

OH MY GOODNESS...

**MY LISTING HAS
SOLD!**

**NOW
WHAT?**

an instruction book by Stacey

**RE/MAX[®]
REVOLUTION**

LISTING SOLD: STEP-BY-STEP GUIDE

Receiving & responding to offers Cover These Key Areas:

- Price
- Type of loan (conventional/FHA/VA)
- Closing costs or other concessions
- Buyer agent compensation
- Home warranties
- Closing and Possession dates might be different dates. Possession Considerations: If your seller is buying another home: negotiate extra days at time of offer.
- Propane Credit (Very Important): If the home has propane, and the seller wants reimbursement for leftover propane it must be included in the purchase agreement or an addendum. It is not guaranteed unless documented.
- Always run a fresh estimate of proceeds with each offer so the seller sees their true bottom line.

Immediately after offer is accepted

- Ensure all documents are: Fully executed & clearly labeled
- Submit all SALES documents to the back office immediately – fill out SALES WORKSHEET
- If unfamiliar with Dotloop, schedule training with Mindy

Going Pending

- Once offer is accepted mark the listing as Pending in MLS through the sales worksheet
- Most purchase agreements require the property to be taken off the market.
- If your seller wants to keep it Active, it must be agreed upon in writing in the offer.

Deliver the Abstract

- Locate and deliver the abstract ASAP if not already turned in
- Use the abstract company contact list (In NEW LISTING chapter) if seller doesn't know where it is

Send Executed Docs to Buyer's Agent

- Must send back fully signed contract to have a binding agreement
- Include all addenda and disclosures

Collect Pre-Approval & Lender Info

- Request buyer's pre-approval letter and lender contact details

Update Estimate of Proceeds

- Should be done at time of offer
- If not, do it now and provide to seller

Prospect the Neighborhood

- Send Just Sold postcards to generate more listings nearby

Coordinate the Buyer's Home Inspection

- Ask buyer's agent for date/time
- Inform your seller promptly
- Never let inspectors or buyers show up unannounced

Track Inspection Deadlines

- Know the final inspection deadline date
- Business days vs calendar days (check contract terms)
- First day does not count—clock starts next day
- If buyers agent doesn't schedule timely check in with them. Don't just let their time expire. Asking for more problems if you just let their inspection period lapse.

Receive and Respond to Inspection Requests

- Review request carefully with seller
- Know what is being agreed to (repairs, deadlines, licensed contractors, etc.)
- Respond within allowed timeframe
- All agreements to repairs must be in writing and completed per the inspection addendum standards.

RE/MAX Orders Pest Inspection

- Pest company will call you to schedule
- If termites or previous termites/damage the inspector may require treatment. Read lines 169-171 in purchase agreement and look at PURCHASE AGREEMENTS section in this book about termites.

Time of Transfer Septic Inspection (If Applicable)

- Seller must order it early—can delay closing
- Review Septic Addendum for responsibilities
- Must pass to transfer title

Propane Tank Handling

- Ensure fuel ownership and reimbursement is addressed in purchase agreement

Confirm Appraisal Has Been Scheduled

- If not scheduled within a few weeks check with lender immediately
- Lack of appraisal may signal issues with buyer's financing

Review Title Opinion

- Back office will receive and flag any issues
- Common issues:
 - Judgments under seller's name (e.g. "John Smith")
 - Same Name Affidavit may be needed
 - Additional liens may need to be included in payoffs

Confirm Inspection Repairs Are Complete

- Ensure seller completed repairs as agreed
- Keep documentation and receipts

Prepare Seller for Utility Transfers

- Seller should transfer utilities—not cancel them
- Especially water—shutoffs can damage stop boxes and delay move-in

Schedule Buyer's Final Walk-Through

- Coordinate with buyer's agent
- Seller should leave the property like during a showing
- Avoid conflicts or uncomfortable moments
- Allowed per the DMAAR purchase agreement. Seller cannot refuse.

Understand the closing documents

See samples of all of these closing documents at the back of this booklet.

ALTA Statement

- Itemized breakdown of all credits, charges, and sale details
- Shared with all parties, brokers, and attorneys
- Seller signs

Closing Disclosure (CD)

- 3-page, government-required statement of buyer's costs
- Buyer receives from lender 1+ days before closing
- Seller signs

1099-S

- Used to report gross proceeds to IRS
- Includes seller's name, SSN, and signature

1099-S Exemption Form

- Determines IRS reporting exemption.
- Seller signs - Six true/false questions about: *Primary residence usage, Past sales, Rental/business use, Sales price, and 1031 exchange history*

W-9

- Required if proceeds are being disbursed
- Includes name, SSN, and signature

Warranty Deed

- Transfers ownership to buyer
- Must be signed in blue ink and wet signed exactly as name appears in deed.
- Must be notarized

Declaration of Value

- Simple form signed by one seller
- Includes property value and contact information

Tax Proration Sheet

- Provides buyer a credit for taxes accrued but unpaid (Iowa = taxes in arrears)
- Signed by seller

Composite Mortgage Affidavit (CMA)

- Seller discloses any repairs, liens, easements, and marital status
- Completed and signed by seller
- Must be notarized

Pest Inspection Report

- Signed by seller
- Buyer and agent should already be notified if issues were found

Additional Forms as Needed

- Home equity line cancellation forms
- HOA documents
- Dispersment agreements (Divorced)

Deliver Transfer Documents

- Agent brings to attorney's office at closing
- Be sure all originals are included
- Some forms require wet signatures and notarization
- If seller is out of state email forms to have them print and seller must get notarized and overnight originals back

Coordinate Keys

- Confirm with buyer's agent who will bring keys to closing
- May need to retrieve from lockbox

Collect Sign & Lockbox

- Pick up immediately after closing to avoid buyers or buyer's agent getting upset

Track Your Business

- Enter transaction into personal log or CRM
- Client name
- Source of business (sphere, open house, postcards, etc.)
- Commission earned
- Use for year-end review and lead generation analysis

LISTING SOLD CHECKLISTS Our checklists will keep you on task! Use them!

____ Offer/Purchase Agreement is fully executed

____ Seller's Disclosure is fully executed

____ Order Warranty

____ MLS Pending Form

____ Sales Worksheet

____ "Accepted Offer" folder SUBMITTED through dotloop

____ LOCATE the ABSTRACT & deliver it to RE/MAX

____ Enter cooperating AGENT'S phone number in your phone

____ SEND SIGNED COPY OF ALL DOCS BACK TO BUYERS AGENT

____ Obtain PREAPPROVAL and lender contact info. Enter into sales worksheet

____ UPDATE Estimate of Proceeds & send to seller Include ALL expenses on offer (CC, warranty, etc)

____ PROSPECT NEIGHBORS! Make your JUST SOLD calls NOW! Get another listing! Do it while it's fresh!

____ Inform seller of when the Buyers will do INSPECTION. Date_____ Time_____

____ When does the Inspection Period end? Date_____ Check PA. They're all different. Business days?

____ Obtain Inspection Requests from Buyers Agent. How long do you have to respond?_____ check PA!

____ Resolve Inspection issues and have sellers sign inspection request addendum TIMELY!

____ Coordinate Pest Inspection. Our back office orders the PEST. Then they will call you to schedule.

____ Is this property on SEPTIC? _____ Inform seller to order TOT inspection NOW! Date_____

____ If PROPANE: How much \$\$\$ for remaining fuel in tank?_____ Rented tank needs transferred to new owner

____ Has the APPRAISER scheduled an appraisal appointment yet? If no, Check w/ lender. Problems?

____ Title opinion is done and CLEAR? Look in dotloop. Back office should help you understand if problem

____ Did Seller take care of ALL inspection items as agreed to? Be sure now while you have time!

____ Tell Sellers ONLY TRANSFER utilities NOT turn off. Water that gets shut off can break at the stop box. \$\$

____ Is the Buyer doing a walk through? Date_____ Time_____ Schedule w/ the sellers! Will agent take keys?

____ If property has an HOA get Dues Affidavits signed NOW Ask seller is paid to date on dues. Are there fees?

____ Schedule time with Sellers for signing closing documents. A few days ahead of closing. Date_____ Time_____

____ CD/Alta/HUD Settlement Statements SIGNED prior to closing. Does it have to be wet signature? Notarize!!!

____ Closing/House warming gift?

____ Is the Buyer doing a walk through? Date_____ Time_____ Schedule with the sellers!

____ CLOSING Date_____ Time_____ Location_____ Take gift!

____ Pick up SIGN and LOCKBOX from property. Don't forget... buyer's agent will grumpy call after closing.

____ Deliver closing docs/keys to closing and proceeds/commission picked up

____ Deliver PROCEEDS to Seller immediately

____ Enter transaction for tracking. Name, address, source, commission earned. The source is very important!

Name_____

Address_____

City State Zip_____

Phone_____

Email_____

Wasker, Dorr, Wimmer & Marcouiller, P.C.
ALTA Universal ID
4201 Westown Parkway, Ste. 250
West Des Moines, IA 50266

File No./Escrow No.: REG127174-MDK
Print Date & Time: June 14, 2022 at 02:14:PM
Officer/Escrow Officer: Matthew D Kern

Settlement Location:

Property Address: 405 NW Morningside Drive
Grimes, IA 50111

Borrower: Noah Sattler and Lindsay Sattler
Seller: Lucas L. Allsup and Amanda L. Allsup
Lender: Wings Financial Credit Union
Settlement Date: June 15, 2022
Disbursement Date: June 15, 2022

What is an ALTA Statement?

The ALTA settlement statement is an itemized list of all of the fees or charges that the buyer and seller will pay during the settlement portion of a real estate transaction. Everything from the sale price, loan amounts, school taxes and other pertinent information is contained in this document.

The statements are provided to brokers and agents on both the buying and selling ends of the transaction.

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	\$ 250,000.00	Sale Price of Property	\$ 250,000.00	
		Deposit		\$ 1,500.00
		Loan Amount		\$ 237,500.00
\$ 5,000.00		Seller Credit		\$ 5,000.00
Prorations/Adjustments				
\$ 3,913.58		County Taxes 07/01/21 to 06/15/22		\$ 3,913.58
Loan Charges to Wings Financial Credit Union				
		Origination Fee	\$ 950.00	
		Mortgage Insurance Premium	\$ 45.52	
		Prepaid Interest \$32.53 per day from 06/15/22 to 07/01/22	\$ 520.55	
Other Loan Charges				
		Appraisal Fee to Ascend Valuation Svcs	\$ 425.00	
		Credit Report Fee to Credit Plus	\$ 48.50	
		Flood Cert to Service Link	\$ 9.00	
		Tax Service to Lereta LLC	\$ 92.00	
Impounds				
		Homeowner's Insurance 3 mo @ \$ 78.17 /mo	\$ 234.51	

Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
		Property Taxes	\$ 1,924.98
		6 mo @ \$ 320.83 /mo	
		Aggregate Adjustment	\$ -234.49
Title Charges & Escrow / Settlement Charges			
		Title- Lenders Policy to Title Guaranty	\$ 175.00
		Title- Settlement/Closing Fee to Wasker, Dorr, Wimmer & Marcouiller, P.C.	\$ 610.00
		Title- Title Examination to Wasker, Dorr, Wimmer & Marcouiller, P.C.	\$ 195.00
Commission			
\$ 6,500.00		Commission to RE/MAX Revolution	
\$ 7,500.00		Commission to Keller Williams	
Government Recording and Transfer Charges			
		Recording Fees to County Recorder	\$ 84.00
		Deed:\$17.00 Mortgage:\$67.00	
\$ 399.20		Revenue Stamps to County Recorder	
Payoffs			
\$ 164,961.99		Payoff of First Mortgage Loan to PennyMac Mortgage	
		Loan Payoff	\$ 164,891.54
		As of 06/20/22	
		Include additional interest for	
		-5 Days @ 14.090000 Per Diem/Day Plus 10 Extra Days	
Miscellaneous			
\$ 425.00		Abstract or Title Search Fee to Title Services	\$ 75.00
\$ 40.00		Courier Fee to Wasker, Dorr, Wimmer & Marcouiller, P.C.	
\$ 75.00		Document Preparation to Leanne K Krell	
\$ 525.00		Property Transaction Fee to Remax Revolution	
		Compliance Fee to Keller Williams	\$ 295.00
		Homeowner's Insurance Premium to Progressive Ins	
		Paid by Borrower before closing	
\$ 189,339.77	\$ 250,000.00	Subtotals	\$ 255,449.57
		Balance Due FROM	\$ 247,913.58
\$ 60,660.23		Balance Due TO	\$ 7,535.99
\$ 250,000.00	\$ 250,000.00	TOTALS	\$ 255,449.57



ALTA Settlement Statement Combined - Continued

Seller
Debit Credit

Borrower/Buyer
Debit Credit

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Wasker, Dorr, Wimmer & Marcouiller, P.C. to cause the funds to be disbursed in accordance with this statement.

Noah Sattler

Lindsay Sattler

Lucas L. Allsup

Amanda L. Allsup

Matthew D Kern, Escrow Officer



Closing Disclosure

Closing Disclosure - The Closing Disclosure (CD - formerly the HUD-1 Uniform Settlement Statement) is a three-page, government-mandated form that details the costs associated with a real estate transaction. The borrower should receive a copy of the CD from the lender at least one day prior to the closing.

Closing Information

Date Issued
Closing Date 06/15/22
Disbursement Date 06/15/22
Settlement Agent Wasker, Dorr, Wimmer & Marcouiller, P.C.
File # REG127174-MDK
Property 405 NW Morningside Drive
Grimes, IA 50111
Sale Price \$ 250,000

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing \$ 250,000.00

01 Sale Price of Property \$ 250,000.00
02 Sale Price of Any Personal Property Included in Sale
03
04
05
06
07
08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes
10 County Taxes
11 Assessments
12
13
14
15
16

N. Due from Seller at Closing \$ 189,339.77

01 Excess Deposit
02 Closing Costs Paid at Closing (J) \$ 15,464.20
03 Existing Loan(s) Assumed or Taken Subject to
04 Payoff of First Mortgage Loan \$ 164,961.99
05 Payoff of Second Mortgage Loan
06
07
08 Seller Credit \$ 5,000.00
09
10
11
12
13

14
15
16
17
18
19

Adjustments for Items Unpaid by Seller

14 City/Town Taxes
15 County Taxes 07/01/21 to 06/15/22 \$ 3,913.58
16 Assessments
17
18
19

CALCULATION

Total Due to Seller at Closing (M) \$ 250,000.00
Total Due from Seller at Closing (N) - \$ 189,339.77
Cash ☐ From ☒ To Seller \$ 60,660.23

Transaction Information

Borrower Noah Sattler and Lindsay Sattler
405 NW Morningside Drive
Grimes, IA 50111
Seller Lucas L. Allsup and Amanda L. Allsup
77666 Lansing Rd
Anita, IA 50020

Contact Information

REAL ESTATE BROKER (B)

Name Keller Williams
Address 4001 Westown Pkwy
West Des Moines, IA 50266
IA License ID F05542000
Contact Macauley Stokesq
Contact IA License ID S6916500
Email m.stokes@KW.com
Phone (515)371-6807

REAL ESTATE BROKER (S)

Name RE/MAX Revolution
Address 932 N Shadyview Blvd
Pleasant Hill, IA 50327
IA License ID F06080000
Contact Brett Corrigan
Contact IA License ID S69186000
Email brett@soldbyrev.com
Phone (515)554-7262

SETTLEMENT AGENT

Name Wasker, Dorr, Wimmer & Marcouiller, P.C.
Address 4201 Westown Parkway, Ste. 250
West Des Moines, IA 50266
IA License ID
Contact Matthew D Kern
Contact IA License ID AT0004175
Email closings@wdwm.net
Phone (515)283-1801



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing



Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			

Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: Mortgage:	
02	Revenue Stamps	to County Recorder	\$ 399.20
F. Prepays			
01	Homeowner's Insurance Premium (mo.)		
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest (per day from to)		
04	Property Taxes (mo.)		
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	per month for mo.	
03	Property Taxes	per month for mo.	
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01	Abstract or Title Search Fee	to Title Services	\$ 425.00
02	Commission	to RE/MAX Revolution	\$ 6,500.00
03	Commission	to Keller Williams	\$ 7,500.00
04			
05	Courier Fee	to Wasker, Dorr, Wimmer & Marcol	\$ 40.00
06	Document Preparation	to Leanne K Krell	\$ 75.00
07			
08			
09	Property Transaction Fee	to Remax Revolution	\$ 525.00
J. TOTAL CLOSING COSTS			\$ 15,464.20

CD

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			

**Other Costs**

E. Taxes and Other Government Fees					
01 Recording Fees	Deed:	Mortgage:			
02 Revenue Stamps	to County Recorder			\$ 399.20	
F. Prepaids					
01 Homeowner's Insurance Premium (mo.)					
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (per day from to)					
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance		per month for mo.			
02 Mortgage Insurance		per month for mo.			
03 Property Taxes		per month for mo.			
04					
05					
06					
07					
08 Aggregate Adjustment					
H. Other					
01 Abstract or Title Search Fee	to Title Services			\$ 425.00	
02 Commission	to RE/MAX Revolution			\$ 6,500.00	
03 Commission	to Keller Williams			\$ 7,500.00	
04					
05 Courier Fee	to Wasker, Dorr, Wimmer & Marco			\$ 40.00	
06 Document Preparation	to Leanne K Krell			\$ 75.00	
07					
08					
09 Property Transaction Fee	to Remax Revolution			\$ 525.00	
J. TOTAL CLOSING COSTS				\$ 15,464.20	



Closing Disclosure Form Addendum

Borrower(s):

Noah Sattler and Lindsay Sattler
405 NW Morningside Drive
Grimes, IA 50111

Seller(s):

Lucas L. Allsup and Amanda L. Allsup
77666 Lansing Rd
Anita, IA 50020

Lender:

Wings Financial Credit Union

Settlement Agent:

Wasker, Dorr, Wimmer & Marcouiller, P.C.
(515)283-1801

Settlement Date:

June 15, 2022

Property Location:

405 NW Morningside Drive
Grimes, IA 50111

Payoffs Payee/Description	Seller-Paid	
	At Closing	Before Closing
PennyMac Mortgage	\$ 164,961.99	
Payoff of First Mortgage Loan		
Loan Payoff	\$ 164,891.54	As of 06/20/22
Including additional interest for	-5 Days @ 14.090000	Per Diem/Day Plus 10 Extra Days

Confirm Receipt

Lucas L. Allsup

Amanda L. Allsup

1099 S

SUBSTITUTE FORM 1099-S
PROCEEDS FROM REAL ESTATE TRANSACTIONS
FOR THE TAX YEAR: 2022
OMB No. 1545-0997

SETTLEMENT AGENT/FILER'S NAME AND ADDRESS

Wasker, Dorr, Wimmer & Marcouiller, P.C.
4201 Westown Parkway, Ste. 250
West Des Moines, IA 50266
(515)283-1801

Filer's Federal Tax ID Number: 42-1388229
File Number: REG127174-MDK

SELLER/TRANSFEROR'S NAME AND ADDRESS

Lucas L. Allsup
Amanda L. Allsup
77666 Lansing Rd
Anita, IA 50020

Transferor's Federal Tax ID Number:

IGNORE

1) Date of Closing: June 15, 2022	2) Gross Proceeds: 250000.00	4) X here if property or services received:	5) X here if foreign person:	6) Buyer's part of real estate tax:
3) Address or Legal Description: 405 NW Morningside Drive/Grimes IA				

THIS IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION MAY BE IMPOSED ON YOU IF THIS ITEM IS REQUIRED TO BE REPORTED AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED.

YOU ARE REQUIRED BY LAW TO PROVIDE WASKER, DORR, WIMMER & MARCOUILLER, P.C. WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE WASKER, DORR, WIMMER & MARCOUILLER, P.C. WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040 or 1040-SR). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See Box 4.

Box 3. Shows the address or legal description of the property transferred.

Box 4. If checked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040 or 1040-SR). For more information, see Pub. 523, Pub. 525, and Pub. 530.

JUST A COPY FOR YOUR SELLER TO KEEP... GIVE TO THEM

For Paperwork Reduction Act Notice, see the 2022 Instructions for Forms 1099, 1098, 5498, and W-G2.
Department of the Treasury - Internal Revenue Service

(REG127174-MDK.PFD/REG127174-MDK/15)

1099 S

SUBSTITUTE FORM 1099-S PROCEEDS FROM REAL ESTATE TRANSACTIONS FOR THE TAX YEAR: 2022 OMB No. 1545-0997

SETTLEMENT AGENT/FILER'S NAME AND ADDRESS

Wasker, Dorr, Wimmer & Marcouiller, P.C.
4201 Westown Parkway, Ste. 250
West Des Moines, IA 50266
(515)283-1801

Filer's Federal Tax ID Number: 42-1388229

File Number: REG127174-MDK

SELLER/TRANSFEROR'S NAME AND ADDRESS

Lucas L. Allsup
Amanda L. Allsup
77666 Lansing Rd
Anita, IA 50020

Transferor's Federal Tax ID Number:

1099-S Form - A form 1099-S is a tax document used to ensure that the full amount received for a real estate sale of some kind is accurately reported. When real estate is sold, the seller is often subject to a capital gains tax.

1) Date of Closing: June 15, 2022	2) Gross Proceeds: 250000.00	4) X here if property or services received:	5) X here if foreign person:	6) Buyer's part of real estate tax:
3) Address or Legal Description: 405 NW Morningside Drive/Grimes IA				

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YOU ARE REQUIRED BY LAW TO PROVIDE WASKER, DORR, WIMMER & MARCOUILLER, P.C. WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE WASKER, DORR, WIMMER & MARCOUILLER, P.C. WITH YOUR CORRECT FEDERAL TAX IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN ABOVE ON THIS STATEMENT IS MY CORRECT FEDERAL TAX IDENTIFICATION NUMBER. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Lucas L. Allsup

Date

You MUST enter your Federal Tax Identification Number above.

Amanda L. Allsup

Date

Sign and return a copy of this form immediately to Wasker, Dorr, Wimmer & Marcouiller, P.C..

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040 or 1040-SR). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

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- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See Box 4.

Box 3. Shows the address or legal description of the property transferred.

Box 4. If checked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040 or 1040-SR). For more information, see Pub. 523, Pub. 525, and Pub. 530.

1099 S EXEMPTION

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I. Seller Information

1. Name: Lucas L. Allsup
2. Address or legal description (including city, state, and ZIP code) of residence being sold or exchanged
3. Taxpayer Identification Number (TIN):

If the sellers of real estate are EXEMPT from reporting their sale on a 1099-S, then they provide a Certification of No Reporting to the settlement agent.

Part II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "not applicable" for assurance (6).

True False

☐ ☐

(1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.

☐ ☐

(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.

☐ ☐

(3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.

☐ ☐

(4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

☐ ☐

(5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True False N/A

☐ ☐ ☐

(6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Lucas L. Allsup

Date

1099 S EXEMPTION

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I. Seller information

1. Name: Amanda L. Allsup **ONE FOR EACH SELLER SOMETIMES**
2. Address or legal description (including city, state, and ZIP code) of residence being sold or exchanged
3. Taxpayer Identification Number (TIN):

Part II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "not applicable" for assurance (6).

True False

- ☒ ☐ (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
- ☒ ☐ (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
- ☒ ☐ (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
- ☒ ☐ (4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

- ☐ ☐ (5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True False N/A

- ☐ ☐ ☒ (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Amanda L. Allsup

Date

REQ TO CLOSE ACCT

WASKER, DORR, WIMMER & MARCOUILLER, P.C.
ATTORNEYS AT LAW

Highland Building - Three Fountains Office Park
4201 Westown Parkway, Suite 250
West Des Moines, Iowa 50266-6720

Phone: (515) 283-1801
Fax: (515) 283-1802
Email: lawfirm@wdwm.net

REQUEST TO CLOSE AND RELEASE MORTGAGE/LINE OF CREDIT ACCOUNT(S)

Seller may have had a home equity line of credit at some point
and this is used to close that line of credit at closing.

Seller Name(s): Allsup, Lucas and Allsup, Amanda

Property Address: 405 Nw Morningside Drive, Grimes, Ia 50111

Lender Name:

Loan Number:

Lender Name:

Loan Number:

I (We) hereby authorize the above mentioned lender(s) to close and release the mortgage(s)/line of credit(s) listed above. I (We) hereby further authorize the above mentioned lender(s) to discuss and disclose to Wasker Law Firm all information necessary to obtain any and all mortgage release(s) related to the subject loans(s).

Signature

Date

Signature

Date

W9

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

W9 form in real estate generally means that a business who is paying you money needs your Social Security number so it can notify the IRS of the amount.

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) _____ <input type="checkbox"/> Other (see instructions) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)	
6 City, state, and ZIP code		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
or								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

DEED

Deeds are most commonly used to transfer ownership of property between two parties. This is the instrument that gets filed at the recorder's office to convey ownership transfer.

NOTE: HAVE SIGNED ONLY IN BLUE OR BLACK INK AND DO NOT USE HIGHLIGHTER ON FORM

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Noah Sattler and Lindsay Sattler 405 NW Morningside Dr, GRIMES, IA 50111
Taxpayer Information: Noah Sattler and Lindsay Sattler 405 NW Morningside Dr, GRIMES, IA 50111

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Lucas L. Allsup and Amanda L. Allsup, a married couple**, do hereby Convey to **Noah Sattler and Lindsay Sattler, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Polk County, Iowa:

Lot 23 in PARKVIEW PLAZA PLAT NO. 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: date SIGNED

SELLER TO SIGN EXACTLY AS NAME
APPEARS TYPED BELOW

Lucas L. Allsup

Amanda L. Allsup

STATE OF _____ COUNTY OF COUNTY your feet are in when signing

This record was acknowledged before me on _____ day of _____, 2022 by **Lucas L. Allsup and Amanda L. Allsup, a married couple.**

MUST BE NOTARIZED!!!!

Notary Public in and for said State

GROUNDWATER

The GROUNDWATER statement provides information to the buyer (as well as others) with respect to the specific types of known hazards on the property. County Recorders typically time-stamp Groundwater Hazard Statements when filed and give them instrument numbers so that they can be included in the county real estate indexes.

ONLY ON PROPERTIES WITH SEPTIC & WELL!!!!!!

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Lucas L. Allsup and Amanda L. Allsup

Address 77666 Lansing Rd., Anita, IA 50020

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name Noah Sattler and Lindsay Sattler

Address 2704 Kenneth Court, Minnetonka, MN 55305

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

405 Northwest Morningside Drive, Grimes, IA 50111

Number and Street or RR

City, Town, or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) _____

Lot 23 in PARKVIEW PLAZA PLAT NO. 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

1. Wells (check one)



There are no known wells situated on this property.



There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

HINT: Often it is the first one on each of these but your client needs to read and determine for themselves.

2. Solid Waste Disposal (check one)



There is no known solid waste disposal site on this property.



There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)



There is no known hazardous waste on this property.



There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)



There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)



There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

GROUNDWATER

5. Private Burial Site (check one)

- ☐ There are no known private burial sites on this property.
- ☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.
- ☐ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- ☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- ☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- ☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- ☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
- ☐ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS
FORM
AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: _____ Telephone No.: (____) _____
(Transferor or Agent)



Assessed values must be as of January 1 of the year in which the sale occurred.

SECTION A: SINGLE CLASSIFICATION

Primary Classification: Residential (4); Commercial (5); Industrial (2); Agricultural (1); Multi-residential (7)

City/Township: Occupancy:

Primary Parcel Number: _____ Year Built:

--	--	--	--	--

Class	Land	Building	Dwelling
Res	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00
Com	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
Ind	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
Ag	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00
MultiRes	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00

Subtotal \$ 0.00

SECTION B: DUAL CLASSIFICATION

Primary Classification: Commercial (5); Industrial (2); Multi-residential (7)

City/Township: Occupancy:

Primary Parcel Number: _____ Year Built:

--	--	--	--

Class	Land	Building	Dwelling
Com	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
Ind	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	
MultiRes	<input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	<input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00	

Subtotal

Total: Add Subtotal amounts from Sections A and B , , .00

Enter amount from line 3, page 1 000,000.00

Ratio: Divide Total amount by the amount on line 3, page 1 , %

NUTC

Jurisdiction

Comments:

NOT FOR US TO FILL OUT
FOR ASSESSORS OFFICE

Comments:

LEAVE BLANK



DEC

Real Estate Transfer – Declaration of Value Instructions

Visit the Department website at <https://tax.iowa.gov> for more information.

FILING INSTRUCTIONS: Iowa law requires that a “Declaration of Value” statement reflecting the full consideration paid in certain nonexempt real estate conveyances be submitted to the county recorder at the time a deed, contract, instrument, or other writing is presented for recording. The blank area at the top of page 1 of form 57-006, Real Estate Transfer- Declaration of Value, is for use by the county recorder. In this area the recorder will provide the following information: Date of Recording, Book and Page Number or Instrument Number, County, or Real Estate Transfer Tax. Part I of the form is the prescribed “Declaration of Value” statement that must be completed by the buyer or seller or either’s agent for nonexempt transactions. Part II of the form is to be completed only by the assessor.

IMPORTANT: This form does not have to be completed for any document presented for recording which clearly indicates on such document that it is an exempt transaction. Refer to Iowa Administrative Code 701-79.5. If the transaction is exempt, but the reason for exemption is not stated on the actual document presented for recording, Part I of this form must be completed. If this form is not completed accurately and completely for nonexempt transactions by the buyer or seller or either’s agent, the county recorder is required by law to refuse to record the contract, deed or other instrument conveying the affected property.

TYPE OF SALE: Enter the number corresponding to your selection in the box at the end of the line on page 1, if applicable. For purposes of indicating a “Sale Between Family Members” **only** the following relationships are to be considered:

Mother	Mother-in-law	Foster brother	Brother-in-law	Grandson	Stepfather
Daughter	Daughter-in-law	Foster sister	Stepbrother	Granddaughter	Stepson
Sister	Niece	Father	Father-in-law	Grandfather	Stepdaughter
Sister-in-law	Foster child	Son	Son-in-law	Grandmother	Uncle
Stepsister	Foster parent	Brother	Nephew	Stepmother	Aunt

DECLARATION OF VALUE STATEMENT:

Line 1. Total Amount Paid: Enter the entire and full purchase price of the property transferred, including down payment.

Note: Reporting of personal property should conform to the transfer document and any related income tax filings.

Line 2. Amount Paid for Personal Property: Enter the amount of the purchase price that was paid for personal property. For residential sales, personal property includes items that are not attached (“built in”) to the home that are normally removed by the owner, when he or she vacates. This includes, but is not limited to, items such as washers, dryers, drapes, stoves, refrigerators, and portable dishwashers. Personal property for commercial or industrial sales includes inventories, as well as equipment and fixtures classified and assessed as personal property. Reporting of personal property should conform to the transfer document and any related income tax filings.

Line 3. Amount Paid for Real Property Only: Subtract Line 2 from Line 1 and enter the difference here.

INSTRUCTIONAL ONLY - PRETTY MUCH JUST TRASH

DEC

IMPORTANT: If this transaction is exempt from the transfer tax, you may not be required to complete this form. Exemption numbers 1, 6, 14, or 15 require a Declaration of Value form to be completed.

Exceptions Iowa Code 428A.2

1. (DOV required) Any executory contract for the sale of land under which the vendee is entitled to or does take possession thereof, or any assignment or cancellation thereof.

2. Any instrument of mortgage, assignment, extension, partial release, or satisfaction thereof.

3. Any will.

4. Any plat.

5. Any lease.

6. (DOV required for federal agency or instrumentality) Any deed, instrument, or writing in which the United States or any agency or instrumentality thereof or the state of Iowa or any agency, instrumentality, or governmental or political subdivision thereof is the grantor, assignor, transferor, or conveyor; and any deed, instrument or writing in which any of such unit of government is the grantee or assignee where there is no consideration.

7. Deeds for cemetery lots.

8. Deeds which secure a debt or other obligation, except those included in the sale of real property.

9. Deeds for the release of a security interest in property excepting those pertaining to the sale of real estate.

10. Deeds which, without additional consideration, confirm, correct, modify or supplement a deed previously recorded.

11. Deeds between husband and wife, or parent and child, without actual consideration. A cancellation of indebtedness alone which is secured by the property being transferred and which is not greater than the fair market value of the property being transferred is not actual consideration within the meaning of this subsection.

12. Tax deeds.

13. Deeds of partition where the interest conveyed is without consideration. However, if any of the parties take shares greater in value than their undivided interest a tax is due on the greater values, computed at the rate set out in section 428A.1.

14. (DOV required) The making or delivering of instruments of transfer resulting from a corporate merger, consolidation, or reorganization or a

merger, consolidation, or reorganization of a limited liability company under the laws of the United States or any state thereof, where such instrument states such fact on the face thereof.

15. (DOV required) Deeds between a family corporation, partnership, limited partnership, limited liability partnership, or limited liability company and its stockholders, partners, or members for the purpose of transferring real property in an incorporation or corporate dissolution or the organization or dissolution of a partnership, limited partnership, limited liability partnership, or limited liability company under the laws of this state, where the deeds are given for no actual consideration other than for shares or for debt securities of the corporation, partnership, limited partnership, limited liability partnership, or limited liability company. For purposes of this subsection, a family corporation, partnership, limited partnership, limited liability partnership, or limited liability company is a corporation, partnership, limited partnership, limited liability partnership, or limited liability company where the majority of the voting stock of the corporation, or of the ownership shares of the partnership, limited partnership, limited liability partnership, or limited liability company is held by and the majority of the stockholders, partners, or members are persons related to each other as spouse, parent, grandparent, lineal ascendants of grandparents or their spouses and other lineal descendants of the grandparents or their spouses, or persons acting in a fiduciary capacity for persons so related and where all of its stockholders, partners, or members are natural persons or persons acting in a fiduciary capacity for the benefit of natural persons.

16. Deeds for the transfer of property or the transfer of an interest in property when the deed is executed between former spouses pursuant to a decree of dissolution of marriage.

17. Deeds transferring easements.

18. Deeds giving back real property to lienholders in lieu of forfeitures or foreclosures.

19. Deeds executed by public officials in the performance of their official duties.

20. Deeds transferring distributions of assets to heirs at law or devisees under a will.

21. Deeds in which the consideration is five hundred dollars or less.

TAX PRO

(tax proration)

RE/MAX REVOLUTION
932 N SHADYVIEW BLVD
PLEASANT HILL, IA 50327



Property tax proration is dividing property taxes evenly between the buyer and the seller. Sellers will take responsibility for the property taxes up until the day the property is officially sold. The buyer takes on the property taxes from the day the purchase is final.

REAL ESTATE TAX AGREEMENT

The undersigned Seller and Buyer of the real estate located at 405 Northwest Morningside Drive, Grimes, IA 50111 hereby agree that the following constitutes the Sellers total tax liability and is the final settlement for property taxes.

Current Taxes:

Based on Annual tax amount of \$	4093.00		
First Installment due and payable:	Sept. 2021-PD	\$	0.00
Second Installment due and payable:	March 2022-PD	\$	0.00
Proration adjustment for projected settlement date of	06/15/2022		
349 days @	11.21 per day	\$	3,913.58
TOTAL		\$	3,913.58

In the event of a change in the settlement date, this amount will be adjusted, based on a per diem of \$ 11.21

SPECIAL ASSESSMENTS DUE AND PAYABLE None \$

PRELIMINARY SPECIAL ASSESSMENTS None \$

The parties waive any claims they may now, or in the future have against each other or RE/MAX Revolution, arising from the real estate tax adjustment, any Special Assessments not yet shown in the abstract or for errors caused by any misinformation furnished by third parties.

Seller: Lucas Allsup

Buyer: Noah Sattler

Seller: Amanda Allsup

Buyer: Lindsay Sattler



Composite Mortgage Affidavit

(Owner/Seller)

The Composite Mortgage Affidavit (CMA) provides a uniform method of documenting certain underwriting information concerning mechanics' liens, survey matters, unrecorded easements, possession rights and violations of restrictions. The CMA is intended to provide confirming evidence that, to the knowledge of the buyers and sellers of the property, there are no apparent problems in these areas. If problems are revealed on the CMA, further inquiry may be necessary. The CMA is required when issuing lender or owner certificate(s).

Commitment No. C-220027733

Loan No. 22-00046632

Property Address ("Property"): 405 NW Morningside Dr, GRIMES, IA 50111

To be completed by the current owner(s) if a refinance transaction or seller(s) if a purchase transaction.

The undersigned, being first duly sworn on oath (or upon affirmation), deposes and states as to the Property:

1. Has any labor, material, or equipment been furnished on the Property in the last 90 days?
☒ None ☐ Yes, as follows: _____
2. Are you aware or have you received notice of any public improvements or services that would constitute a special assessment on the Property after the date of closing (e.g. sidewalks, curbs, streets, sewer, lawn care, delinquent water bills)?
☒ None ☐ Yes, as follows: _____
3. Are there any unrecorded contracts, mortgages, options, covenants, conditions, restrictions, leases, easements, agreements or other interests that affect the Property (e.g. shared driveway agreements, access easements)?
☒ None ☐ Yes, as follows: _____
4. Do any improvements located on the Property encroach into setback lines or easements of the Property or onto neighboring property?
☒ None ☐ Yes, as follows: _____
5. Do any neighboring improvements, including but not limited to, buildings, fences, walkways, driveways, eaves and drains encroach upon the Property?
☒ None ☐ Yes, as follows: _____
6. Do any of the neighboring property owners dispute the location of boundary lines?
☒ None ☐ Yes, as follows: _____
7. Are you aware or have you received notice of any violations of covenants, conditions or restrictions, including but not limited to, delinquent dues or unpaid special assessments?
☒ None ☐ Yes, as follows: _____
8. Are there any persons in actual possession or claiming a right to possession of the Property or any part thereof, other than yourself?
☒ None ☐ Yes, as follows: _____
9. Have you obtained in the last 90 days, or will you obtain prior to closing, any mortgages, lines of credit, or bridge loans on the Property?
☒ None ☐ Yes, as follows: _____
10. Are there any judgments, liens, claims or pending lawsuits against you?
☒ None ☐ Yes, as follows: _____
11. Are there any pending bankruptcy proceedings involving you?
☒ None ☐ Yes, as follows: _____

CMA

12. My marital status is:

☒ single

☐ married to each other

☐ married to: _____

☐ N/A (e.g., entity, trust, conservatorship, etc.)

13. **I, the owner/seller, or the owner/seller's spouse, have disclosed all matters based on information known or reasonably available to me and certify that all matters stated herein are true and accurate. I make the above statements for the purpose of inducing Iowa Title Guaranty to issue a lender and/or owner certificate with respect to the Property. I hereby indemnify and hold harmless Iowa Title Guaranty against any and all loss, costs, damages and expenses of every kind, including but not limited to attorney's fees, incurred by Iowa Title Guaranty by reason of its reliance on the statements made herein.**

Note: All titleholders and spouses, if any, must execute the Composite Mortgage Affidavit.

Sign: _____

Print: Lucas L. Allsup

Sign: _____

Print: Amanda L. Allsup

Sign: _____

Print: _____

Sign: _____

Print: _____

STATE OF _____, COUNTY OF COUNTY YOUR FEET ARE IN WHEN YOU SIGN

Signed and sworn to (or affirmed) before me this _____ day of _____, _____, by

NAME OF THE PEOPLE WHO THE NOTARY WATCHED SIGN THIS DOCUMENT

MUST BE NOTARIZED!!!!!!!

Signature of Notary Public

STATE OF _____, COUNTY OF _____

Signed and sworn to (or affirmed) before me this _____ day of _____, _____, by

_____.

**USE ONLY IF YOU HAVE TWO NOTARIES BECAUSE
SELLER SIGNED AT DIFFERENT TIMES**

Signature of Notary Public

FACTS	WHAT DOES IOWA TITLE GUARANTY DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and payment history • Credit card or other debt and mortgage rates and payments • Employment information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Iowa Title Guaranty chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Iowa Title Guaranty share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transaction, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For our affiliates to market to you	No	We don't share

Questions?	Call (515) 452-0484 or go to www.iowatitleguaranty.com
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Page 2	
Who we are	
Who is providing this notice?	Iowa Title Guaranty
What we do	
How does Iowa Title Guaranty protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Iowa Title Guaranty collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • File an insurance claim or give us your contact information • Provide your mortgage information • We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • sharing for affiliates' everyday business purposes – information about your creditworthiness • affiliates form using your information to market to you • sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <p><i>Iowa Title Guaranty is a division of Iowa Finance Authority.</i></p>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <p><i>Iowa Title Guaranty does not share with nonaffiliates for marketing purposes.</i></p>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <p><i>Iowa Title Guaranty does not jointly market with nonaffiliated financial companies.</i></p>

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<div style="display: flex; justify-content: space-between;"> <div style="font-size: 2em; color: red; font-weight: bold; text-align: center;"> PEST (or termite) (or WDI) </div> <div> Wood Destroying Insect Inspection Report </div> </div>		Notice: Please read important consumer information on page 2.	
Section I. General Information Inspection Company, Address & Phone Perfection Pest Management PO Box 558 Indianola, IA 50125 515-961-0461		Company's Pest Control Business Lic. No. 08021-001	Date of Inspection 06/06/22
Inspector's Name, Signature & Certification, Registration, or Lic. # Allen Lehman, 23578 7a,7b,7d		Address of Property Inspected 405 NW Morningside Dr, Grimes, IA 50111	
Structure(s) Inspected House detached garage & shed		<div style="color: blue; font-weight: bold;"> WDI report is conducted by a licensed technician, who will document either the presence or absence of wood-destroying insects in the property. In addition to looking for current termite activity, a professional will also seek out evidence of past infestations </div>	
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:			
<input type="checkbox"/> A. No visible evidence of wood destroying insects was observed. <input checked="" type="checkbox"/> B. Visible evidence of wood destroying insects was observed as follows:			
<input type="checkbox"/> 1. Live insects (description and location):			
<input checked="" type="checkbox"/> 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): Subterranean termite shelter tubes found in shed.			
<input type="checkbox"/> 3. Visible damage from wood destroying insects was noted as follows(description and location):			
<div style="color: blue; font-weight: bold;"> NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs. </div>			
Section III. Recommendations			
<input checked="" type="checkbox"/> No action and/or treatment recommended: (Explain if Box B in Section II is checked) Property has been under monitoring warranty with Perfection Pest 6/17-12/22.			
<input type="checkbox"/> Recommend action(s) and/or treatment(s) for the control of:			
Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:	
<input checked="" type="checkbox"/> Basement 1, 3, 4, 6, 7, 9, 24		1. Fixed ceiling 15. Standing water	
<input checked="" type="checkbox"/> Crawlspace 5, 11, 24		2. Suspended ceiling 16. Dense vegetation	
<input checked="" type="checkbox"/> Main Level 1, 3, 4, 6, 7, 9		3. Fixed wall covering 17. Exterior siding	
<input type="checkbox"/> Attic		4. Floor covering 18. Window well covers	
<input type="checkbox"/> Garage 3, 6, 7, 24		5. Insulation 19. Wood pile	
<input checked="" type="checkbox"/> Exterior 17		6. Cabinets or shelving 20. Snow	
<input checked="" type="checkbox"/> Porch 12		7. Stored items 21. Unsafe conditions	
<input type="checkbox"/> Addition		8. Furnishings 22. Rigid foam board	
<input checked="" type="checkbox"/> Other Shed 6,7 wood to soil contact		9. Appliances 23. Synthetic stucco	
		10. No access or entry 24. Duct work, plumbing and /or wiring	
		11. Limited access 25. Spray foam insulation	
		12. No access beneath 26. Equipment	
		13. Only visual access	
		14. Cluttered condition	
Section V. Additional Comments and Attachments (these are an integral part of the report)			
Attachments:			
Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history. <div style="color: blue; font-weight: bold; text-align: center;"> ONLY ONE SELLER SIGNATURE </div> <div style="border: 1px solid black; width: 150px; height: 30px; margin: 10px auto; background-color: yellow;"> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%); font-weight: bold;">X</div> </div>		Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. <div style="border: 1px solid black; width: 150px; height: 30px; margin: 10px auto; background-color: yellow;"> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%); font-weight: bold;">X</div> </div>	

Important Consumer Information

Regarding the Scope and Limitations of the Inspection

PEST

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing an /or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company. **For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.**
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

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