>
Reliable Pest Control-Holdrege 308-995-6773	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Signature *Cynthia Pfeiffer* Date 06/18/2019 06:09 PM CDT

Buyer's Signature _____ Date _____

Seller's Signature *Gary Pfeiffer* Date _____

Buyer's Signature _____ Date _____

Seller's Insurance Company *Britt Howard* Date 06/18/2019 04:25 PM CDT

Buyer's Insurance Company _____

William Howard

