



THE PRICE GROUP
 SELL • BUY • BUILD • INVEST • CAREER

8402 Aspen Glen Way

FOR MORE INFO IMMEDIATELY, TEXT 31627 TO 46835

**Updates Throughout! • Convenient Location
 with Dining and Shopping Minutes Away**



Visual Tour Online:
www.8402AspenGlenWay.com

Ground floor living! This 2 bed, 2 bath condo has a large laundry room in the unit! Only a couple minutes from exit 15 on the Gene Snyder Freeway, you'll have quick access to all the shops, restaurants, parks that make this section of Louisville so appealing to the great neighbors already enjoying St James Place. Take a quick stroll through the meticulously landscaped front common area and step over the threshold into the home. The large family room is great for entertaining friends and family, and transitions seamlessly into the kitchen. Adjacent to the kitchen is the large, centrally located laundry room, wow! The open flow from the kitchen takes you into family area with large fireplace as the focal point. The family room accesses the back patio area - whether you have a green thumb, enjoy a cup of coffee in the morning, or like to entertain by the grilled, this space offers so many options. Head back in and check out the two bedrooms.

The spacious master bedroom is accented with tray ceilings, large closets and is adjacent to the master bath. The guest bedroom has plenty of closet space and the guest bath is centrally located - easily accessible from the living areas. Don't wait, this property is going to go fast!

Contact the list agent for more information or to schedule a private viewing.

Features:

2 Bedrooms
 2 Baths

1160+ Finished
 Square Feet

Private
 Walk-Out Patio

Gas Fireplace

kw LOUISVILLE
 EAST
 KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

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info@kwPriceGroup.com
 9911 Shelbyville Road #100
 Louisville, KY 40223

Download your Free MLS Search App Now!
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8402 Aspen Glen Way, *Special Features*

2 Bedrooms | 2 Baths | 1160+ Total Finished Square Feet

Ground Floor Living Condo in Convenient Location!

Located in the St James Place community with dining and shopping only minutes away

Property Features

- Curb appeal abounds- the brick façade is highlighted by black shutters and well-manicured landscaping
- Your eyes will be drawn to the covered front entrance as you approach the aggregate walkway; The stately, all brick exterior is accented with a glass front door framed by sidelights to greet you upon entry

Foyer and Formal Living Room

- Spacious foyer with tile flooring opens to the formal living room – a true gathering space while welcoming family and friends into your home
- The formal living room boasts a tray ceiling highlighted by crown molding and recessed lighting
- The space boasts an open concept and is well lit with natural light from the glass front door and ample lighting
- A large doorway transitions the formal living room into the rest of the home keeping the floorplan open
- The open floor plan concept ties in the spaces, with architectural openings and Kitchen wall-cut out – perfect for hosting and entertaining!
- The home presents a neutral color palette, smooth finish ceilings and crisp, white crown molding and trim

Kitchen

- The Kitchen is designed with wood cabinetry dressed with attractive hardware and finished with neutral countertops and backsplash
- Ample cabinetry offers plenty of storage and is accented with a glass front corner cabinet – perfect for decorative displays
- Kitchen boasts white appliances to remain
- Additional storage available in the convenient pantry
- Open kitchen is incredibly spacious – plenty of room for an island or table
- Double sink overlooks the formal living room, creating a conversation atmosphere between the two spaces

Family Room

- The cozy family room is nestled toward the rear of the home with views of the backyard
- Conveniently step from the family room to the outdoor space with a generous size, private back patio to enjoy the outdoors
- Natural light abounds throughout the space from the multiple oversized windows
- The gas fireplace is the focal point of the room, with tile hearth surround and white mantle

First Bedroom

- The first bedroom features a tray ceiling, highlighted by white crown molding and trim
- Window is accented with white trim
- Accessible by a pocket door, the bedroom is serviced by a walk-in closet

First Full Bathroom

- Full bath hosts tile flooring, oversized vanity and tub/shower combination
- The spacious white vanity provides storage underneath
- The bathroom features a neutral color palette and is accented with chrome fixtures

Second Bedroom

- Spacious second bedroom features white trim details and neutral carpeting
- Plenty of natural lighting provided by the large window and overhead fan fixture
- The bedroom is serviced by a double-door closet

Second Full Bathroom

- Full bath features vanity with storage, walk-in shower and tile flooring

Laundry Room and Additional Features

- Laundry room is accessible from the Kitchen and hosts built-in cabinetry for sorting and storage
- Hallway provides access to the attic space
- Additional storage available in the hallway linen closet

Outdoor Living

- Walk-out concrete patio features wood fencing for privacy and could easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture

Residential - Condominium

**For Current Pricing
Call 502.554.9749**



List Number: 1492096
Address: 8402 Aspen Glen Way,
 Louisville, KY 40228
Area: 06-Buchel/Hghvw/okolona/
 FernCreek
Sub Area: A
Total Living Area: 1,165
Basement: None
Total # Bedrooms: 2
Disclosure: Yes
Style: 1 Story
Open House Info:

School District:
 Jefferson
**Above Grade
 Finished:** 1,165
Total Baths: 2
Sqft - Total Unfin: 0
Nonconform SqFt Fin:
 0
Nonconform SqFt UF:
 0

County: Jefferson
Subdivision: ST JAMES
 PLACE
Baths - Full: 2
Baths - 1/2: 0
Age: 15
Year Built: 2002
Stories: 1



Directions: I-265 to exit 15. Head North to Aspen Glen Dr and turn right. Follow To St James Place and turn left on to Aspen Glen Way. Follow to first Unit on right.

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Room Name	Room Level	Width	Length	Room Remarks
Living Room	1st Floor	13'8"	14'0"	1st Floor Living
Kitchen	1st Floor	12'8"	16'0"	Open Concept
Family Room	1st Floor	12'10"	12'10"	Access Back Patio
Laundry	1st Floor	6'0"	6'2"	Large Laundry Room in Unit
Full Bath	1st Floor	6'0"	5'10"	Centrally Located
Bedroom	1st Floor	14'0"	11'8"	Spacious Bedrooms
Master Bedroom	1st Floor	14'0"	11'8"	Large Closets
Master Bath	1st Floor	10'4"	5'0"	Large Vanity

	(Fin)	(UF)	
AG	1,165	0	
BG	0	0	
NC	0	0	
Total	1,165	0	
SgFtSrc: PVA			

Basement: None
Construction: Brk/Ven; Frame - Wood
Exterior: Patio
Foundation: Slab
Heating/Cooling: Central Air; Forced Air Heat; Gas Heat
Incl. in Exterior Maint.; Groundskeeping; Mstr Ins; Snow Removal;
Maintenance: Trash; Water
Lot Description: Sidewalk
Garage/Parking: Off-Street Parking
Roof: Shingle
Utilities: Electric; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 4	First Floor MBR: Yes	Laundry Level: 1st	# Closets Level 1: 4	# Fireplaces Level 1: 1
HOA Y/N: Yes		HOA Fee: \$175		
Condo Features:		Location In Building: 1st	Building #: 8402	Maintenance Fee: 175
Farm Features:		# Building Floors: 1	# Condo Units: 50	
City Tax: Of Record	County Tax: Of Record	Deed Bk: 10453	Pg #: 0001	Block: 3382
		Lot: 0012	Sub-Lot: 8402	

(cont) thumb, enjoy a cup of coffee in the morning, or like to entertain by the grilled, this space offers so many options. Head back in and check out the two bedrooms. The spacious master bedroom is accented with tray ceilings, large closets and is adjacent to the master bath. The guest bedroom has plenty of closet space and the guest bath is centrally located - easily accessible from the living areas. Don't wait, this property is going to go fast! Contact the list agent for more information or to schedule a private viewing.

Front of Home



Located in the St James Place community with dining and shopping only minutes away

Welcome Home!



Curb appeal abounds- the brick façade is highlighted by black shutters and well-manicured landscaping

Covered Front Porch



Your eyes will be drawn to the covered front entrance as you approach the aggregate walkway; The stately, all brick exterior is accented with a glass front door framed by sidelights to greet you upon entry

Living Room



Spacious foyer with tile flooring opens to the formal living room – a true gathering space while welcoming family and friends into your home

Living Room



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Living Room



The space boasts an open concept and is well lit with natural light from the glass front door and ample lighting

Living Room



A large doorway transitions the formal living room into the rest of the home keeping the floorplan open

Living Room



The open floor plan concept ties in the spaces, with architectural openings and Kitchen wall-cut out – perfect for hosting and entertaining!

Living Room



The home presents a neutral color palette, smooth finish ceilings and crisp, white crown molding and trim

Kitchen



Double sink overlooks the formal living room, creating a conversation atmosphere between the two spaces

Kitchen



Ample cabinetry offers plenty of storage and is accented with a glass front corner cabinet – perfect for decorative displays

Kitchen



Kitchen is designed with wood cabinetry dressed with attractive hardware and finished with neutral countertops and backsplash

Kitchen



©2017 Listing Broker

Additional storage available in the convenient pantry

Kitchen



©2017 Listing Broker

Open kitchen is incredibly spacious – plenty of room for an island or table

Family Room



©2017 Listing Broker

The cozy family room is nestled toward the rear of the home with views of the backyard

Family Room



©2017 Listing Broker

The gas fireplace is the focal point of the room, with tile hearth surround and white mantle

Family Room



©2017 Listing Broker

Conveniently step from the family room to the outdoor space with a generous size, private back patio to enjoy the outdoors

Family Room



©2017 Listing Broker

Natural light abounds throughout the space from the multiple oversized windows

Bedroom 1



Accessible by a pocket door, the bedroom is serviced by a walk-in closet

Bedroom 1



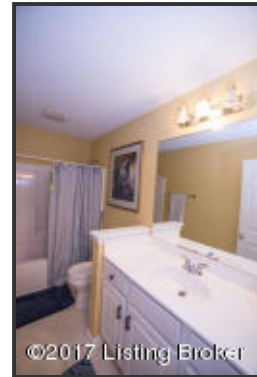
The first bedroom features a tray ceiling, highlighted by white crown molding and trim

Bedroom 1



Window is accented with white trim

Full Bath



Full bath hosts tile flooring, oversized vanity and tub/shower combination

Full Bath



The spacious white vanity provides storage underneath

Bedroom 2



Spacious second bedroom features white trim details and neutral carpeting

Bedroom 2



Spacious second bedroom features white trim details and neutral carpeting

Bedroom 2



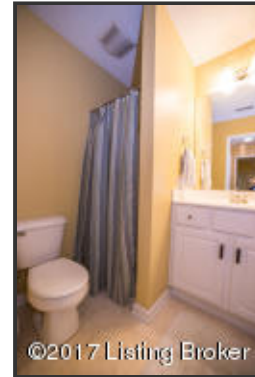
The bedroom is serviced by a double-door closet

Bedroom 2



Plenty of natural lighting provided by the large window and overhead fan fixture

Second Full Bath



Full bath features vanity with storage, walk-in shower and tile flooring

Back Patio



Walk-out concrete patio features wood fencing for privacy and could easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture

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Walk-out concrete patio features wood fencing for privacy and could easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture

Back of Home



Grounds and exterior are well maintained

Back of Home



Grounds and exterior are well maintained

Back of Home



Grounds and exterior are well maintained

Front of Home



Located in the St James Place community with dining and shopping only minutes away

Front of Home



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Kitchen



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Kitchen



Open kitchen is incredibly spacious – plenty of room for an island or table

Family Room



The gas fireplace is the focal point of the room, with tile hearth surround and white mantle

Family Room



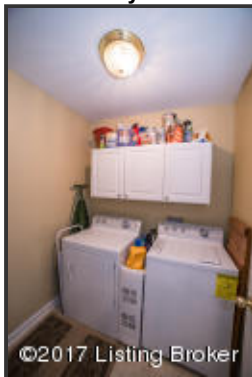
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Family Room



Conveniently step from the family room to the outdoor space with a generous size, private back patio to enjoy the outdoors

Laundry Room



Laundry room is accessible from the Kitchen and hosts built-in cabinetry for sorting and storage

Back Patio



Walk-out concrete patio features wood fencing for privacy and could easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture

Back of Home



Grounds and exterior are well maintained

PROPERTY ADDRESS: 8402 Aspen Glen Way, Louisville Ky 40228

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 8-13-2015, and ending on 12-4-17
 (Date of purchase) (Date of this form)

PROPERTY ADDRESS: 8402 Aspen Glen Way

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	<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) Floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating..... age <u>unk</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning..... age <u>unk</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater..... age <u>unk</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: (i) hasn't worked since ownership of property

2. FOUNDATION/STRUCTURE/BASEMENT

	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked?				
(e) Have you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?				

Explain: _____

PROPERTY ADDRESS: 8402 Aspen Glen Way, Louisville KY, 40228

- (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? _____
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property?
2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof?
2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced?
2. If you have had the roof replaced, when was the replacement performed? _____
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?
2. If yes, when was the repair performed? less than year
Explain: Maintenance; Mulloy Properties

4. LAND/DRAINAGE N/A YES NO UNKNOWN

- (a) Any soil stability problems?
- (b) Has the property ever had a drainage, flooding, or grading problem?
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?
If yes, what is the flood zone? _____
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
Explain: _____

5. BOUNDARIES N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property?
2. Are the boundaries marked in any way?
3. Do you know the boundaries? If yes, provide description below
Explain: _____
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
Explain: _____

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply Louisville Water
2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?
- (c) Has your water ever been tested? If yes, provide results below
Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

- (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, 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 (if known): _____
- (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?
Explain: _____

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- 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: no construction

- 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? \$ Monthly
3. Homeowner's Association Name: Mulloy Properties
- 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: walls / parking

- 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: _____
- (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 _____
- (r) Is the property in a historic district?

Initials (Seller) Date/Time 12-4-17
3:00pm

Initials (Buyer) Date/Time _____

PROPERTY ADDRESS: 8402 Aspen Glen Way, Louisville KY, 40228

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 12-4-17 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.