

4988 FORDS MILL ROAD

Versailles, Woodford County, Kentucky

6.83 Acres



Meticulously Renovated Modern Farmhouse

Offered Exclusively By



www.kyhorsefarms.com

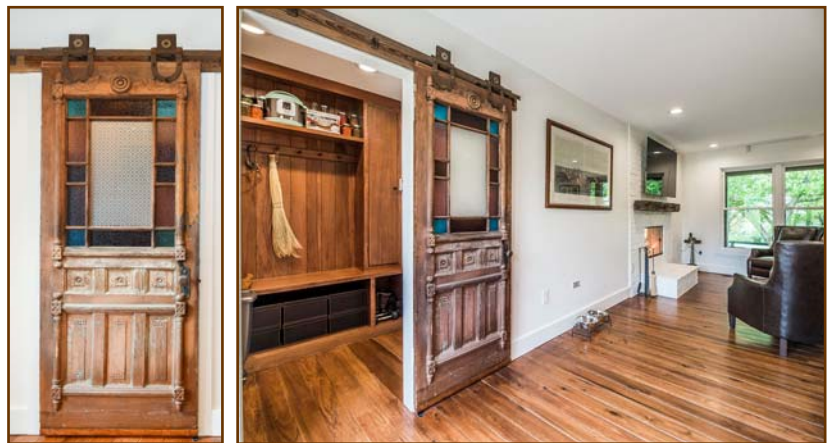
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



The mahogany double Dutch door is the entrance to this captivating home. The living area is highlighted by a focal point raised hearth vintage brick fireplace with reclaimed wood mantel. Accent wall reflects the Shaker influence throughout the home. Patina-rich poplar flooring and Lutron lighting throughout interior.

Streamlined, highly-functional kitchen has copious seating area with quartz countertop on island and food preparation area.

Vintage brick backsplash and reclaimed wood floating shelves echo treatment in living area.



Kitchen Concepts cabinetry with custom open wine rack and plate display. Large farmhouse sink, Bosch stainless steel appliances including double door refrigerator with lower freezer drawer; dishwasher; five-burner stove oven; and hood. The drawer-type microwave in island provides a perfectly appointed kitchen.

From the vaulted wood-beamed ceiling to the five large windows providing secluded views of the farm to walls of built-in cabinetry, this is a master suite to live in and enjoy.



Large his and hers vanities featuring oval mirrors; huge walk-in shower with bench and toiletries niche, and invisible shower door treatment; huge custom walk-in closet features drawers, shoe niches, and copious hanging space in sophisticated cabinetry.



Dimensional subway tile, porcelain tile, walls, shower and floor. Recessed toilet.

Spacious guest bedroom (11' x 15') has huge storage closet and two large windows overlooking expansive trees and meadow.



Adjoining bath with custom elevated single sink vanity, extra large walk-in shower with invisible custom hinged door, dimensional subway tile, and hexagonal slate tile floor.



Car collector's dream garage (41.8' x 23.4') features interior finishes of Lutron lighting, HVAC, custom windows and offers great possibilities for additional great room and/or additional bedrooms and bath.



Oh, what a barn!!

Adorable three stall barn with new wiring, fan, new double-pane thermal windows, HVAC, and tack room guest quarters/she shed plus adjoining six paddocks with new four-plank fencing (hot wired) and two automatic waterers.



Information contained herein is believed to be accurate but is not warranted

Price: \$599,500.



Agent: Mary Sue
Walker-Hughes
(859) 619-4770

www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

Features of 4988 Fords Mill Rd

Versailles, Kentucky

Gated Entrance Conduit has been run underneath blacktop driveway to allow electronic gate entrance and/or intercom at entrance.

Additional gravel parking areas off of double remote control garage doors.

Twelve foot blacktop driveway from Fords Mill to two remote control garage doors. wide apron for additional parking.

Front yard four plank and dog fenced with entrance gate to yard/front yard.

Natural stone accents around large trees provide gorgeous focal point in front yard.

Covered front porch 6'x60' provides beautiful unobstructed views of rolling hills and lush pastures.

Porch is supported by stacked stone pillars and has four steps leading up to porch.

Two Lawn Jockeys are exclusions

Living Room

Charming double Dutch mahogany front door. Fox Door Knocker to right of door is excluded

Dog door accesses dog fenced front yard

Vintage brick raised hearth woodburning fireplace with reclaimed wood mantel.

Poplar flooring throughout LR ,Kitchen, Hall and Bedrooms

Lutron lighting throughout interior.

Kitchen

Antique Stained Glass Barn Door and Track leading to pantry do not convey.

Floating Shelves are same re-claimed wood as Mantel in Living Room

Vintage Brick Backsplash

Large Farmers Sink

Bosch Double Door with Freezer beneath Refrigerator.

Bosch Dishwasher

Bosch Drawer-Type Microwave In Custom Island

Bosch Five Burner Stove ,Oven and Hood

Kitchen

Custom Cabinetry by Kitchen Concepts includes Island with exposed wine rack and exposed dish rack.

Quartz countertops in food preparation area and on island.

All appliances are stainless steel finish

Hall Bathroom

Elevated single sink vanity custom cabinetry

Dimensional subway tile on walls and in shower.

Extra large Invisible walkin-shower with Invisible Custom Hinged Door.

Hexagonal Slate Tile Floor

Silent Flush Toilet

Guest Bedroom

Large 11x15 with poplar floor, spacious closet and two windows overlooking expansive meadow.

Master Bedroom

Poplar Flooring

Vaulted Wood Beamed Ceiling

15'6"x9'3'

Five large windows

Double Doors to Patio in Hallway to Bedroom

Entire wall built in cabinetry

Master Bath

Double vanities with custom cabinetry

Huge walkin shower with bench ,toiletries niche and invisible door shower treatment

Recessed Toilet

Amazing custom his and her closet featuring ,shoe niches, drawers, copious hanging space and cabinetry

Dimensional Subway tile with porcelain tile floor and walls.

Pantry

Multiple shelves, bench ,closet ,leads to completely custom finished garage featuring same finishes as entire house.

Garage

41.8x23.4

Laundry Room with Large Capacity LG Washer and Dryer Do not convey but available for purchase.

This would convert beautifully to an additional great room/additional bedrooms and bathroom etc.

All HVAC ,lighting walls , ceiling in place with Epoxy Floor and Amtrol Water Regulation Unit

Additional Features

6.83 Acres

New Four Plank Fence With Hot Wire

Six Paddocks

Two Automatic Waterers

New Custom Thermal Double Pane Windows in Adorable three stall barn with tack room and guest quarters/she shed. All new wiring and fans. AC/Heat

Two Bay Amish Built Run-In - Available for Purchase

Custom Amish Chicken Coop Fencing -Available for Purchase

Two Additional Run-in Buildings

Raised Vegetable/Flower Beds - Available for Purchase

Hi Speed Internet service Windstream

Roof Mounted Cell Phone Service Booster

Security System ADT

Four Large Ring Hay Covers Exclusion - Available For Purchase

Three LG OLED HD Flat Screen TV's- Available for Purchase

Underground Utilities

Property Sold As Is

Ability to Proceed Letter Required 24 Hours Before Showing

All Showing Require 24 Notice

Options for additional living space with deletion of garage space





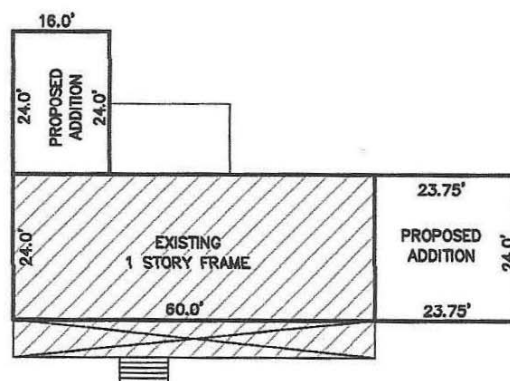
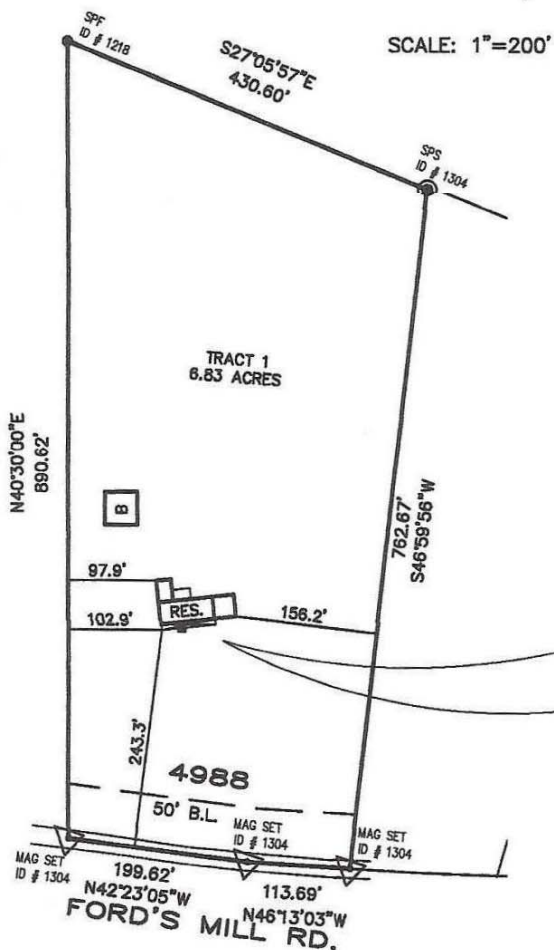
SAVANNAH LANE HOMES L.L.C., LEXINGTON, KY

PROJECT: JOHN & REBECCA GABLEY

JEFFREY SCOTT TAYLOR



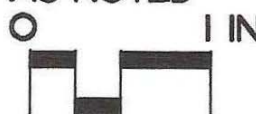
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	1.5	23.4%
FdB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.2	3.5%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.2	3.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.5	22.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.0	46.6%
Totals for Area of Interest			6.5	100.0%



SAVANNAH LANE HOMES, LLC BUILDER
OF
GOURLEY RESIDENCE
ADDRESS
4988 FORD'S MILL ROAD
PROPERTY
TRACT I
SUBDIVISION

RECORDED IN
PLAT CAB. 'B', SL. 238
VERSAILLES, KY

DATE JAN. 11, 2018
SCALE AS NOTED



TIM THOMPSON
Professional Engineer
Land Surveyor
232 Henton Court
Versailles, KY 40383
T:(859) 873-5252 F:(859) 873-2525

STAKEOUT PLAN

FILE: GOURLEY_JOHN.DWG

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

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 warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

4988 Fords Mill Road

City

Versailles, Ky 40383

State

Ky

Zip

40383

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) 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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES		N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	List the date (month / year) you purchased the house.	Dec 29, 2017			
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain:					
d.	To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:					

PROPERTY ADDRESS:

1985 E. 11th Rd Versailles Ky 40383

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. 1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known) 2018	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 4988 Forest M. II Versailles Ky 40383

- f. Have you ever had the roof replaced? ☐ ☐ ☒ ☐
If so, when?
- g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)
Explain:
- h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

5. LAND / DRAINAGE

N/A YES NO UN-
KNOWN

- a. Whether or not they have been corrected, state whether there have been problems affecting:
- 1) Soil stability ☐ ☐ ☒ ☐
- 2) Drainage, flooding, or grading ☐ ☐ ☒ ☐
- 3) Erosion ☐ ☐ ☒ ☐
- 4) Outbuildings or unattached structures ☐ ☐ ☒ ☐
- b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? ☐ ☐ ☒ ☐
If so, what is the flood zone?
- c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

6. BOUNDARIES

N/A YES NO UN-
KNOWN

- a. Have you ever had a staked or pinned survey of the property performed? ☐ ☒ ☐ ☐
- b. Are you in possession of a copy of any survey of the property? ☐ ☒ ☐ ☐
- c. Are the boundaries marked in any way? ☐ ☒ ☐ ☐
Explain:
- d. Do you know the boundaries? ☐ ☒ ☐ ☐
Explain:
- e. Are there any encroachments or unrecorded easements relating to the property? ☐ ☐ ☒ ☐
Explain:

7. WATER

N/A YES NO UN-
KNOWN

- a. Source of water supply:
- b. Are you aware of below normal water supply or water pressure? ☐ ☐ ☒ ☐
- c. Has your water ever been tested? If so, attach the results or explain. ☐ ☐ ☒ ☐
Explain:

8. SEWER SYSTEM

N/A YES NO UN-
KNOWN

- a. Property is serviced by:
1. Category I: Public Municipal Treatment Facility ☐ ☐ ☒ ☐
2. Category II: Private Treatment Facility ☐ ☐ ☒ ☐
3. Category III: Subdivision Package Plant ☐ ☐ ☒ ☐
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) ☐ ☐ ☒ ☐
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal ☐ ☒ ☐ ☐
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system ☐ ☐ ☒ ☐
7. Category VII: No Treatment/Unknown ☐ ☐ ☒ ☐
Name of Servicer:
- b. For properties with Category IV, V, or VI systems
Date of last inspection (sewer):
Date of last inspection (septic): Date last cleaned (septic):
- c. Are you aware of any problems with the sewer system? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section:

5-7-2020 12:17

PROPERTY ADDRESS: 4988 Ford's Mill Rd Versailles Ky 40383

9. CONSTRUCTION / REMODELING

	N/A	YES	NO	UN- KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain:

10. HOMEOWNER'S ASSOCIATION (HOA)

	N/A	YES	NO	UN- KNOWN
a. 1) Is the property subject to rules or regulations of a HOA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the yearly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No.:				

b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition that may result in an increase in taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

11. HAZARDOUS CONDITIONS

	N/A	YES	NO	UN- KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LEAD BASED PAINT DISCLOSURE REQUIREMENT

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, which may cause certain health risks.

c. Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

12. MISCELLANEOUS

	N/A	YES	NO	UN- KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.7.2020 12:17

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Explain:

e. Has this house ever been damaged by fire or other disaster? ☐ ☐ ☒ ☐

Explain: ☐ ☐ ☐ ☐

f. Are you aware of the existence of mold or other fungi on the property? ☐ ☐ ☒ ☐

g. Has this house ever had pets living in it? ☐ ☒ ☐ ☐

Explain: 2 dogs ☐ ☐ ☐ ☐

h. Is this house in a historic district or listed on any registry of historic places? ☐ ☐ ☒ ☐

13. ADDITIONAL INFORMATION N/A YES NO UN-KNOWN

Do you know anything else about the property that that should be disclosed to the Buyer? ☐ ☐ ☒ ☐

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

☐ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature	Date	Seller Signature	Date
X		X	

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature	Date	Seller Signature	Date
X		X	

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature	Date	Seller Signature	Date
X		X	

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name	Broker / Agent Signature	Date
	X	

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature	Date	Buyer Signature	Date
X		X	