

4921 HIDDEN RIVER DRIVE

Fayette County, Kentucky

10.15 Acres



*Offered Exclusively By*



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

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



*This 6,000 square foot stone and wood estate home offers privacy & seclusion while providing excellent proximity (5-6 miles) to the Kentucky Horse Park and downtown Lexington. It is located in the immediate area of world-renown horse farms on a creek with an 8 acre lake at its front. You'll enjoy water views from all the rooms in the house. Its ten acre lot offers a circular driveway which eases your entry as you enjoy the beautiful landscaping and view of the lake. You'll want to relax on the porch or one of the decks or patios or fish on the creek from the lower deck. The layout of the home creates a fantastic environment for entertaining as the living room, family room, dining room, kitchen, sun room and breakfast nook all adjoin and flow out onto the 1,325 square foot deck and a gas grill at the rear of the house overlooking the creek. There are five large bedrooms, including a master bedroom with en suite bathroom with a large Jacuzzi tub overlooking the creek and 2 bedroom suites that close off from the rest of the home. Each of the 2 bedroom suites has a full bathroom. The adjoining breakfast nook and sun room boast seating for large groups as you enjoy the trees surrounding you. A sound system throughout the home and outside on the deck adds to your pleasure while 2 fireplaces provide ambiance and warmth. A half bath is conveniently located just off the family room, and a walkout basement offers a pool table and game room with access to the lower stone patio and gardens. A 2 car attached garage and 3 car detached garage complete this wonderful property.*

**FIRST FLOOR:**

**Living Room:** 27.75' x 31'; reclaimed oak floor from Longwood Antique Woods; vaulted 3-4 & 5 inch poplar ceiling; stone floor to ceiling fireplace with mantel from Hamburg Farm; full views of Elkhorn Creek; and entrance to rear deck.



**Dining Room:** 12.5' x 19.5'; reclaimed oak floor from Longwood Antique Woods; bay window.



**Family Room:** 19' x 25'; reclaimed oak floor from Longwood Antique Woods; stone fireplace; vaulted beamed ceiling; access to lovely front stone patio.

**Kitchen:** 19' x 28' (measured to the end of dining bay); reclaimed oak floor from Longwood Antique Woods; cherry cabinets; granite countertops; Dacor 6 burner stove with pot filler and ornate tile backsplash; double Fisher Paykel dishwashers; built-in spice racks.



**Dining Bay:** Reclaimed oak floor from Longwood Antique Woods; 2 inch poplar vaulted ceiling with stone outline; sliding doors to deck.

**Butler's Pantry/Laundry:** 6' x 13.5'; Reclaimed oak floor from Longwood Antique Woods; marble counter tops; cherry cabinetry.

**Sun Room:** 8.5' x 19'; natural stone floor; 2 inch poplar ceiling; open to family room.

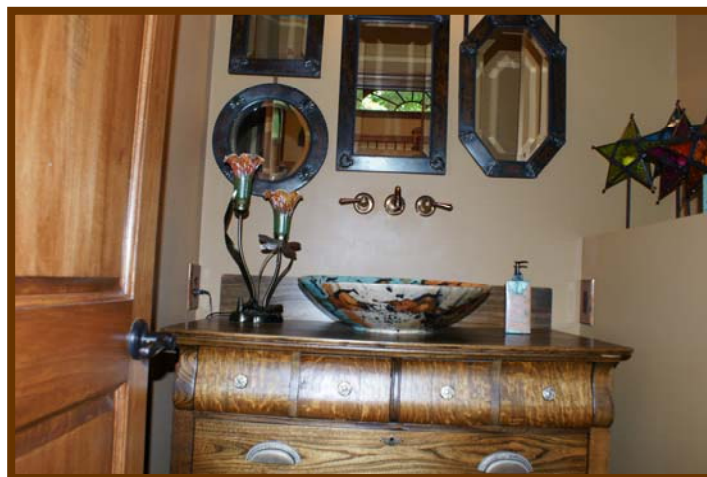
**Bedroom:** 15' x 20'; carpet; bay window; built-in bookcases.



**Bedroom:** 13.25' x 14.5'; carpet; door to deck; small walk-in closet.

**Full Bath:** Tile floor; marble vanity top.

**Powder Room:** Floor from War Admiral's barn; unique sink.



**SECOND FLOOR:**

**Master Bedroom:** 20' x 20'; carpet; walk-in closet with wall safe; bay window.

**Master Bath:** Porcelain tile floor; tile shower; whirlpool tub; double vanity with marble top; stained glass window.



**Bedroom:** 13.25' x 20'; carpet; bay window; double closets.

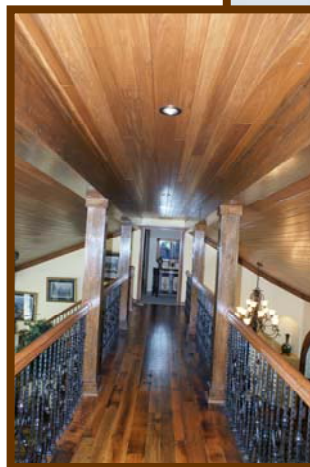
**Bedroom:** 13.5' x 18.25' (including closet); carpet; day bed nook.



**Full Bath:** Stone floor; double vanity.

**Studio:** 20' x 29.5' plus 4' x 10' nook; vinyl floor; former kitchen cabinets are installed; bay window.

**Catwalk:** 4' x 31'.



**LOWER LEVEL:**

**Rec Room:** "L"-shaped; 18' x 13.5' and 13' x 14'; carpeted; door to rear stone patio.

Two unfinished rooms (one ideal for a wine cellar). Water heater and furnace room.

**ADDITIONAL FEATURES:**

- 50 year dimensional shingle roof.
- Six heat pumps (new duct work).
- Copper flashing above all bay windows.
- Security system.
- Eight external spot lights.
- Central vacuum system.
- Two car attached garage.
- 25' x 34' stone-faced three car detached garage.
- 25' x 57' rear deck.



**By the Way....**

*While the tax records indicate this home was built 27 years ago, it is very misleading. The current owners literally rebuilt from the ground up in 2007-08. They utilized stone and HardiPlank for the exterior, new HVAC, new duct work, new electrical was pulled, new roof, new drywall, new flooring, new windows and doors (interior and exterior).*

*No expense was spared, and the quality of the craftsmanship is evident when you first approach this truly magnificent home!*







*"Seldom does a property like this come on the market" is often overused -  
Not This Time!*

*Located in a very mature 10+ acre subdivision with only 7 lots whose main feature is a dramatic 8+ acre lake, this magnificent property offers quality craftsmanship, fabulous floor plan, mature landscaping, and breathtaking views from front to rear, minutes to downtown Lexington, the interstate, and, of course, the Kentucky Horse Park. Come see for yourself why our agents think this is one of the most desirable homes on the market!*

PRICE: \$1,700,000.



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

Agent: Bill Justice  
(859) 294-3200

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657





# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 4921 HIDDEN RIVER DR DATE: 6.8.10  
 Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	—	✓	—
(b) Air Conditioning .....	—	✓	—
(c) Plumbing/Septic .....	—	✓	—
(d) Heating .....	—	✓	—
(e) Pool/Hot tubs/Sauna.....	—	✓	—
(f) Appliances .....	—	✓	—
(g) Doors and windows .....	—	✓	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement?.....	—	✓	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	—	✓	—
(c) Are you aware of any defects or problems relating to the foundation? .....	—	✓	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked?.....	—	✓	—
(b) Has the roof ever been repaired?..... <u>REPLACED 2008</u> .....	—	✓	—
(c) Do you know of any problems with the roof?.....	—	✓	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	✓	X	—
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem?.....	—	✓	—
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property?.....	✓	—	—
(b) Do you know the boundaries of your property?.....	✓	—	—
(c) Are the boundaries of your property marked in any way? .....	—	✓	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	✓	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?....	✓	—	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	✓	—	—
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	✓	—	—
(b) IF NOT, please state your water sources and explain.	—	—	—
(c) Has your water system ever gone dry? If yes, explain.....	—	—	—
(d) Are you aware of any problems with your water lines and/or waterers?.....	—	✓	—
(e) Is your water supply shared with anyone else? .....	—	✓	—
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?..... <u>N/A</u> .....	—	—	—
(b) Were any auxiliary houses built before 1978?..... <u>N/A</u> .....	—	—	—
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>10. BARNS/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?..... <u>N/A</u> .....	—	—	—

- |   | Yes                                 | No                                  | Unknown                  |
|---|-------------------------------------|-------------------------------------|--------------------------|
| <b>11. UTILITIES</b>  |                                     |                                     |                          |
| (a) Are you aware of the location of the following underground utilities?   |                                     |                                     |                          |
| 1) Water lines .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2) Electric lines.....  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Natural Gas/Propane .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4) Telephone lines .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5) Septic/Field lines.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) If you answered yes to any of the above, can you furnish a diagram of same?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>12. MISCELLANEOUS</b>  |                                     |                                     |                          |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any Radon test being performed on this property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any existing or threatened legal action affecting this property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any assessments other than property assessments that apply to this property? .....                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>ORLIN</u> ..... | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (i) Are you aware of any underground storage tanks? <u>propane</u> .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any dumps on the property, present or past? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are any sink holes being used as a dump? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? .....                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are that any leases on the property (e.g. tobacco, mineral, timber, etc.)? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done?.....<br>If yes, by whom and when. _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>13. If the answer was "yes" to any of the above questions, please explain.</b>   |                                     |                                     |                          |

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THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

LAM                      6-8-10                      Katherine Jackson Aaron                      6/8/10  
 SELLER                      DATE                      TIME                      SELLER                      DATE                      TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

\_\_\_\_\_                      \_\_\_\_\_                      \_\_\_\_\_                      \_\_\_\_\_  
 BUYER                      DATE                      TIME                      BUYER                      DATE                      TIME

If you have specific questions please consult an attorney.  
 The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

**SELLER DISCLOSURE OF PROPERTY CONDITION**  
 Approved by KREC and the Lexington-Bluegrass Association of REALTORS®

The information in this form is only for the period the undersigned owned the property, beginning

7/07 to 6-8-10  
 (date of purchase) (date of this form)

This form applies to sales and purchases of **residential** real estate. This form is not required for: (1) Residential purchase of new homes if a written warranty is offer, (2) Sale of real estate at auction; or (3) A court supervised foreclosure.

PROPERTY ADDRESS: 4921 HIDDEN RIVER DR LEXINGTON, KY 40511

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all know conditions affecting the property. (3) Attach additional pages with your signature if necessary. (4) Complete this form yourself. (5) If some items do not apply (4) to your property, write "not applicable" (6) If you do not know the answer to a question, write "unknown".

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

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

**1. HOUSE SYSTEMS**

Any past or current problems affecting:

	Yes	No	Unknown
(a) Plumbing.....	___	✓	___
(b) Electrical system.....	___	✓	___
(c) Appliances.....	___	✓	___
(d) Floors and walls.....	___	✓	___
(e) Doors and windows.....	___	✓	___
(f) Ceiling and attic fans.....	___	✓	___
(g) Security system.....	___	✓	___
(h) Sump pump.....	___	✓	___
(i) Chimneys, fireplaces, inserts.....	___	✓	___
(j) Pool, hot tubs, sauna.....	___	✓	___
(k) Sprinkler system.....	___	✓	___
(l) Heating..... Age <u>24RS</u>	___	✓	___
(m) Cooling/air conditioning..... Age <u>24RS</u>	___	✓	___

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

**2. FOUNDATION/STRUCTURE/BASEMENT**

(a) Any defects or problems, current or past, to the foundation or slab? .....	___	✓	___
(b) Any defects or problems, current or past, to the structure or exterior veneer? .....	___	✓	___
Explain: _____			
(c) Has the basement leaked at anytime since you owned or lived in the property? .....	___	✓	___
(d) When was the last time the basement leaked? _____			
(e) Have you ever had any repairs done to the basement? .....	___	✓	___
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed? _____			
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g. every time it rains, only after extremely heavy rain, etc.) _____			
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? .....	___	✓	___

**3. ROOF**

(a) What is the age of the roof? <u>24RS</u>			
(b) 1. Has the roof leaked at any time since you have owned or lived in the property? .....	___	✓	___
2. When was the last time the roof leaked? _____			

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Seller's Initials JAM Date 6-9-10 Seller's Initials [Signature] Date 6/8/10

PROPERTY ADDRESS: 4921 Hidden River Dr

Yes No Unknown

3. ROOF (continued)

- (c) 1. Have you ever had any repairs done to the roof? .....  Yes  No  Unknown
- 2. If you have ever had the roof repaired, when was the repair performed? \_\_\_\_\_
- (d) 1. Have you ever had the roof replaced? .....  Yes  No  Unknown
- 2. If you have had the roof replaced, when was the replacement performed? 2008
- (e) If the roof presently leaks, how often does it leak? (e.g. every time it rains, only after an extremely heavy rain, etc. ) \_\_\_\_\_

4. LAND/DRAINAGE

- (a) Any soil stability problems? .....  Yes  No  Unknown
- (b) Has the property ever had a drainage, flooding or grading problem? .....  Yes  No  Unknown
- (c) Is the property in a flood plain zone? .....  Yes  No  Unknown
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....  Yes  No  Unknown

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

5. BOUNDARIES

- (a) Have you ever had a staked or pinned survey of the property? .....  Yes  No  Unknown
- (b) Do you know the boundaries? .....  Yes  No  Unknown
- (c) Are the boundaries marked in any way? .....  Yes  No  Unknown
- (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....  Yes  No  Unknown

Explain: NEXT DOOR OR DRIVEWAY

6. WATER

- (a) 1. Source of water supply KAWC
- 2. Are you aware of below normal water supply or water pressure? .....  Yes  No  Unknown
- (b) Is there a water purification system or softener remaining with the house? .....  Yes  No  Unknown
- (c) Has your water ever been tested? If yes, give results. ....  Yes  No  Unknown

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

7. SEWER SYSTEM

- (a) Property is served by: \_\_\_ public sewer; \_\_\_ private sewer;  septic tank; \_\_\_ storm sewer; \_\_\_ leach field; \_\_\_ aeration tank; \_\_\_ filtration bed; \_\_\_ unknown
- (b) If not a public or private sewer, Date of last inspection \_\_\_\_\_, Date last cleaned \_\_\_\_\_
- (c) Are you aware of any problems with the sewer system? .....  Yes  No  Unknown

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made? .....  Yes  No  Unknown
- (b) Were all necessary permits and government approvals obtained? .....  Yes  No  Unknown

Explain: HOME TOTALLY REDONE 2007-2008

9. HOMEOWNERS' ASSOCIATION

- (a) Is the property subject to rules or regulations of any homeowner's association/ .....  Yes  No  Unknown
- If yes, what is the yearly assessment \$ 350.00
- (b) Are you aware of any condition which may result in an increase in taxes or assessments? .....  Yes  No  Unknown
- (c) Are any features of the property shared in common with adjoining landowners such as walls, fences, driveways, etc? .....  Yes  No  Unknown

Explain: DRIVEWAYS

10. MISCELLANEOUS

- (a) Was your house built before 1978? .....  Yes  No  Unknown
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home? .....  Yes  No  Unknown
- (c) 1. Are you aware of any testing for radon gas? .....  Yes  No  Unknown
- 2. Results, if tested \_\_\_\_\_
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, or abandoned wells on the property? .....  Yes  No  Unknown

PROPANE GAS

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_ Seller's Initials JAM Date 6-8-10 Seller's Initials 10ja Date 6/8/10

PROPERTY ADDRESS: 4921 HIDDEN RIVER

Yes No Unknown

10. MISCELLANEOUS (continued)

- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)? .....  Yes  No  Unknown
- (f) Are you aware of any damage due to wood infestation? .....  Yes  No  Unknown
- (g) Have the house or other improvements ever been treated for wood infestation? .....  Yes  No  Unknown  
If yes, when, by whom, and any warranties? \_\_\_\_\_
- (h) Are you aware of any existing or threatened legal action affecting this property? .....  Yes  No  Unknown
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)? .....  Yes  No  Unknown
- (j) Are you aware of any violations of local, state, or federal laws, codes or ordinances relating to this property? .....  Yes  No  Unknown
- (k) Are you aware of any other conditions which are defective with regard to this property? .....  Yes  No  Unknown
- (l) Are there any environmental hazards known to seller? .....  Yes  No  Unknown
- (m) Are there any warranties to be passed on? .....  Yes  No  Unknown  
SOIL POOF
- (n) Has this house ever been damaged by fire or other disaster (i.e. tornado, hail, etc)? .....  Yes  No  Unknown  
If yes, please explain: \_\_\_\_\_

SPACE FOR ADDITIONAL EXPLANATION

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The seller has owned this property since 5/07 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become know to Seller prior to closing.

J.A.M. Le 6-8-10 Seller Katherine Jackson Dawson 6/18/10  
 Seller Date Seller Date

\*\*\*\*\*

The licensee name here( ) has been requested by the Owner to complete this form and has done so. I hereby agree to hold harmless the named Licensee for any representations that appears on this form.

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

The Seller refuses to complete this form and acknowledges that the agent shall so inform the Buyer.

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

The Seller refuses to complete the form and has refused to acknowledge his failure to complete the form.

Broker/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

The Buyer acknowledges receipt of this form.

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

The Seller may disclose additional information not requested of this form and may respond to additional inquires of the Buyer.

If you have specific questions please consult an attorney.  
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.