## APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT [NEW]

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., Sections 831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a Purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

<u>Notice to Purchaser</u>: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know the facts, circle Unk (unknown). (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

LOCATION OF SU	BJECT	PROF	ERTY	<b>/</b> : 811	Cedar Drive		1		
			Semino	le		OK	Auto T	74868	
SELLER IS IS NO	от 💢 о	CCUPY	ING TH	IE SUBJECT	PROPERTY.				
Appliances/Systems	/Services	: (The i	tems b	elow are in N	IORMAL working order)				
Sprinkler System Swimming Pool Hot Tub/Spa Water Heater	N/A N/A N/A	Circle Yes Yes Yes	No No No No No	Unk Unk Unk Unk Unk	Humidifier Gas Supply PublicPropane Butane	N/A	Yes No	Unk Unk	
ElectricXGas Solar	T.	0			Propane TankLeasedOwned		Yes No	Unk	
Water Purifier Water Softener Leased Owned	N/A N/A	Yes	No No	Unk Unk	Ceiling Fans Electric Air Purifier Garage Door Opener	N/A	Yes No	Unk Unk	
Sump Pump Plumbing Whirlpool Tub	N/A N/A	Yes Yes	No No No	Unk Unk Unk	Control 2 Intercom Central Vacuum	N/A N/A	Yes No Yes No	Unk Unk Unk	
Sewer System PublicSepticLagoon Air Conditioning	N/A	Yes	No	Unk	Security SystemRentOwnNonitored Smoke Detectors	ouns ited	Yes No	Unk	
Air Conditioning System ElectricGasHeat Pump	N/A	Yes	No	Unk	Dishwasher Electrical Wiring Garbage Disposal	N/A	Yes No	Unk Unk	
Window Air Conditioner(s)	N/A	Yes Yes	No No	Unk Unk	Gas Grill Vent Hood	N/A	res No res No res No	Unk Unk Unk	
Fireplaces Cos La Heating System		Yes	No No	Unk Unk	Microwave Oven Built-in Oven/Range	N/A	res No	Unk Unk	
Electric \( \overline{A} \) GasHeat Pump					Kitchen Stove Trash Compactor		res No	Unk Unk	
Seller's Initials of	Collos	r'e Initia	lo.		Ruver's Initials	Ruyor's	Initiale		

(OREC-7/12)



Source of Household Water  Other Items Yes No Under Yes Yes Yes No Under Yes Yes No Under Yes Yes Yes No Under Yes Yes Yes No Under Yes Yes No Under Yes	LOCATION OF SUBJECT PROPERTY 811 Cedar		OF .	7406	
PublicPrivateWell Yes No Unk OtherYes No Unk   FYOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature   Property is zoned; (Check one)   residentialcommercialhistoricalagriculturalindustrialofficeurban conservationotherunknown   2. What is the flood zone status of the property?   Yes	Seminole Seminole				Unk
Prublic	Source of Household Water				
FYOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature					Unk
Zoning, Flood and Water  1. Property is zoned: (Check one)	Public Private Well Yes No Unk	Other	Yes	No	Unk
1. Property is zoned: (Check one)residentialcommercialhistoricalagriculturalindustrialforesurbance on the roleurbance on the roleurbance on the property?  3. Are you aware of any flood insurance erquirements concerning the property?  4. Do you have flood insurance on the property?  5. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems?  6. Are you aware of any strace or ground water drainage systems which assist in draining the property, e.g. french drains?  7. Has there been any occurrence of water in the heating and air conditioning duct system?  8. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property?  8. Are you aware of any stuffactions been made without required permits?  9. Have any additions or alterations been made without required permits?  9. Have any additions or alterations been made without required permits?  10. Are you aware of any alterations or repairs having been made to correct defects or problems?  11. Are you aware of any alterations or repairs having been made to correct defects or problems?  12. Are you aware of any alterations or repairs having been made to correct defects or problems?  13. Has the rofe ever been repaired or replaced during your ownership of the property?  14. Approximate age of roof covering, if known number of layers, if known flood flood number of layers, if known flood flood flood flood	FYOU HAVE ANSWERED NO to any of the above, please	explain. Attach additional pag	es with y	our signa	ture(s).
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35. Other than utility easements serving the property, are you aware of easements or	such as fences, driveways, and roads whose use or responsibility	has an affect on the property?	Yes	No	Unk
right-of-ways affecting the property?	<ol> <li>Other than utility easements serving the property, are you</li> </ol>	aware of easements or			
	right-of-ways affecting the property?		Yes	NO	Unk
Seller's Initials Buyer's Initials Buyer's Initials	Seller's Initials	Buver's Initials	Buver's li	nitials	

Instanct forms

OCATION OF SUBJECT PROPERTY	Seminole		OK		74868	3
6. Are you aware of encroachments a		operty?		Yes	NO	Unk
? Are you aware of a mandatory hom	neowner's asso	ociation?		Yes	NO	Unk
Amount of dues \$	_ Special Asse	essment \$				
Amount of dues \$ Payable: (Check one)monthly	qua	arterlyannually	5 /			
Are there unpaid dues or assessm	ents for the Pro	operty? <b>(Check one)</b> yes	s <u>V</u> ho			
If yes, amount \$	Manager's Na	ıme:				
Phone No.			,	Vac	Na	Lini
8. Are you aware of any zoning, buildi	ing code or set	tback requirement violations		Yes	NO	Uni
9. Are you aware of any notices from	any governme	nt or government-sponsored		Yes	No	Uni
gencies or any other entities affecting 0. Are you aware of any filed litigation	or laweuit(e)	directly or indirectly		163	100	OIII
ffecting the property, including a forec	closure?	directly of indirectly,		Yes	NO	Unl
1. Is the property located in a fire distri	rict which reau	ires payment?		Yes	No	Uni
Amount of fees \$ To	Whom Paid					
Payable (Check one)monthly _	quarterly a	innually			_	
2. Is the property located in a private	utility district?			Yes	(No)	Unl
(Check applicable) water garb						
If other, explain:						
If other, explain: Initial membership fee \$	annua	I membership fee \$				
(If more than one (1) utility, att	ach additional	pages.)				
liscellaneous						
3. Are you aware of other defect(s), a	ffecting the pro	operty, not disclosed above?		Yes	(No)	Un
4. Are you aware of any other fees or	dues required	on the property that you have	e not		$\sim$	
isclosed?				Yes	(No)	Unl
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				in. (If ne	eeded, atta	ach
dditional pages, with your signatur	re(s), date(s) a	and location of subject prop	oerty.			
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