

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

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 the 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: Lane Buss, OK

9939 Prairie Valley Road

SELLER IS NOT OCCUPYING THE SUBJECT PROPERTY.

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

Sprinkler System	☒ N/A	☒ Yes	☐ No	Unk	Humidifier	☒ N/A	☒ Yes	☐ No	Unk
Swimming Pool	☒ N/A	☒ Yes	☐ No	Unk	Gas Supply	☒ N/A	☒ Yes	☐ No	Unk
Hot Tub/Spa	☒ N/A	☒ Yes	☐ No	Unk	Public Propane	☒ N/A	☒ Yes	☐ No	Unk
Water Heater	☒ N/A	☒ Yes	☐ No	Unk	Butane	☒ N/A	☒ Yes	☐ No	Unk
Electric Gas	☒ N/A	☒ Yes	☐ No	Unk	Propane Tank	☒ N/A	☒ Yes	☐ No	Unk
Solar	☒ N/A	☒ Yes	☐ No	Unk	Leased Owned	☒ N/A	☒ Yes	☐ No	Unk
Water Purifier	☒ N/A	☒ Yes	☐ No	Unk	Ceiling Fans	☒ N/A	☒ Yes	☐ No	Unk
Water Softener	☒ N/A	☒ Yes	☐ No	Unk	Electric Air Purifier	☒ N/A	☒ Yes	☐ No	Unk
Leased Owned	☒ N/A	☒ Yes	☐ No	Unk	Garage Door Opener/Control	☒ N/A	☒ Yes	☐ No	Unk
Sump Pump	☒ N/A	☒ Yes	☐ No	Unk	Intercom	☒ N/A	☒ Yes	☐ No	Unk
Plumbing	☒ N/A	☒ Yes	☐ No	Unk	Central Vacuum	☒ N/A	☒ Yes	☐ No	Unk
Whirlpool Tub	☒ N/A	☒ Yes	☐ No	Unk	Security System	☒ N/A	☒ Yes	☐ No	Unk
Sewer System	☒ N/A	☒ Yes	☐ No	Unk	Rent Own	☒ N/A	☒ Yes	☐ No	Unk
Public Septic	☒ N/A	☒ Yes	☐ No	Unk	Monitored	☒ N/A	☒ Yes	☐ No	Unk
Lagoon	☒ N/A	☒ Yes	☐ No	Unk	Smoke Detectors	☒ N/A	☒ Yes	☐ No	Unk
Air Conditioning	☒ N/A	☒ Yes	☐ No	Unk	Dishwasher	☒ N/A	☒ Yes	☐ No	Unk
System	☒ N/A	☒ Yes	☐ No	Unk	Electrical Wiring	☒ N/A	☒ Yes	☐ No	Unk
Electric Gas	☒ N/A	☒ Yes	☐ No	Unk	Garbage Disposal	☒ N/A	☒ Yes	☐ No	Unk
Heat Pump	☒ N/A	☒ Yes	☐ No	Unk	Gas Grill	☒ N/A	☒ Yes	☐ No	Unk
Window Air	☒ N/A	☒ Yes	☐ No	Unk	Vent Hood	☒ N/A	☒ Yes	☐ No	Unk
Conditioner(s)	☒ N/A	☒ Yes	☐ No	Unk	Microwave Oven	☒ N/A	☒ Yes	☐ No	Unk
Attic Fan	☒ N/A	☒ Yes	☐ No	Unk	Built-in Oven/Range	☒ N/A	☒ Yes	☐ No	Unk
Fireplaces	☒ N/A	☒ Yes	☐ No	Unk	Kitchen Stove	☒ N/A	☒ Yes	☐ No	Unk
Heating System	☒ N/A	☒ Yes	☐ No	Unk	Trash Compactor	☒ N/A	☒ Yes	☐ No	Unk
Electric Gas	☒ N/A	☒ Yes	☐ No	Unk					
Heat Pump	☒ N/A	☒ Yes	☐ No	Unk					

Seller's Initials: Seller's Initials: Buyer's Initials:

LOCATION OF SUBJECT PROPERTY

Source of Household Water _____ Other Items _____ Yes _____ No _____ Unk _____

_____ Public _____ Private ☒ Well ☒ Yes _____ No _____ Unk _____ Other _____ Yes _____ No _____ Unk _____

IF YOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature(s).

Zoning, Flood and Water

1. Property is zoned: (Check one) _____ residential _____ commercial _____ historical _____
 _____ agricultural _____ industrial _____ office _____ urban conservation _____ other _____ unknown

2. What is the flood zone status of the property? NOPE

3. Are you aware of any flood insurance requirements 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 surface 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?

Additions/Alterations/Repairs

9. Have any additions or alterations been made without required permits?

10. Are you aware of previous foundation repairs?

11. Are you aware of any alterations or repairs having been made to correct defects or problems?

12. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garages?

13. Has the roof ever been repaired or replaced during your ownership of the property?

14. Approximate age of roof covering, if known 34CS number of layers, if known metal

15. Do you know of any current problems with the roof?

16. Are you aware of treatment for termite or wood-destroying organism infestation?

17. Do you have a termite bait system installed on the property?

18. If yes, is it monitored by a licensed exterminating company?

(Check one) _____ yes _____ no Annual cost \$ _____

19. Are you aware of any damage caused by termites or wood-destroying organisms?

20. Are you aware of major fire, tornado, hail, or wind damage?

21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?

Environmental

22. Are you aware of the presence of asbestos?

23. Are you aware of the presence of radon gas?

24. Have you tested for radon gas?

25. Are you aware of the presence of lead-based paint?

26. Have you tested for lead-based paint?

27. Are you aware of any underground storage tanks on the property?

28. Are you aware of the presence of a landfill on the property?

29. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact?

30. Are you aware of existence of prior manufacturing of methamphetamine?

31. Have you had the property inspected for mold?

32. Have you had any remedial treatment for mold on the property?

33. Are you aware of any condition on the property that would impair the health or safety of the occupants?

Property Shared in Common, Easements, Homeowner's Association, Legal

34. Are you aware of features of the property shared in common with adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an affect on the property?

35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property?

Seller's Initials Tim Seller's Initials gma

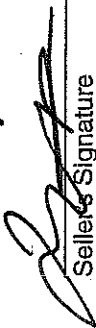
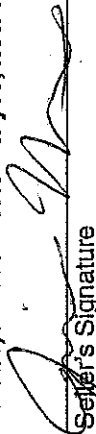
Buyer's Initials _____

Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY _____

36. Are you aware of encroachments affecting the property?			
37. Are you aware of a mandatory homeowner's association?			
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?			
39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?			
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure?			
41. Is the property located in a fire district which requires payment?			
Amount of fees \$ _____	To Whom Paid _____		
Payable (Check one) _____ monthly _____ quarterly _____ annually			
42. Is the property located in a private utility district?			
(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?			
44. Are you aware of any other fees or dues required on the property that you have not disclosed?			

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.

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? _____	
	
Seller's Signature	Seller's Signature
	
Date	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), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.ok.gov .			

LAND PROPERTY CONDITION DISCLOSURE STATEMENT FORM

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 AND STATEMENTS CONTAINED IN THIS DISCLOSURE STATEMENT ARE DECLARATIONS AND REPRESENTATIONS OF THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE REAL ESTATE LICENSEE.

The subject property located at: 9959 Paine Valley Rd

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, check N/A (non-applicable). If you do not know the facts, check Unknown (Unk). (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.

1. Property is zoned: Residential	Commercial	Historical	Agricultural	Industrial	Office	Urban Conservation/Other	Yes	No	Unk	N/A
2. Is this property in a flood zone?										
3. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage, or grading problems?										
4. Are you aware of features of the property shared in common with adjoining landowners such as fences, driveways, and roads whose use or responsibility have an effect on the property?										
5. Are you aware of easements, right of way or encroachments affecting the property?										
6. Are you aware of a mandatory association dues?										
7. Are you aware of the presence of asbestos on or near the property?										
8. Are you aware of the presence of lead based paint? Yes No Unk										
9. Are you aware of any underground storage tanks on or near the property?										
10. Are you aware of the presence of a landfill or private dumps on or near the property?										
11. Are you aware of substances, materials, or products, which may be an environmental hazard?										
12. Are you aware of any zoning, building code or set back requirement violations?										
13. Are you aware of any threatened or existing litigation affecting the property?										
14. Are you aware of any defect or condition affecting the improvements on the property, if any?										
15. Is any of your property within an area currently designated by any governmental agency to be environmentally damaged, ie, Superfund or										
16. Is your property subject to any known or proposed noise, such as airports, freeways, or rail lines that may contribute to noise pollution?										

(A) IF YOU ANSWERED "YES" TO ANY OF THE ITEMS 1-16, OR (B) IF YOU HAVE KNOWLEDGE OF OTHER DEFECTS, THEN YOU MUST EXPLAIN. PLEASE REFER TO THE ITEM NUMBER. Attach additional pages, with your signature, if necessary.

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.

Seller's Signature [Signature] 2/10/12 (Date)

Seller's Signature [Signature] 2/10/12 (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 is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. 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 you make on the property identified above.

Purchaser's Signature _____ (Date)

Purchaser's Signature _____ (Date)