



**THE PRICE GROUP**

SELL • BUY • BUILD • INVEST • CAREER

# 131 Main Street

FOR MORE INFO IMMEDIATELY, TEXT 25281 TO 46835

**Modern Updates Throughout!**  
**.38 Acres • Lush Outdoor Space**



Visual Tour Online:  
[www.131MainStreet.com](http://www.131MainStreet.com)

## Features:

6 Bedrooms  
2 Baths

2500+ Finished  
Square Feet

Plenty of Privacy

First Floor Master

What an opportunity! This is Kentucky country living with gorgeous modern updates throughout. On a quiet street in Pleasureville, you'll note the classic, farmhouse style front porch - perfect for enjoying your favorite beverage. Roof is only 2 years old! Step over the threshold and you'll pause to appreciate the 10 ft ceilings, fresh neutral paint, updated flooring throughout. The bedroom/office space to your left is vibrant. The 1st floor Master is spacious and offers a newly tiled Master bath with a large closet. The laundry area is centrally located and transitions to the Kitchen. The new kitchen cabinets/countertops compliment the stainless steel appliances and large dining area. Head upstairs and the home boasts 4 additional bedrooms - that's right, 6 bedrooms in total. Tall ceilings and neutral paint accent the cavernous rooms. Head back out on the back deck and you'll note the brand new siding (2017). The pergola is surrounded by fresh landscaping and just enhances the beautiful slice of the Kentucky landscape. Don't miss your opportunity! Call the list agent today for more information or to schedule a private viewing.

**kw** LOUISVILLE  
EAST  
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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Louisville, KY 40223

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[www.LouisvilleRealEstateApp.com](http://www.LouisvilleRealEstateApp.com)

# 131 Main Street, *Special Features*

6 Bedrooms | 2 baths | 2500+ Total Finished Square Feet | .38 Acres

Experience True Kentucky Living in this Charming Urban Farmhouse

Home is quietly tucked away on a low-traffic street

Completely Renovated with Updates Throughout!

## Property Features

- Curb appeal abounds- The classic farmhouse features white siding highlighted by green shutters and mature landscaping
- Your eyes will be drawn to the expansive front porch – A perfect spot for relaxing and enjoying the Kentucky scenery
- The urban Farmhouse has been renovated with a mix of new and old, giving the home a vintage feel
- Freshly painted interior with crisp, white trim throughout!

## Foyer and Living Room

- The Foyer is accented with chandelier and sconce lighting as well as a front door with oval glass insert
- Spacious Foyer with hardwood entrance keeps the entry easy to clean and maintain
- Large window with white trim spans almost floor to ceiling, lets natural light into the living space
- A stunning view of the staircase cascades in front of you as you enter the home
- Decorative molding and exquisite trim of staircase accentuates the space

## Office/Bedroom

- The Foyer offers direct access to the front room, which is used as a home office space
- Convenient location away from main living area is perfect for a quiet home office space
- Office boasts a neutral color scheme and carpet as well as two windows and a closet

## First Floor Full Bath

- Convenient Full Bath is located off of the Living Area at the bottom of the stairway
- Bathroom features luxury vinyl tile flooring, combination bath/shower area, and upgraded vanity with storage and coordinating chrome fixtures
- Window keeps the space well-lit with plenty of natural light

## Family Room

- The Family Room hosts a 10 ft. tray ceiling, double windows with a neutral color palette and new carpet flooring
- The overhead fan fixture keeps you cool and comfortable
- Family Room offers direct access to the Living Room and staircase
- Located off of the Family Room is the Laundry Room- Equipped with built-in shelving for sorting and storage, Washer and Dryer Convey!

## Kitchen and Dining Area

- The Kitchen has been fully updated, including luxury manufactured wood flooring, black cabinetry, new attractive hardware and neutral countertops
- The Kitchen is well lit and features overhead lighting as well as pendant lighting and window over the sink
- The stainless steel, double-bowl sink features an upgraded faucet and overlooks the backyard
- Stainless steel appliances convey, including refrigerator, range, microwave and dishwasher
- The dining area features a stunning focal point- the chandelier!
- Dining space comfortably accommodates a full-sized table and is well lit with a large window

- The Kitchen and dining space offer direct access to the back deck
- A convenient, double-door coat closet is located by the back door

#### Master Suite and En Suite Master Bath

- Spacious Master Suite with plenty of room for a king size bed
- The space is truly stunning with tall ceilings, new carpet, two oversized windows and white trim
- Two, large windows illuminate the space and offer plenty of natural light and gorgeous, country views
- Luxurious Master En Suite is your at-home oasis! The full bath features updates throughout including updated vanity with dark wood cabinetry, luxury vinyl flooring and soaking tub with tile surround
- The vanity is detailed with dark wood cabinetry and accented with attractive hardware and coordinating chrome fixtures
- Large, soaking tub is complete with custom tile decking and surround

#### Second Level, Upstairs Landing and 4 Additional Bedrooms

- The upstairs landing boasts a charming nook with window and white trim
- The landing provides access to the additional bedrooms
- The white spindles of the staircase add charm to the upstairs landing space
- The First bedroom features white window trim and baseboards for a crisp, clean look
- The bedroom is serviced by two large closets
- The spacious bedroom hosts two windows and new carpet
- The Second bedroom features new carpet, white trim and baseboards as well as a closet
- Windows overlook the backyard
- Third bedroom hosts two windows, a walk-in closet and new carpet flooring
- Fourth bedroom is spacious with neutral carpet, large window and white trim

#### Outdoor Living

- Your outdoor oasis awaits! A back deck is located off of the Kitchen and could easily accommodate a large outdoor dining table, a grill, lounge chairs, and accent furniture
- The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living
- A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors
- The covered front porch is a great place to welcome your guest
- Pergola is the perfect place to enjoy the outdoors while grilling or sitting around the fire pit
- Mature trees create a park-like feel around the home
- The backyard offers plenty of privacy - No rear neighbors!
- A great place to enjoy the Kentucky countryside with vast views of open fields

# Residential - Single Family Residence

For Current Pricing  
Call 502.554.9749



List Number: 1481626

Address: 131 Main St, Pleasureville, KY 40057

Area: 29-Henry County

Sub Area: A

Total Living Area: 2,596

Basement: None

Total # Bedrooms: 6

Disclosure: Yes

Style: 2 Story

Status: Active

School District: Henry

Above Grade Finished: 2,596

Total Baths: 2

Sqft - Total Unfin: 0

Nonconform SqFt Fin: 0

Nonconform SqFt UF: 0

County: Henry

Subdivision: NONE

Baths - Full: 2

Baths - 1/2: 0

Age: 9,999

Year Built: 9999

Stories: 2



## Open House Info:

Directions: Supra is on front door. For questions or to submit an offer please contact Ben Price directly by email: ben@kwpricegroup.com, mobile: 502-609-3956, or fax: 502-554-9597. Please lock all doors and turn off all lights prior to leaving the property.

What an opportunity! This is Kentucky country living with gorgeous modern updates throughout. On a quiet street in Pleasureville, you'll note the classic, farmhouse style front porch - perfect for enjoying your favorite beverage. Roof is only 2 years old! Step over the threshold and you'll pause to appreciate the 10 ft ceilings, fresh neutral paint, updated flooring throughout. The bedroom/office space to your left is vibrant. The 1st floor Master is spacious and offers a newly tiled Master bath with a large closet. The laundry area is centrally located and transitions to the Kitchen. The new kitchen cabinets/countertops complement the stainless steel appliances and large dining area. Head upstairs and the home boasts 4 additional bedrooms - that's right, 6 bedrooms in total. Tall ceilings

Room Name	Room Level	Width	Length	Room Remarks
Foyer	1st Floor	9'6"	18'8"	Large Welcoming Space
Bedroom	1st Floor	12'0"	14'5"	Flex - Possible Office/2nd Family Room
Full Bath	1st Floor	5'0"	8'6"	Spacious
Living Room	1st Floor	18'2"	12'9"	Centrally Located
Master Bedroom	1st Floor	16'1"	16'1"	Spacious 1st Floor Master
Master Bath	1st Floor	8'5"	12'1"	Updated 2017
Bedroom	2nd Floor	15'6"	16'0"	Living Space Galore
Bedroom	2nd Floor	11'10"	15'1"	Brightly Lit
Bedroom	2nd Floor	9'6"	12'7"	Plenty of Closet Space
Bedroom	2nd Floor	16'0"	12'7"	Large Rooms
Laundry	1st Floor	6'3"	6'10"	Convenient 1st Floor Location
Kitchen	1st Floor	21'3"	12'3"	Abundance of Cabinetry and Counter Space

Basement:

None

Construction:

Frame - Wood; Vinyl

Exterior:

Deck; Porch

Foundation:

Slab

Fencing:

None

Heating/Cooling:

Central Air; Electric Heat; Forced Air Heat

Lot Description:

Cleared; Level

Garage/Parking:

No Garage

Roof:

Shingle

Utilities:

Electric; Public Sewer; Public Water

M Struct Flood

No

Plain:

	(Fin)	(UF)
AG	2,596	0
BG	0	0
NC	0	0
Total	2,596	0
SgFtSrc:	PVA	

Total # of Rooms: 8 First Floor MBR: Yes Laundry Level: 1st # Closets Level 1: 3 Level 2: 5 # Fireplaces Level 1: 1

Lot SF Source: PVA

Acres: 0.38

Sold As-Is: No

HOA Y/N: No

HOA Fee:

Condo Features:

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 260

Pg #: 869

Block: 0000

Lot: 0000

Sub-Lot: 0000

and neutral paint accent the cavernous rooms. Head back out on the back deck and you'll note the brand new siding (2017). The pergola is surrounded by fresh landscaping and just enhances the beautiful slice of the Kentucky landscape. Don't miss your opportunity! Call the list agent today for more information or to schedule a private viewing.

PROPERTY ADDRESS: 131 Main St., Pleasureville, Ky 40057

# 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;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on 1/2000, and ending on \_\_\_\_\_.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 131 Main St., Pleasureville, Ky 40057

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**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.

## 1. HOUSE SYSTEMS

Any past or current problems affecting:

	N/A	YES	NO	UNKNOWN
(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 <u>12 yrs.</u> <u>replaced</u>				
(m) Cooling/air conditioning .....	—	✓	—	—
age <u>12 yrs.</u> <u>replaced</u>				
(n) Water heater .....	—	—	—	—
age <u>11 yrs.</u>				

Explain: \_\_\_\_\_

## 2. FOUNDATION/STRUCTURE/BASEMENT

	N/A	YES	NO	UNKNOWN
(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: <u>Hail damage replaced vinyl siding</u>				
<u>on 7/2017</u>				
(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: _____				

Initials (Seller): \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Buyer): \_\_\_\_\_ Date/Time \_\_\_\_\_

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PROPERTY ADDRESS: 131 Main St., Pleasureville, Ky 40057 \*

- (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. **ROOF**

- |   | N/A | YES                                 | NO | UNKNOWN |
|---|-----|-------------------------------------|----|---------|
| (a) Age of the roof covering? <u>Some new shingles 7/17</u>   |     |                                     |    |         |
| (b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....  |     | <input checked="" type="checkbox"/> |    |         |
| 2. When was the last time the roof leaked? <u>Summer 2015</u>   |     |                                     |    |         |
| (c) 1. Have you ever had any repairs done to the roof?.....   |     | <input checked="" type="checkbox"/> |    |         |
| 2. If you have ever had the roof repaired, when was the repair performed? <u>7/17</u>   |     |                                     |    |         |
| (d) 1. Have you ever had the roof replaced?.....  |     | <input checked="" type="checkbox"/> |    |         |
| 2. If you have had the roof replaced, when was the replacement performed? <u>2 yrs ago - 2015</u>                                       |     |                                     |    |         |
| (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>—</u> |     |                                     |    |         |
| (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?         |     | <input checked="" type="checkbox"/> |    |         |
| 2. If yes, when was the repair performed? <u>7/17</u>   |     |                                     |    |         |
| Explain: <u>Storm</u>   |     |                                     |    |         |

4. **LAND/DRAINAGE**

- |   | N/A | YES | NO                                  | UNKNOWN |
|---|-----|-----|-------------------------------------|---------|
| (a) Any soil stability problems?.....   |     |     | <input checked="" type="checkbox"/> |         |
| (b) Has the property ever had a drainage, flooding, or grading problem?.....  |     |     | <input checked="" type="checkbox"/> |         |
| (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... |     |     | <input checked="" type="checkbox"/> |         |
| If yes, what is the flood zone? <u>—</u>  |     |     |                                     |         |
| (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?.....                                |     |     | <input checked="" type="checkbox"/> |         |
| Explain: <u>—</u>   |     |     |                                     |         |

5. **BOUNDARIES**

- |   | N/A | YES | NO | UNKNOWN                             |
|---|-----|-----|----|-------------------------------------|
| (a) 1. Have you ever received a staked or pinned survey of the property?.....                                 |     |     |    | <input checked="" type="checkbox"/> |
| 2. Are the boundaries marked in any way?.....   |     |     |    | <input checked="" type="checkbox"/> |
| 3. Do you know the boundaries? If yes, provide description below.....   |     |     |    | <input checked="" type="checkbox"/> |
| Explain: <u>—</u>   |     |     |    |                                     |
| (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?..... |     |     |    | <input checked="" type="checkbox"/> |
| Explain: <u>—</u>   |     |     |    |                                     |

6. **WATER**

- |   | N/A | YES | NO                                  | UNKNOWN                             |
|---|-----|-----|-------------------------------------|-------------------------------------|
| (a) 1. Source of water supply <u>city water - Henry County</u>                      |     |     |                                     |                                     |
| 2. Are you aware of below normal water supply or water pressure?.....               |     |     | <input checked="" type="checkbox"/> |                                     |
| (b) Is there a water purification system or softener remaining with the house?..... |     |     | <input checked="" type="checkbox"/> |                                     |
| (c) Has your water ever been tested? If yes, provide results below.....             |     |     |                                     | <input checked="" type="checkbox"/> |
| Explain: <u>—</u>   |     |     |                                     |                                     |

7. **SEWER SYSTEM**

- |  | N/A | YES | NO                                  | UNKNOWN                             |
|--|-----|-----|-------------------------------------|-------------------------------------|
| (a) Property is serviced by:   |     |     |                                     |                                     |
| 1. Category I. Public Municipal Treatment Facility.....  |     |     |                                     | <input checked="" type="checkbox"/> |
| 2. Category II. Private Treatment Facility.....  |     |     |                                     | <input checked="" type="checkbox"/> |
| 3. Category III. Subdivision Package Plant.....  |     |     |                                     | <input checked="" type="checkbox"/> |
| 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant").....                       |     |     |                                     | <input checked="" type="checkbox"/> |
| 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal.....              |     |     |                                     | <input checked="" type="checkbox"/> |
| 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... |     |     |                                     | <input checked="" type="checkbox"/> |
| 7. Category VII. No Treatment/Unknown.....   |     |     |                                     | <input checked="" type="checkbox"/> |
| Name of Servicer (if known): <u>—</u>  |     |     |                                     |                                     |
| (b) For properties with Category IV, V, or VI systems:   |     |     |                                     |                                     |
| Date of last inspection (sewer): <u>—</u>  |     |     |                                     |                                     |
| Date of last inspection (septic): <u>—</u> Date last cleaned (septic): <u>—</u>                        |     |     |                                     |                                     |
| (c) Are you aware of any problems with the sewer system?.....  |     |     | <input checked="" type="checkbox"/> |                                     |
| Explain: <u>—</u>  |     |     |                                     |                                     |

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x

8. **CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made? ☐ ☐ ☒ ☐
- (b) Were all necessary permits and government approvals obtained? ☐ ☐ ☐ ☒
- Explain: \_\_\_\_\_
9. **HOMEOWNER'S ASSOCIATION** N/A YES NO UNKNOWN
- (a) 1. Is the property subject to rules or regulations of a homeowner's association? ☐ ☐ ☒ ☐
2. If yes, what is the yearly assessment? \$ \_\_\_\_\_
3. Homeowner's Association 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: \_\_\_\_\_
10. **MISCELLANEOUS** N/A YES NO UNKNOWN
- (a) Was this house built before 1978? ☐ ☒ ☐ ☐
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? ☐ ☐ ☒ ☐
- (c) 1. Are you aware of any testing for radon gas? ☐ ☐ ☒ ☐
2. Results, if tested \_\_\_\_\_
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? ☐ ☒ ☐ ☐
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) ☐ ☐ ☒ ☐

**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.

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? ☐ ☐ ☒ ☐
- (g) Are you aware of any damage due to wood infestation? ☐ ☐ ☒ ☐
- (h) 1. Has the house or other improvements ever been treated for wood infestation? ☐ ☐ ☒ ☐
2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (i) Are you aware of any existing or threatened legal action affecting this property? ☐ ☐ ☒ ☐
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? ☐ ☐ ☐ ☒
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? ☐ ☐ ☒ ☐
- (l) Are you aware of any other conditions that are defective with regard to this property? ☐ ☐ ☒ ☐
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? ☐ ☐ ☒ ☐
- (n) Are there any warranties to be passed on? ☐ ☐ ☒ ☐
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? ☐ ☒ ☒ ☐
- If yes, please explain: Damage to siding, roof, & gutters - all replaced / repaired
- (p) Are you aware of the existence of mold or other fungi on the property? ☐ ☐ ☒ ☐
- (q) Has this house ever had pets living in it? ☐ ☒ ☐ ☐
- If yes, Explain: 2 dogs & 1 cat
- (r) Is the property in a historic district? ☐ ☐ ☐ ☒

PROPERTY ADDRESS:

131 Main St, Pleasureville, Ky 40057

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SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller

Date

\*

Seller

Date

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer

Date

Buyer

Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

\*

Initials (Seller)

Date/Time

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.  
ATTACHMENT TO RESIDENTIAL SALES CONTRACT



(Seller) and \_\_\_\_\_ (Buyer)  
for Property at 131 Main St Pleasantville KY

**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.

**Sellers Disclosure (initial)**

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below)

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

OR <

☒ 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 (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

OR <

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

**Buyer's Acknowledgment (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 one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ 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 Acknowledgment (initial)**

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller \_\_\_\_\_ Date / / Buyer \_\_\_\_\_ Date / /

**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.

Seller 6/5/17 Date / / Buyer \_\_\_\_\_ Date / /

Seller 6/5/17 Date / / Buyer \_\_\_\_\_ Date / /

Agent \_\_\_\_\_ Date 6/5/17 / / Agent \_\_\_\_\_ Date / /