

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.

Notice to Purchaser: 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 SUBJECT PROPERTY: 35233 EW 1230

Seminole

OK

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SELLER IS X IS NOT OCCUPYING THE SUBJECT PROPERTY.

Appliances/Systems/Services: (The items below are in **NORMAL** working order)

	Circle below			
	Yes	No	Unk	
Sprinkler System	N/A			
Swimming Pool	N/A			
Hot Tub/Spa	N/A			
Water Heater	N/A	Yes	No	Unk
<u>X</u> Electric <u> </u> Gas				
<u> </u> Solar				
Water Purifier	N/A	Yes	No	Unk
Water Softener	N/A	Yes	No	Unk
<u> </u> Leased <u> </u> Owned				
Sump Pump	N/A	Yes	No	Unk
Plumbing	N/A	Yes	No	Unk
Whirlpool Tub	N/A	Yes	No	Unk
Sewer System	N/A	Yes	No	Unk
<u> </u> Public <u>X</u> Septic				
<u> </u> Lagoon				
Air Conditioning				
System	N/A	Yes	No	Unk
<u>3</u> <u>X</u> Electric <u> </u> Gas				
<u> </u> Heat Pump				
Window Air				
Conditioner(s)	N/A	Yes	No	Unk
Attic Fan	N/A	Yes	No	Unk
Fireplaces	N/A	Yes	No	Unk
<u>3</u> Heating System	N/A	Yes	No	Unk
<u>X</u> Electric <u> </u> Gas				
<u> </u> Heat Pump				

	Circle below			
	Yes	No	Unk	
Humidifier	N/A			
Gas Supply	N/A	Yes	No	Unk
<u>X</u> Public <u> </u> Propane				
<u> </u> Butane				
Propane Tank	N/A	Yes	No	Unk
<u> </u> Leased <u> </u> Owned				
Ceiling Fans	N/A	Yes	No	Unk
Electric Air Purifier	N/A	Yes	No	Unk
Garage Door Opener/				
Control <u>At Shop</u>	N/A	Yes	No	Unk
Intercom	N/A	Yes	No	Unk
Central Vacuum	N/A	Yes	No	Unk
Security System	N/A	Yes	No	Unk
<u> </u> Rent <u>X</u> Own				
<u> </u> Monitored				
Smoke Detectors	N/A	Yes	No	Unk
Dishwasher	N/A	Yes	No	Unk
Electrical Wiring	N/A	Yes	No	Unk
Garbage Disposal	N/A	Yes	No	Unk
Gas Grill	N/A	Yes	No	Unk
Vent Hood <u>JennAir</u>	N/A	Yes	No	Unk
Microwave Oven	N/A	Yes	No	Unk
Built-in Oven/Range	N/A	Yes	No	Unk
Kitchen Stove	N/A	Yes	No	Unk
Trash Compactor	N/A	Yes	No	Unk

Seller's Initials Seller's Initials R.Q.

Buyer's Initials Buyer's Initials R.Q.

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Other _____ Yes No Unk
Other Shop Well Yes No Unk

Yes No Unk

Yes No Unk

Buyer's Initials Buyer's Initials

Instant
forms

LOCATION OF SUBJECT PROPERTY 35233 EW 1230

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36. Are you aware of encroachments affecting the property? Yes ☒ No ☐ Unk ☐
37. Are you aware of a mandatory homeowner's association? Yes ☒ No ☐ Unk ☐
 Amount of dues \$ _____ Special Assessment \$ _____
 Payable: **(Check one)** _____ monthly _____ quarterly _____ annually
 Are there unpaid dues or assessments for the Property? **(Check one)** _____ yes ☒ no
 If yes, amount \$ _____ Manager's Name: _____
 Phone No. _____
38. Are you aware of any zoning, building code or setback requirement violations? Yes ☐ No ☒ Unk ☐
39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes ☐ No ☒ Unk ☐
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? Yes ☐ No ☒ Unk ☐
41. Is the property located in a fire district which requires payment? Yes ☐ No ☒ Unk ☐
 Amount of fees \$ _____ To Whom Paid _____
 Payable **(Check one)** _____ monthly _____ quarterly _____ annually
42. Is the property located in a private utility district? Yes ☐ No ☒ Unk ☐
(Check applicable) water _____ garbage _____ sewer _____ other _____
 If other, explain: _____
 Initial membership fee \$ _____ annual membership fee \$ _____
 (If more than one (1) utility, attach additional pages.)

Miscellaneous

43. Are you aware of other defect(s), affecting the property, not disclosed above? Yes ☐ No ☒ Unk ☐
44. Are you aware of any other fees or dues required on the property that you have not disclosed? Yes ☐ No ☒ Unk ☐

If you answered "YES" to any of the items 1-44 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.

13. A few shingles blew off in high wind a couple of years ago.
We had them replaced.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure (circle one): Yes ☐ No ☒ If yes, how many? _____

MA-1 28-13
 Seller's Signature Mike E. Quisenberry Date

5-28-13
 Seller's Signature Rebecca Quisenberry Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in this disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement is not a warranty of condition. The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____

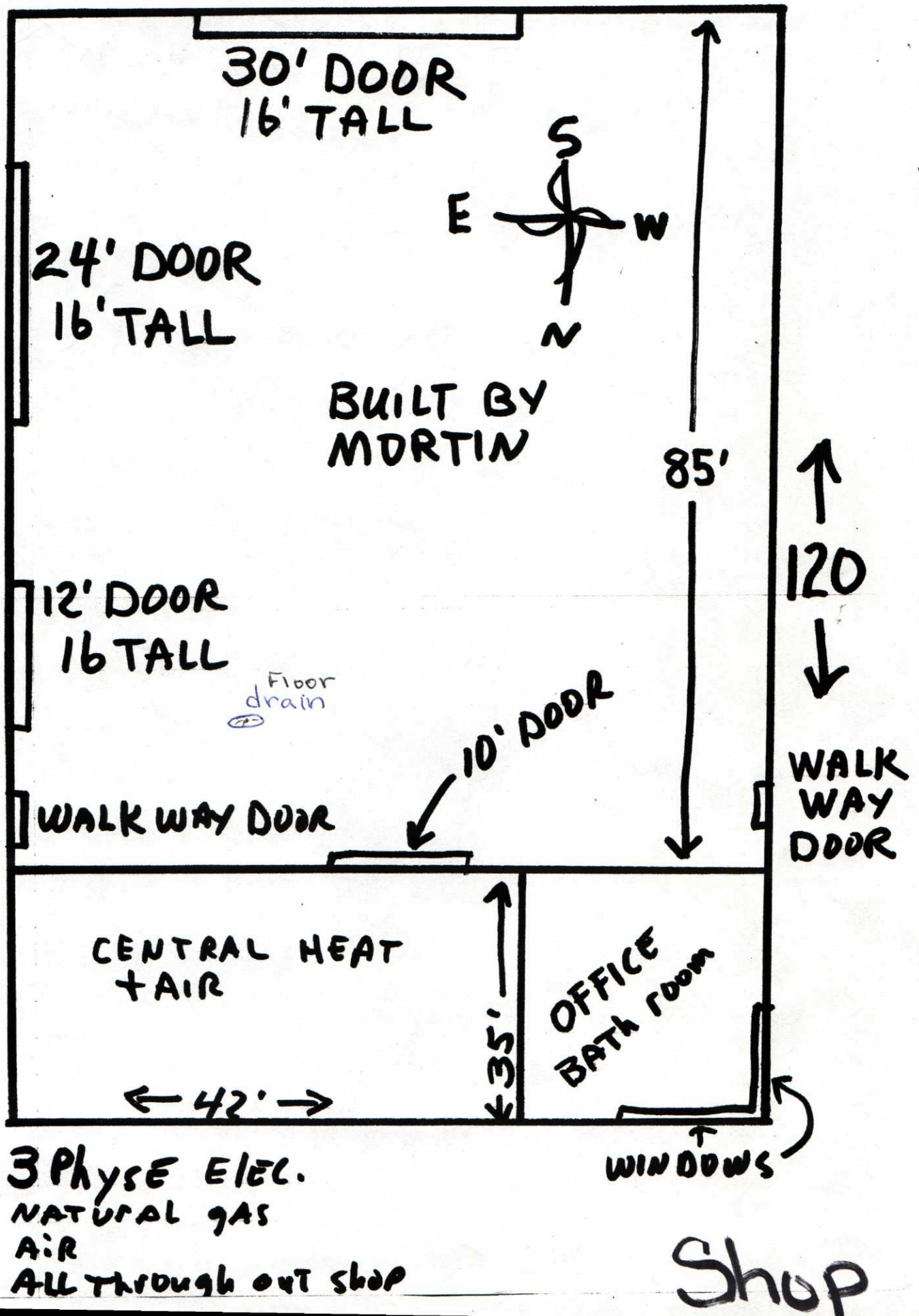
The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, Oklahoma 73105, or visit OREC's Web site www.orec.ok.gov.

(OREC-7/12)

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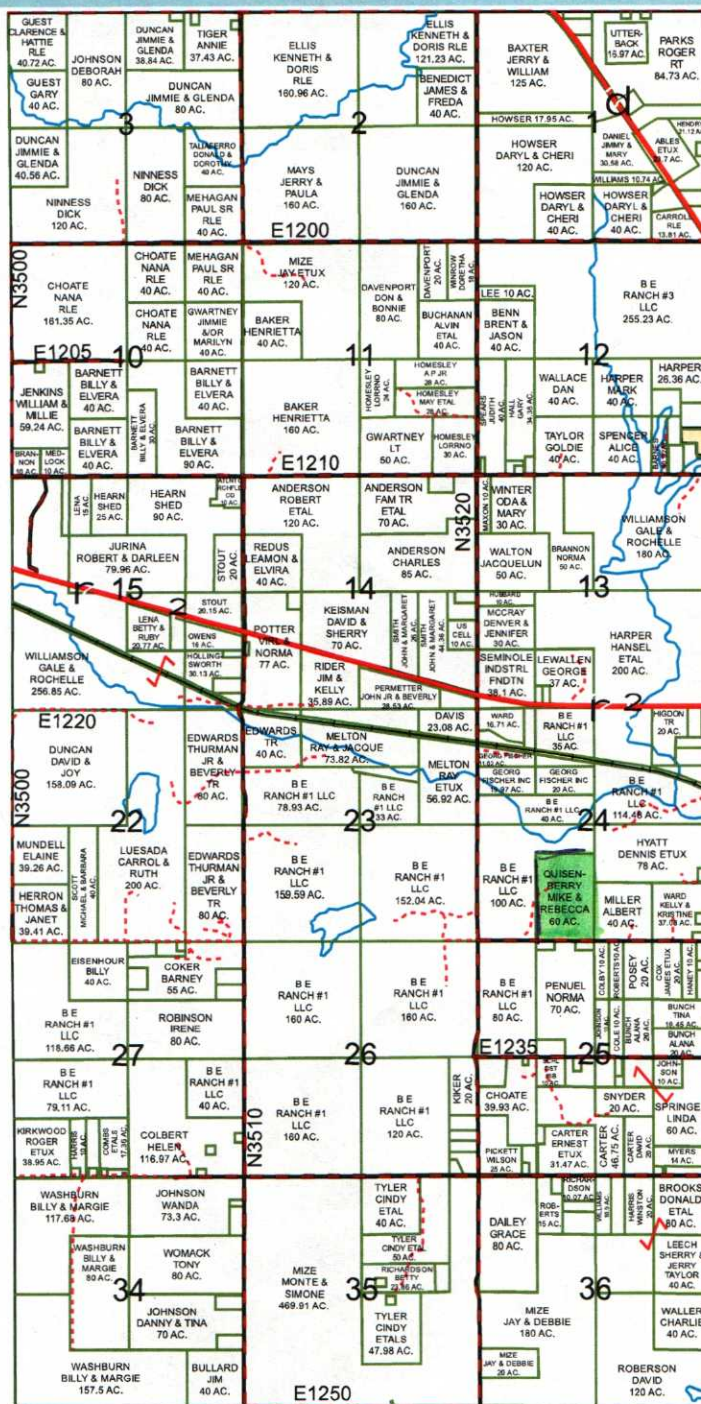
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