



Andy Beshear  
Governor

Kerry B. Harvey, Secretary  
Public Protection Cabinet

H.E. Corder II, Executive Director  
Kentucky Real Estate Authority

**Kentucky Real Estate Authority**  
Mayo-Underwood Building  
500 Mero Street, 2NE09  
Frankfort, Kentucky 40601  
Telephone: (502) 564-7760  
Fax: (502) 564-3969

**VOTING COMMISSIONERS**  
Lois Ann Disponett, Chair  
Billy Joe Beckham, Smiths Grove  
Shirley W. Wiseman, Lexington  
Steve K. Cline, Bowling Green  
James G. Simpson, Dry Ridge  
Larry D. Disney, Winchester  
Joy E. Amann, Ludlow

**KENTUCKY REAL ESTATE COMMISSION**  
**MEETING MINUTES**  
**January 16, 2020**

**Commission Members Present**

Commissioner Chair, Lois Ann Disponett  
Commissioner Steve Cline  
Commissioner Billy Beckham

Commissioner Joy Amann  
Commissioner Larry Disney

**Commission Members Not Present**

Commissioner Shirley Wiseman  
Commissioner James Simpson

**KREA Staff Present**

H.E. Corder II, Executive Director  
Maryellen Mullikin, Administrative  
Coordinator, Licensing Coordinator  
Hannah Carlin, Education Coordinator

Terri Hulette, Exec Admin Secretary  
Michael Spann, KREA Investigator  
Christopher Hunt, Attorney

**Guests Present**

Nineteen (19) guests were present at the meeting. Please see attached sign in record.

**Call to Order**

Commission Chair, Lois Ann Disponett, called the Kentucky Real Estate Commission meeting to order at 11:03 a.m. on January 16, 2020. Commission Chair Disponett took roll and a quorum was present.

**Approval of Meeting Minutes**

Commissioner Cline made a motion to approve the December 19, 2019 Commission Meeting Minutes. Commissioner Beckham seconded the motion. There being no objection with all in favor, the motion carried.

**Education and Licensing Reports**

Commission Chair Disponett thanked Ms. Carlin for her hard work getting things ready with all of the recent changes.



## **2020 Course and Instructor Approvals**

Ms. Carlin combined Education Courses and Instructors to simplify the process. They all meet minimal requirements of 201 KAR 11:170. Ms. Carlin recommended that Commission approve the list of associated applicants and courses (see attached list). Commissioner Beckham made a motion to approve. Commissioner Disney seconded the motion, but abstained from voting on courses from Dennis Badger & Associates and any other matters that relate to them. With no further discussion and all in favor, the motion carried.

## **2019 CE Extension Requests**

Ms. Carlin presented licensee requests for the Commission to review. They are a compilation of CE hardship requests, licensing requests and renewal requests.

Commissioner Cline motioned to deny the extension for licensee #180034. Commissioner Beckham seconded motion. Having all in favor, motion carried.

Commissioner Disney motioned to approve waiving the \$500 education fine for licensee #197883. Commissioner Cline seconded motion. Having all in favor, motion carried.

Commissioner Beckham motioned to approve waiving the \$500 education fine for licensee #212996 and move to inactive status. Commissioner Cline seconded motion. Having all in favor, motion carried.

Commissioner Amann motioned to approve waiving the \$500 education fine for licensee #197598. Commissioner Disney seconded motion. With four (4) in favor, and Commissioner Cline voting against, motion carried.

Commissioner Beckham motioned to approve waiving the \$500 education fine for licensee #212591. Commissioner Disney seconded motion. Having all in favor, motion carried.

Commissioner Beckham motioned to deny waiving the \$200 late 2019 renewal fee for licensee #181237. Commissioner Disney seconded motion. Having all in favor, motion carried.

Licensee #206885 was included in a list of candidates whom were cancelled by PSI before their License Recognition exam after law changed. PSI was made aware of the new legislation on December 16. Ms. Mullikin suggested that this licensee and twelve (12) other candidates be allowed to take the exam by January 31 with the understanding they need to submit their application for licensure no later than March 31. The process would entail Ms. Mullikin contacting PSI to re-establish the exam for the specific candidates and, after passing the exam, issue the License Recognition out of fairness for the untimely passage of 201 KAR 11:210. Commissioner Cline made a motion for candidates who were scheduled to take the exam to take the exam, including Licensee #206885, to complete the application process by March 31. Commissioner Amann seconded the motion. Mr. Hunt said if they are allowed to re-take, it should be a special one-time return engagement to let the candidates continue and only have one (1) shot to pass. Commissioner Amann amends the motion to have one (1) opportunity to take the exam with a special re-institution of the License Recognition exam. Commissioner Cline withdraws his motion. Commissioner Amann made a motion to have the individuals scheduled before December 16, 2019 take the exam one (1) time and submit their application by March 1, 2020 with no renewal fees due. Commissioner Disney seconded, with all in favor, motion carried. Commissioner Cline made a motion to approve the twelve (12) candidates.

Commissioner Beckham seconded. Having no objection with all in favor, motion carried.

### **Education and Licensing Statistics**

Per the Commission's request, Ms. Carlin compiled a list a monthly report of test takers (see attached list).

### **Real Estate Authority Director Comments**

Director Corder apologized for the confusion on the new law about signage. "Shall end in team or group" was not intended for everyone to have to change their company name. "Transactional broker" was added to the sellers disclosure form. Rhonda Richardson said that the LRC has a copy but it is not official. You can still correct the form and it can be substituted. Director Corder suggested voting "In light of the forms that were presented today..." but no vote was taken. Director Corder stated that he is researching cross modular manufactured housing and mini houses for veterans or transitional housing for rehab through HUD.

### **Committee Reports**

**Applicant Review Committee** deferred the committee report toward end of the meeting to enter executive session for review of one licensure applicant.

**Education Review Committee** had no reports for this meeting.

**Unlicensed Complaint Committee** had no reports for this meeting.

**Property Management Committee** had no reports for this meeting.

**Cross-referencing Committee** had no reports for this meeting.

### **Legal Report**

Having no legal counsel on staff during the current transition, no legal reports were offered at this meeting. No new emails were brought to the table. Update on Regulations will be put off until we get legal counsel. Ms. Mullikin inquired about adding items to the approved forms that had inadvertently been omitted (i.e. On Form 203 space to add phone number for the insurance). Mr. Hunt stated you would have to go back in front of the committee to get it approved, but may it be considered a technical amendment.

In regards to the agency form that was incorporated in the regulation version from October 2019, Commissioner Cline made a motion to go back and replace what was approved with the old form, but add transactional brokerage. Commissioner Disney seconded. Having no objection with all in favor, motion carried. See attachment from Commissioner Disponett. Discussion was to leave it on the website until it is updated and substituted at LRC. Notification can be made to the public that the form is being amended. Mr. Hunt will double check on process.

Per Ms. Carlin, an updated version of Core and Licensee Compliance course curriculums including forms, by February Commission meeting in order to get correct material to move forward. Mr. Hunt added you have a right to acknowledge technical difficulties in getting correct form published.

Commissioner Cline made a motion to give a grace period to be using new forms by June 1, 2020 in order to be compliant. Commissioner Disney seconded. Discussion from Commissioner Amann: 1) let things happen with no violation as they are now; 2) acknowledge forms are still being promulgated and no one is required to use prior to June 1. Having no objection with all in favor, motion carried. A clarification was made that "incorrect" means new forms that are incorrect as well as the old forms that no one knows exist. A confirmation was made from Ms. Mullikin to send out a mass email regarding the new deadline of June 1. It was suggested for

Hannah to send an email out to instructors as well.

Mr. Spann is an investigator and works directly with General Counsel. He asked that everyone be “your brother’s keeper” to be diligent in trying to circulate new regulations and disseminate new information. Mr. Spann has held off on fifteen cease and desist letters until we get a new General Counsel.

### **New Business**

#### **2020 Calendar**

Commissioner Beckham made a motion to accept to the 2020 Commission Calendar. Commissioner Disney seconded. With no objections, motion carried.

#### **Reciprocity Update**

The Ohio Agreement is in a holding pattern because of no legal counsel. Ms. Mullikin noted that Indiana has reached out to Director Corder for specifications in order to progress. Per Ms. Carlin, providers were sent the approved curriculum in November, but we have not received any course applications to review.

#### **Committee Dates**

Dates for the 2020 Commission meetings have not yet been approved because some of the dates were outside of Frankfort, KY (Lexington, Pikeville, Barren River), and meetings will not all be at 11:00 a.m.

#### **Newsletter**

Ms. Carlin hopes to have a draft of the newsletter at the February meeting.

### **Open Forum - Public Comments**

Paul Ogden asked, “Can the Governor be asked to ‘stay’ the regulations about agency issues on consumer guide instead of having the June 1 deadline. Janie Wilson added that there are several contradictory terms. Mr. Hunt will work on it.

There was more discussion about Indiana reciprocity requirements. Ms. Carlin stated that Providers can submit application packets with their renewals.

Doug Myers shared that GLAR is having a teacher training with Craig Grant on September 15.

### **Approval of Travel & Per Diem**

Commissioner Beckham motioned to approve travel and per diem for January 16, 2020. Commissioner Cline seconded the motion. With all in favor, motion carried.

### **Executive Session**

Commissioner Cline motioned to move into Executive Session, pursuant to KRS 61.815 and KRS 61.810(1)(j) and (k), to deliberate on individual adjudications and to review records exempt from public disclosure by KRS 61.878 (l) (k) and (l). Commissioner Disney seconded the motion and it carried.

The Applicant Review Committee recommended licensure of one new applicant. Mr. Rip Phillips confirmed that the applicant is under the responsibility of Stephanie Gilezan of eXp

Realty. Commissioner Disney made a motion to come out of Executive Session to vote and go back to Open Forum. Commissioner Amann seconded, and with no objections, motion carried.

**Reconvene in Open Session**

Commissioner Disney made a motion to approve the license for the applicant. Commissioner Beckham seconded the motion. Having no objections, the motion carried.

**Continued Open Forum**

Confirming with former General Counsel, Marc Manley, Ms. Carlin quoted Mr. Manley was asked to go back to the original on the Agency Consent Form. On the Guide to Agency Relationships, the content was good to go. Commissioner Disponett was under the impression that it was supposed to be completely gone. Ms. Carlin read from the Regulations of Professional Standard “ the licensee shall complete, time and date, and deliver the appropriate prospective client the Guide to Agency Relationships at the earliest of the following times: prior to entering into contemplated a written agreement; prior to entering into a contemplated oral agreement; or prior to signing an Agency Consent Agreement.”

**Meeting Adjournment**

Commissioner Beckham made a motion to adjourn meeting with Commissioner Amann seconding motion. Having all in favor, the meeting adjourned at 1:56 p.m.

**Next Commission Meeting**

February 11, 2020 at 1:30 p.m. - 3:30 p.m.  
Embassy Suites by Hilton  
1801 Newtown Pike  
Lexington, KY 40511



# Kentucky Real Estate Commission

## Commission Meeting MEETING SIGN-IN SHEET January 16, 2020 (Please Print Clearly)

Name	Organization
DOUGLAS MYERS	DOUG MYERS REAL ESTATE SERVICES
Sue Ann Colman	NKAR
Janice Wilson	NKAR
Kathy McJannet	REMAX
PAUL OGDEN	
Diana Lawson	MSBays LLC
Joyce Sterling	2 MY CLASSES LLC
Patrick Metz	NAI Bergman
Curtis Wouzer	A Team 2 Realty
Angi Cline	RRC
Richard Wilson	KVR
Steve Stevens	KYR
Lisa Stephenson	GLAR
Jennifer Eastman	EXP
Andrew Grimes	KVR
Vickie Grimes	Exit realty Heartland
R. Rip Phillips	Exit Realty Heartland
Richardson	Exp Realty
	Home Services of KY / HAAK

1. 2020 Continuing Education Courses

**Greater Louisville Association of Realtors**

<b>Course Name- Course Number</b>	<b>Instructors</b>	<b>CE Hours</b>
<b>KREC Statute and Regulation Changes (22967)</b>	Dennis Stilger	6 law

2. 2020 Continuing Education and Post-License Education Courses

**Greater Louisville Association of Realtors**

<b>Course Name- Course Number</b>	<b>Instructors</b>	<b>CE Hours</b>	<b>PLE Hours</b>
1031 Exchanges (22238)	Harry Borders, Jennifer Fields	3 law	3 finance
<b>Addressing Legal Issues (22960)</b>	Lee Harris Donahue	3 law	3 elective
Advertising Laws and Ethics (21211)	Dennis Stilger	3 law	3 advertising
Agency Law and Disclosure (21234)	Dennis Stilger	3 law	3 agency
Bullet Proofing the Real Estate Closing (18055)	Jennifer Fields, Elayne Havens	3 law	3 elective
Closing Day Success (22484)	Mike Kemp	3 law	3 elective
Condo and Home Owner Association Disclosures (21218)	Dennis Stilger	3 law	3 disclosure
Contract Law (22045)	Lee Harris Donahue	3 law	3 contracts
Contracts- Law and Theory (21153)	Dennis Stilger	3 law	3 contracts
Death, Divorce, and Taxes (22485)	Harry Borders, Jennifer Fields	3 law	3 elective
Disclosures: Required, Allowed, and Prohibited (22003)	Dennis Stilger	6 law	3 agency, 3 disclosure
Ethics: Cases and Scenarios (22486)	Mike Kemp	3 elective	3 elective
Ethics Here and Now (22488)	Kathy McGann-Pfeffer	3 elective	3 elective
Fair Housing (22005)	Dennis Stilger	3 law	3 fair housing

FHA vs. VA Loans (22980)	Brady Webb	3 elective	3 finance
Fraud Law and Sellers Disclosures (22966)	Dennis Stilger	3 law	3 disclosure
KHC Financing (21212)	Laurent Houekpon, Melissa Johnson, Jamie Swindler	3 elective	3 finance
Landlord Tenant Law (22008)	Dennis Stilger	3 law	3 elective
Legal Boot Camp (18059)	Harry Borders, Jennifer Fields	6 law	3 contracts, 3 disclosure
Legal Emergency First Aid Kit (22965)	Jason Vaughn	3 law	2 risk management, 1 elective
Legalities vs. Practicalities (22046)	Lee Harris Donahue	3 law	3 contracts
Limiting Referral Liability; Happy Home Inspections; What Home Inspections Are Not (22981)	William Troutman	3 elective	3 elective
Listing and Sales Contracts (21257)	Dennis Stilger	3 law	3 contracts
Mediation, Arbitration, Litigation: What is the Difference? (22420)	Dennis Stilger	3 law	2 risk management, 1 elective
Mind Your Business: Business Law Basics for Real Estate (22492)	Matt Bearden, Cora Henderson, Kelly Human	3 law	3 elective
Mortgage Pitfalls (21182)	Jeff Ratanapool	3 law	3 finance
New Home Construction and the Law (22964)	Jason Vaughn	3 law	3 elective
Presenting Multiple Offers and Agency Forms (22494)	Matt Bearden, Cora Henderson, Kelly Human	3 law	3 contracts
Property Management for Real Estate Licensees (22382)	Dennis Stilger	3 law	3 elective
Protecting Yourself- Finance, Fraud, and Future (21256)	Allen Balderson, Colleen Balderson, Thomas Sims Jr.	3 law	3 finance
Real Estate and Insurance: The Odd Couple (22945)	Steven Parrish	3 elective	3 elective
Real Property Titles in Estate and Trust (21215)	Matt Bearden, Cora Henderson, Kelly Human	3 law	2 risk management, 1 elective
Realtor's Essential Technology Toolbox (22962)	Craig Grant	3 elective	3 technology and data security
Renovation Mortgages (22043)	Joe Daly	3 elective	3 finance
Residential Measuring with ANSI (22919)	Kathy McGann-Pfeffer	3 law	3 elective



Risk Avoidance (22012)	Dennis Stilger	3 law	2 risk management, 1 elective
Safety in the Real Estate World (21255)	Greg Epley	3 elective	3 elective
Sales Contracts (21221)	Harry Borders, Jennifer Fields	3 law	3 contracts
<b>Scared Straight: How to Avoid the Disclosure Lawsuit (22963)</b>	Jason Vaughn	3 law	3 disclosure
Seller Disclosure and Procuring Cause (22538)	Harry Borders, Jennifer Fields	3 law	3 disclosure
Social Media Success in Just Minutes a Day (22394)	Craig Grant	3 elective	3 advertising
Survey Says... (22497)	Matt Bearden, Cora Henderson, Todd Willett	3 law	3 elective
Technology Laws, Ethics, and Fair Housing (22395)	Craig Grant	3 law	3 technology and data security
The Code of Ethics: Promise of Professionalism (21209)	Allison Bartholomew, Mike Kemp, Doug Myers	3 elective	3 elective
The KREC Top 10 List (22498)	Harry Borders, Jennifer Fields	3 law	2 risk management, 1 elective
The Older Client and the Real Estate Agent (21226)	Kelly Gannott, Misty Vantrese	3 law	3 elective
The Tell-All on Title Insurance (22499)	Matt Bearden, Cora Henderson, Kelly Human	3 law	3 elective
Title Issues (21220)	Colleen Balderson	3 law	3 elective
Understanding the GLAR Sales Contract (22500)	Mike Kemp	3 law	3 contracts
Unique Real Estate Laws and Advice (22517)	Lee Harris Donahue	3 law	3 elective
Using RPR to Better Serve Buyers and Sellers (21216)	Steve Bagby	3 elective	3 technology and data security
VA Boot Camp (22501)	Colleen Balderson	3 law	3 fair housing
<b>What is FICO? Everything You Need to Know About Credit (22979)</b>	Brady Webb	3 elective	3 finance
Writing Problem Free Contracts (21214)	Matt Bearden, Cora Henderson, Kelly Human	3 law	3 contracts
Yes, No, or It Depends (22384)	Lee Harris Donahue	3 law	3 agency
You Before Me- Demystifying Fiduciary Duties (21178)	Doug Myers	3 law	3 agency
You Decide—15 Legal Scenarios (22961)	Lee Harris Donahue	3 law	3 elective

**Real Estate School**

<b>Course Name- Course Number</b>	<b>Instructors</b>	<b>CE Hours</b>	<b>PLE Hours</b>
Commercial and Investment Real Estate (22052)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Disclosures: Seller's Disclosure of Property Condition and Lead Based Paint (21165)	Rebecca Brown, Vickie Grimes	3 law	3 disclosure
Everyday Ethics in Real Estate (22051)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Fair Housing (21175)	Rebecca Brown, Vickie Grimes	3 law	3 fair housing
Foreclosures, Short Sales, REOs, and Auctions (21172)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Mortgage Fraud and Predatory Lending (22958)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Property Management (22050)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Property Pricing and Residential Real Estate (22047)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Qualifying the Buyer (21173)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Real Estate Agency (21168)	Rebecca Brown, Vickie Grimes	3 law	3 agency
Real Estate and Taxes (22959)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Real Estate Finance (21174)	Rebecca Brown, Vickie Grimes	3 elective	3 finance
Red Flags—Property Inspection Guide (22053)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Risk Management (22444)	Rebecca Brown, Vickie Grimes	2 elective	2 risk management
Starting a Successful Brokerage (21164)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Sustainable Housing and Building Green (21171)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
The Truth About Mold (22055)	Rebecca Brown, Vickie Grimes	3 elective	3 elective
Title Insurance for Real Estate Professionals (21169)	Rebecca Brown, Vickie Grimes	3 elective	3 elective

3. 2020 Post-License Education Courses

**Greater Louisville Association of Realtors**

<b>Course Name- Course Number</b>	<b>Instructors</b>	<b>PLE Hours</b>
FLEX Online (22920)	Tyler Hill, Jerry Legrand	3 technology and data security
Learning the FLEX MLS System	Tyler Hill, Jerry Legrand	3 technology and data security
Transaction Desk (22324)	Tyler Hill, Jerry Legrand	3 technology and data security

4. 2020 Instructors

- |                         |                  |
|-------------------------|------------------|
| a. Steve Bagby          | hh. Jason Vaughn |
| b. Allen Balderson      | ii. Brady Webb   |
| c. Colleen Balderson    | jj. Todd Willett |
| d. Allison Bartholomew  |                  |
| e. Matt Bearden         |                  |
| f. Harry Borders        |                  |
| g. Rebecca Brown        |                  |
| h. Joseph Daly          |                  |
| i. Greg Epley           |                  |
| j. Jennifer Fields      |                  |
| k. Kelly Gannott        |                  |
| l. Craig Grant          |                  |
| m. Vickie Grimes        |                  |
| n. Lee Harris Donahue   |                  |
| o. Elayne Havens        |                  |
| p. Josh Hay             |                  |
| q. Cora Henderson       |                  |
| r. Steve Henry          |                  |
| s. Tyler Hill           |                  |
| t. Laurent Houekpon     |                  |
| u. Kelly Human          |                  |
| v. Melissa Johnson      |                  |
| w. Mike Kemp            |                  |
| x. Jerry Legrand        |                  |
| y. Kathy McGann-Pfeffer |                  |
| z. Doug Myers           |                  |
| aa. Steven Parrish      |                  |
| bb. Jeff Ratanapool     |                  |
| cc. Thomas Sims Jr.     |                  |
| dd. Dennis Stilger      |                  |
| ee. Jamie Swindler      |                  |
| ff. William Troutman    |                  |
| gg. Misty Vantrease     |                  |

## 1. PSI Testing Statistics

### December 2019 (First Time)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Recognition-Broker	2	33.33	4	66.67	6
License Recognition-Salesperson	9	52.94	8	47.06	17
Broker- National	11	64.71	6	35.29	17
Broker- State	9	52.94	8	47.06	17
Salesperson- National	62	72.94	23	27.06	85
Salesperson- State	55	64.71	30	35.29	85
<b>TOTAL</b>	<b>148</b>	<b>65.20</b>	<b>79</b>	<b>34.80</b>	<b>227</b>

### December 2019 (Cumulative)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Recognition-Broker	4	44.44	5	55.56	9
License Recognition-Salesperson	13	61.90	8	38.10	21
Broker- National	17	32.96	10	37.04	27
Broker- State	14	56.00	11	44.00	25
Salesperson- National	84	62.69	50	37.31	134
Salesperson- State	92	60.93	59	39.07	151
<b>TOTAL</b>	<b>224</b>	<b>61.04</b>	<b>143</b>	<b>38.96</b>	<b>367</b>

### 2019 (First Time)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Recognition-Broker	40	53.33	35	46.67	75
License Recognition-Salesperson	161	61.22	102	38.78	263
Broker- National	71	63.39	41	36.61	112
Broker- State	69	61.06	44	38.94	113
Salesperson- National	971	68.91	438	31.09	1,409
Salesperson- State	773	54.78	638	45.22	1,411
<b>TOTAL</b>	<b>2,085</b>	<b>61.63</b>	<b>1,298</b>	<b>38.37</b>	<b>3,383</b>

**2019 (Cumulative)**

<b>Type of Exam</b>	<b>Passed</b>	<b>% Passed</b>	<b>Failed</b>	<b>% Failed</b>	<b>Total Exams</b>
License Recognition-Broker	57	54.81	47	45.19	104
License Recognition-Salesperson	238	65.38	126	34.62	364
Broker- National	104	59.09	72	40.91	176
Broker- State	105	61.05	67	38.95	172
Salesperson- National	1,252	57.51	925	42.49	2,177
Salesperson- State	1,270	53.43	1,107	46.57	2,377
<b>TOTAL</b>	<b>3,026</b>	<b>56.35</b>	<b>2,344</b>	<b>43.65</b>	<b>5,370</b>

**2. Licensing Statistics**

As of January 9, 2020

<b>Type</b>	<b>Active</b>	<b>Inactive</b>	<b>TOTAL</b>
Sales Associate	11,063	6,535	17,598
Broker	4,025	913	4,938
<b>TOTAL</b>	<b>15,088</b>	<b>7,448</b>	<b>22,536</b>

New Licenses Issued in 2019 (by month)

<b>Month</b>	<b>Sales Associate</b>	<b>Broker</b>	<b>Total</b>
January	92	11	103
February	118	12	130
March	137	22	159
April	144	14	158
May	161	18	179
June	117	9	126
July	136	12	148
August	127	4	131
September	106	6	112
October	127	7	134
November	100	13	113
December	91	21	112
<b>TOTAL</b>	<b>1,456</b>	<b>149</b>	<b>1,605</b>

**AGENCY CONSENT AGREEMENT -- SELLER**

The real estate agent who is providing you with this form is required to do so by Kentucky law. The purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord.)

Seller(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

**I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES**

The Seller is represented by \_\_\_\_\_ of \_\_\_\_\_

AGENT

NAME OF BROKERAGE AND PRINCIPAL BROKER'S NAME

**II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE**

(Mark the appropriate box)

If two agents in the same real estate brokerage represent both the Buyer and the Seller, check the following relationship that will apply:

**Designated Agency:**

- Agent(s) \_\_\_\_\_ of \_\_\_\_\_ represents the Seller and another Agent(s) in the same firm represents the Buyer. The principal broker and managers will be "dual agents," which is explained in the Commission's Guide to Agency Relationships. As dual agents, they will remain loyal to both parties in the transaction, and they will protect all parties' confidential information;

OR

**Dual Agency:**

- Every agent in the brokerage represents every "client" of the brokerage. Therefore, Agent(s) \_\_\_\_\_ and \_\_\_\_\_ will be working for both the Buyer and Seller as "dual agents". Dual agency is explained in the Commission's Guide to Agency Relationships. As a dual agent, they will remain loyal to both parties in the transaction, and they will protect all parties' confidential information. To the best of the Agent's knowledge, neither the agent(s) nor the principal broker acting as a dual agent in this transaction has a **PERSONAL, FAMILY, or BUSINESS** relationship with either the Buyer or Seller. *If such a relationship does exist, please explain:* \_\_\_\_\_

**III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT**

(Mark the appropriate box.)

Agent \_\_\_\_\_ and the brokerage \_\_\_\_\_ will:

- be a "dual agent" representing both parties in this transaction. Dual agency is explained in the Commission's Guide to Agency Relationships. As a dual agent they will remain loyal to both parties, and they will protect all parties' confidential information. To the best of the agent's knowledge, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a **PERSONAL, FAMILY, or BUSINESS** relationship with either the Buyer or Seller. *If such a relationship does exist, please explain:* \_\_\_\_\_

OR

- represent only the (check one)  Seller or  Buyer  neither in this transaction as a client. The other party(ies) is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

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## IV. TRANSACTION INVOLVING NON-CLIENT PARTIES

(Mark the appropriate box.)

Transactional Brokerage: The Principal Broker of the Company assigns (Identify all Licensees acting as a Transactional Agent): \_\_\_\_\_

to provide real estate brokerage services to either, or both, Party(ies) to the transaction, owe the Party(ies) only the duties of good faith and fair dealing, and to not relay confidential information between the Parties, unless so directed by the sending Party. For the purposes of this Agreement, a party to a Transactional Brokerage is not a Client or Prospective Client.

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Unrepresented Party: The Principal Broker of the Company, and all affiliated licensees, do not act as an agent for a Party.

The  Buyer;  Seller;  Lessor;  Lessee is an Unrepresented Party. A licensee owes an Unrepresented Party the duties of good faith and fair dealing. For the purposes of this Agreement, an Unrepresented Party is not a Client or Prospective Client.

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### DISCLAIMER

**Responsibilities of the Parties:** The duties of the agent and brokerage in a real estate transaction do not relieve the Seller and Buyer from the responsibility to protect their own interests. The Seller and Buyer are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

### PARTY CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency or designated agency in this transaction, I (we) acknowledge reading the information contained in the Commission's Guide to Agency Relationships.

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SELLER/LANDLORD'S Signature

Printed Name

DATE/TIME

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SELLER/LANDLORD'S Signature

Printed Name

DATE/TIME

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SELLER/LANDLORD'S Signature

Printed Name

DATE/TIME

# KENTUCKY REAL ESTATE COMMISSION

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

## SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

1. Residential purchases of new construction homes if a warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

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

Property Address

City

State

Zip

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

**INSTRUCTIONS TO THE SELLER(S):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

**SELLER'S DISCLOSURE:** As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

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

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



PROPERTY ADDRESS:

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

Please explain any deficiencies noted in this Section:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Please explain any deficiencies noted in this Section:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PROPERTY ADDRESS:

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when?				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:				

<b>5. LAND / DRAINAGE</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
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a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, what is the flood zone?				
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:				

<b>6. BOUNDARIES</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
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a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				

<b>7. WATER</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
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a. Source of water supply:				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				

<b>8. SEWER SYSTEM</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
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a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):		Date last cleaned (septic):		
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:				

PROPERTY ADDRESS:

<b>9. CONSTRUCTION / REMODELING</b>				
	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
<b>10. HOMEOWNER'S ASSOCIATION (HOA)</b>				
	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to rules or regulations of a HOA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the yearly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No.:				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition that may result in an increase in taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
<b>11. HAZARDOUS CONDITIONS</b>				
	N/A	YES	NO	UN-KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>				
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.				
c. Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RADON DISCLOSURE REQUIREMENT</b>				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit <a href="http://chfs.ky.gov">chfs.ky.gov</a> and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?				
<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>				
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				
Explain:				
<b>12. MISCELLANEOUS</b>				
	N/A	YES	NO	UN-KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

Explain:				
e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. ADDITIONAL INFORMATION</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.				

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

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

Seller Signature	Date	Seller Signature	Date
X		X	

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

Seller Signature	Date	Seller Signature	Date
X		X	

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

Seller Signature	Date	Seller Signature	Date
X		X	

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

Broker / Agent Print Name	Broker / Agent Signature	Date
	X	

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

Buyer Signature	Date	Buyer Signature	Date
X		X	