

**NEBRASKA REAL ESTATE COMMISSION
Seller Property Condition Disclosure Statement
Residential Real Property**

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

Seller is _____ is not occupying the real property. How long has Seller owned the real property? 5 1/2 year(s)

This Disclosure Statement concerns the real property located at 2207 N 128th Circle

in the City of Omaha, County of Douglas, State of Nebraska legally described as Nebraska

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE REAL PROPERTY KNOWN BY THE SELLER ON THE DATE ON WHICH THIS STATEMENT IS SIGNED. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING A PRINCIPAL IN THE TRANSACTION, AND SHOULD NOT BE ACCEPTED AS A SUBSTITUTE FOR ANY INSPECTION OR WARRANTY THAT THE PURCHASER MAY WISH TO OBTAIN. EVEN THOUGH THE INFORMATION PROVIDED IN THIS STATEMENT IS NOT A WARRANTY, THE PURCHASER MAY RELY ON THE INFORMATION CONTAINED HEREIN IN DECIDING WHETHER AND ON WHAT TERMS TO PURCHASE THE REAL PROPERTY. ANY AGENT REPRESENTING A PRINCIPAL IN THE TRANSACTION MAY PROVIDE A COPY OF THIS STATEMENT TO ANY OTHER PERSON IN CONNECTION WITH ANY ACTUAL OR POSSIBLE SALE OF THE REAL PROPERTY. THE INFORMATION PROVIDED IN THIS STATEMENT IS THE REPRESENTATION OF THE SELLER AND NOT THE REPRESENTATION OF ANY AGENT, AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE SELLER AND PURCHASER.

Seller please note: You are required to complete this Disclosure Statement in full. If any particular item or matter does not apply and there is no provision or space for so indicating, insert "N/A".

SELLER STATES THAT, TO THE BEST OF SELLER'S BELIEF AND KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I. If there is more than one of each item listed in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section, PART III of this Disclosure Statement. If an item in this Part is not on the property or will not be included in the sale, check only the "None/Not Included" column for that item.

	Working	Not Working	Do Not Know If Working	None/Not Included		Working	Not Working	Do Not Know If Working	None/Not Included	
SECTION A. Appliances										
1. Built-in vacuum system and equipment				<input checked="" type="checkbox"/>	9. Microwave Oven	<input checked="" type="checkbox"/>				
2. Clothes dryer				<input checked="" type="checkbox"/>	10. Oven	<input checked="" type="checkbox"/>				
3. Clothes washer				<input checked="" type="checkbox"/>	11. Range	<input checked="" type="checkbox"/>				
4. Dishwasher	<input checked="" type="checkbox"/>				12. Refrigerator	<input checked="" type="checkbox"/>				
5. Disposal	<input checked="" type="checkbox"/>				13. Room air conditioner					
6. Freezer	<input checked="" type="checkbox"/>				14. TV antenna/satellite dish				<input checked="" type="checkbox"/>	
7. Gas grill				<input checked="" type="checkbox"/>	15. Trash compactor				<input checked="" type="checkbox"/>	
8. Range ventilation system	<input checked="" type="checkbox"/>				16. Other (specify) _____				<input checked="" type="checkbox"/>	

	Working	Not Working	Do Not Know If Working	None/Not Included		Working	Not Working	Do Not Know If Working	None/Not Included	
SECTION B. Electrical Systems										
1. Electrical service panel (Capacity _____ amp, if known) Fuse _____ Circuit Breakers	<input checked="" type="checkbox"/>				7. Smoke/fire alarm	<input checked="" type="checkbox"/>				
2. Ceiling fan(s)	<input checked="" type="checkbox"/>				8. Room vent fan	<input checked="" type="checkbox"/>				
3. Garage door opener/remote controller(s) (number of controllers, if included _____)	<input checked="" type="checkbox"/>				9. 220 volt service	<input checked="" type="checkbox"/>				
4. Telephone wiring and jacks	<input checked="" type="checkbox"/>				10. Security system _____ owned _____ leased _____ Central station monitoring				<input checked="" type="checkbox"/>	
5. Cable TV wiring and jacks	<input checked="" type="checkbox"/>				11. Other (specify) _____					
5. Intercom or sound system wiring and built-in speakers				<input checked="" type="checkbox"/>	12. Have you experienced any problems with the electrical system or its components? <input checked="" type="checkbox"/> no _____ yes If yes, explain the condition in the Comments section, PART III of this Disclosure Statement					

	Working	Not Working	Do Not Know If Working	None/Not Included		Working	Not Working	Do Not Know If Working	None/Not Included	
SECTION C. Heating and Cooling Systems										
1. Air purifier				<input checked="" type="checkbox"/>	7. Gas log					
2. Attic fan				<input checked="" type="checkbox"/>	8. Gas starter (fireplace)				<input checked="" type="checkbox"/>	
3. Whole house fan				<input checked="" type="checkbox"/>	9. Heat pump				<input checked="" type="checkbox"/>	
4. Central air conditioning	<input checked="" type="checkbox"/>				10. Humidifier				<input checked="" type="checkbox"/>	
5. Fireplace/fireplace insert	<input checked="" type="checkbox"/>				11. Propane tank (____ rent ____ own)				<input checked="" type="checkbox"/>	
6. Heating system (<input checked="" type="checkbox"/> gas _____ electric _____ other, specify)	<input checked="" type="checkbox"/>				12. Woodburning stove				<input checked="" type="checkbox"/>	
					13. Other (specify) _____				<input checked="" type="checkbox"/>	

SECTION E. Cleaning/Service Conditions. Have you ever performed or had performed the following? State the most recent year:

	Year	Yes	No	Do Not Know	None/Not Included		Year	Yes	No	Do Not Know	None/Not Included
1. Servicing of air conditioner	Oct 2009	✓				6. Treatment for wood-destroying insects or rodents					✓
2. Cleaning of fireplace, including chimney				✓		7. Tested well water					✓
3. Servicing of furnace				✓		8. Serviced/treated well water					✓
4. Servicing of septic system					✓						
5. Cleaning of woodburning stove, including chimney					✓						

PART III - Comments. Please reference comments on items responded to above by PART I or II, Section letter and item number. Use additional pages if necessary.

Part II section D # 13 → Replace Roof due to hail storm.

If checked here _____, PART III is continued on a separate page(s).

SELLER'S CERTIFICATION

Seller hereby certifies that this Disclosure Statement, which consists of _____ pages, has been completed by Seller; that Seller has completed this Disclosure Statement to the best of Seller's belief and knowledge as of the date hereof which is the date this Disclosure Statement is completed and signed by Seller.

Seller: Am Sell Date: 3-4-10
 Seller: BS Sell Date: 3/4/10

ACKNOWLEDGMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We: acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such Disclosure Statement is not a warranty of any kind by the Seller or any agent representing any principal in the transaction; understand that such Disclosure Statement should not be accepted as a substitute for any inspection or warranty that I/ve may wish to obtain; understand the information provided in this Disclosure Statement is the representation of the Seller and not the representation of any agent, and is not intended to be part of any contract between the Seller and Purchaser; and certify that such Disclosure Statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such Disclosure Statement.

Purchaser: _____ Receipt Date: _____
 Purchaser: _____ Receipt Date: _____

ENVIRONMENTAL CONDITIONS

Lead in Soil

Yes ___ No BS This property lies within the general boundaries of "L" Street to the South, Ames Street to the North, 45 Street to the West and (Seller's initials) East to the river, which may be subject to inspection and remediation for lead soil contamination.

Purchaser's Acknowledgement (Initials) _____

 Property Address