

# RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

*This is an approved uniform DMAAR Form*



1 **PROPERTY ADDRESS** 3960 NE Timber Lane

2  
3 **PROPERTY OWNER** Toran Shahidi

4  
5 **PURPOSE OF STATEMENT**

6 Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the Seller  
7 disclosure of the condition of, and information about, the property the Seller is about to sell unless the property is exempt.  
8 This statement shall not be a warranty of any kind by the Seller or Listing Agent and shall not be intended as a substitute  
9 for any inspection or warranty the Buyer may wish to obtain.

10  
11 **EXEMPT PROPERTIES**

12 **Seller is exempt from completing this form on the basis that:**

- 13  The property contains no dwelling units or more than 4 dwelling units.
- 14  This transfer is between joint tenants or tenants in common.
- 15  This transfer is to a spouse or a lineal descendent of Seller.
- 16  This transfer is by a power of attorney.
- 17  This transfer is between spouses as a result of a dissolution of marriage.
- 18  This transfer is made pursuant to a court order.
- 19  Seller is a lender selling a foreclosed property.
- 20  This transfer is to or from a governmental body.
- 21  This transfer is by quit claim deed.

22  
23 **If Seller is an Estate, Conservatorship, or Trust, check the appropriate box below:**

- 24 Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months
- 25 immediately preceding the date of sale of the property?
- 26  Yes. Seller to complete disclosure form
- 27  No. Seller is exempt from completing disclosure form.

28  
29 Seller certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions  
30 above. If so: sign and stop here.

31  
32   
33 Buyer Date

Seller Date

34  
35   
36 Buyer Date

Seller Date

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38 **SELLER INSTRUCTIONS**

39 Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT  
40 and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).  
41 Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a  
42 reasonable effort to ascertain the required information.

- 43 • If the required information is known, indicate by checking the box (YES)
- 44 • If there have been no identified or reported issues, indicate by checking the box (NO)
- 45 • If the required information is unknown, indicate by checking the box (UNK)
- 46 • If an item does not apply to this property, indicate that it is not applicable (N/A)
- 47 • If the required information is unavailable following a reasonable effort, use an approximation of the information and
- 48 identify your response as approximation (AP)
- 49 • Keep a copy of this statement with your other important papers
- 50 • Additional pages may be attached as needed

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52   
BUYER INITIALS

BUYER INITIALS

SELLER INITIALS

SELLER INITIALS

53 **PROPERTY ADDRESS** \_\_\_\_\_

54 **EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT**

55 1. Basement/Foundation: Any known water or other problems?..... YES  NO  UNK  N/A

56 2. Roof: Any known problems?..... YES  NO  UNK  N/A

57 Any known repairs?..... YES  NO  UNK  N/A

58 If yes, date of repairs/replacement: \_\_\_\_\_ AP

59 3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A  YES  NO  UNK  N/A

60 Any known problems?..... YES  NO  UNK  N/A

61 Any known repairs?.....

62 If yes, date of repairs/replacement: \_\_\_\_\_ AP

63 Any known water tests?..... YES  NO  UNK  N/A

64 If yes, date of last report: \_\_\_\_\_ AP

65 and results: \_\_\_\_\_

66 4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A  YES  NO  UNK  N/A

67 Any known problems?.....

68 If yes, explain: \_\_\_\_\_

69 Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES  NO  UNK  N/A

70 Date of Inspection: \_\_\_\_\_ AP

71 Has the system been pumped/cleaned within the last 3 years?..... YES  NO  UNK  N/A

72 Date tank last cleaned: \_\_\_\_\_ AP

73 (Note: If inspected within 2 years of closing date, system may not need inspection,

74 and if pumped within 3 years, system may not need pumping/cleaning)

75 General location of system: \_\_\_\_\_

76 Age of system: \_\_\_\_\_ AP  UNK

77 5. Sewer System: Any known problems?..... YES  NO  UNK  N/A

78 Any known repairs?..... YES  NO  UNK  N/A

79 If yes, date of repairs/replacement: \_\_\_\_\_ AP

80 6. Heating System(s): Any known problems?..... YES  NO  UNK  N/A

81 Any known repairs?..... YES  NO  UNK  N/A

82 If yes, date of repairs/replacement: \_\_\_\_\_ AP

83 7. Central Cooling System(s): Any known problems?..... YES  NO  UNK  N/A

84 Any known repairs?..... YES  NO  UNK  N/A

85 If yes, date of repairs/replacement: July/25 \_\_\_\_\_ AP

86 8. Plumbing System(s): Any known problems?..... YES  NO  UNK  N/A

87 Any known repairs?..... YES  NO  UNK  N/A

88 If yes, date of repairs/replacement: \_\_\_\_\_ AP

89 9. Lead and/or Galvanized Water Service Line

90 Are there currently, or have there ever been, any lead and/or galvanized water YES  NO  UNK  N/A

91 service lines present?

92 If yes, please provide more information. \_\_\_\_\_

93 10. Electrical System(s): Any known problems?..... YES  NO  UNK  N/A

94 Any known repairs?.....

95 If yes, date of repairs/replacement: \_\_\_\_\_ AP

96 11. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems?..... YES  NO  UNK  N/A

97 If yes, date(s) of treatment: \_\_\_\_\_ AP

98 Any known structural damage?..... YES  NO  UNK  N/A

99 If yes, date(s) of repairs/replacement: \_\_\_\_\_ AP

100 12. Asbestos: Any known to be present in the structure?..... YES  NO  UNK  N/A

101 If yes, explain: \_\_\_\_\_

102 13. Radon: Any known tests for the presence of radon gas?..... YES  NO  UNK  N/A

103 If yes, date of last report: \_\_\_\_\_ AP  and results: \_\_\_\_\_

104 14. Lead-Based Paint: Any known to be present in the structure?..... YES  NO  UNK  N/A

105 15. Flood Plain: Do you know if the property is located in a flood plain?..... YES  NO  UNK  N/A

106 If yes, what is the flood plain designation? \_\_\_\_\_

107

**PROPERTY ADDRESS** 3960 NE Timber Lane

- 108 16. Zoning: Do you know the zoning classification of the property?..... YES  NO  UNK  N/A
- 109 If yes, what is the zoning classification? \_\_\_\_\_
- 110 17. Covenants: Is the property subject to restrictive covenants?..... YES  NO  UNK  N/A
- 111 If yes, a true, current copy of the covenants can be obtained:
- 112  Attached to this Property Disclosure
- 113  At the \_\_\_\_\_ county recorder's office
- 114  Other: \_\_\_\_\_
- 115 18. Easements/Encroachments: Any known or unrecorded easements/encroachments? YES  NO  UNK  N/A
- 116 19. Shared or Co-Owned Features: Any features of the property known to be shared
- 117 in common with adjoining landowners, such as walls, fences, roads, and driveways
- 118 whose use or maintenance responsibility may have an effect on the property?..... YES  NO  UNK  N/A
- 119 Any known "common areas" such as pools, tennis courts, walkways, or other
- 120 areas co-owned with others, or a Homeowner's Association which has any
- 121 authority over the property?..... YES  NO  UNK  N/A
- 122 20. Physical Problems: Any known settling, flooding, drainage or grading problems?..... YES  NO  UNK  N/A
- 123 21. Private Burial Grounds: Does property contain any private burial grounds?..... YES  NO  UNK  N/A
- 124 22. Structural Damage: Any known structural damage or modification?..... YES  NO  UNK  N/A
- 125 If yes, what is the damage or modification? \_\_\_\_\_
- 126 23. Has there been a property/casualty loss resulting in an insurance claim? ..... YES  NO  UNK  N/A
- 127 If yes, indicate date(s) \_\_\_\_\_ Loss type(s) \_\_\_\_\_
- 128 Loss amount(s) \$ \_\_\_\_\_ Correction(s) \_\_\_\_\_
- 129 \_\_\_\_\_
- 130 24. Are you related to Listing Agent? ..... YES  NO  UNK  N/A

You MUST explain any "YES" response(s) above. Use additional sheets as necessary:

**SELLER(S) DISCLOSURE**

Seller discloses the information regarding this property based on information known or reasonably available.

The Seller has owned the property since June 1, 2024 The Seller certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller shall immediately disclose such changes to Buyer in writing, unless the statement is not required to be amended per 558A.3(2).

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

\_\_\_\_\_  
Seller Date

*Toran Shahidi*  
\_\_\_\_\_  
Seller Date

dotloop verified  
02/12/26 4:27 PM CST  
WSWY-AF72-4KC8-RMJQ

**BUYER ACKNOWLEDGMENT**

Buyer acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer may wish to obtain. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date