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.

<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 <u>are not the representations of the real estate licensee</u>.

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.

the date this form is rece	ived by a purchase	r.		18/19		
LOCATION OF SUBJECT	PROPERTY: 261	6 Gree	nbriar Place, Seminole, O	X 74868		47
SELLER IS IS NOT	OCCUPYING TI	HE SUBJ	JECT PROPERTY.			
Appliances/Systems/S	services: (The ite	ms belov	w are in NORMAL working order)			
	Circle below			Circle b	elow	
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	\sim		
Water Heater	N/A Yes No	Unk	Butane	_		
Electric			Propane Tank	N/A Yes	No	Unk
Solar			Leased Owned			
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	_		Garage Door Opener/			
Sump Pump	NA Yes No	Unk	Control	N/A Yes	No	Unk
Plumbing	N/A (Yes) No	Unk	Intercom	Yes Yes	No	Unk
Whirlpool Tub	N/A Yes No	Unk	Central Vacuum	WA Yes	No	Unk
Sewer System	N/A (Yes No	Unk	Security System	_ N/A Yes	No	Unk
✓ Public Septic			X Rent _Own Hb			
Lagoon			Monitored			
Air Conditioning			Smoke Detectors	N/A Yes	No	Unk
System	N/A Yes No	Unk	Dishwasher	N/A Yes	No	Unk
K Electric Gas			Electrical Wiring	N/A (Yes)	No	Unk
Heat Pump			Garbage Disposal	N/A Yes	No	Unk
Window Air			Gas Grill	N/A Yes	No	Unk
Conditioner(s)	NA Yes No	Unk	Vent Hood	N/A Yes	No	Unk
Attic Fan	N/A Yes No	Unk	Microwave Oven	N/A Yes	No	Unk
Fireplaces	N/A (Yes) No	Unk	Built-in Oven/Range	N/A Yes	No	Unk
Heating System	N/A (res) No	Unk	Kitchen Stove	N/A (Yes)	No	Unk
ElectricX Gas			Trash Compactor	N/A Yes	No	Unk
Heat Pump '						
1/	\mathcal{L}	/				
Seller's Initials	Seller's Initials 1		Buyer's Initials	Buyer's Initia	ls	
(OREC-7/10)	34.19					e 1 of 3

Pam Robinson Real Estate 601 N Milt Phillips Seminole, OK 74868 Phone: (405)382-7653 Fax:

Source of Household Water Other Items		No	Unk
Other		No	Unk
Public Private Well Yes No Unk Other IF YOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages	_ Yes with yo	No ur sign	Unk ature(s
Zoning, Flood and Water	Ci	rcle bel	ow
1. Property is zoned: (Check one) X residential commercial historical			
agricultural industrial office urban conservation other unknown			
2. What is the flood zone status of the property?	_		Unk
3. Are you aware of any flood insurance requirements concerning the property?	Yes	(No)	Unk
4. Do you have flood insurance on the property?	Yes	40	Unk
5. Has the property been damaged or affected by flood, storm run-off, sewer backup,		0	I Imla
drainage or grading problems?	Yes	(No)	Unk
6. Are you aware of any surface or ground water drainage systems which assist in draining	Voc	(NO	Unk
the property, e.g. french drains?	Yes Yes		Unk
 Has there been any occurrence of water in the heating and air conditioning duct system? Are you aware of water seepage, leakage or other drainage problems in any of the 	165	(No)	Olk
improvements on the property?	Yes	(No)	Unk
	103	110	Olik
Additions/Alterations/Repairs	Voc	No	Unk
 Have any additions or alterations been made without required permits? Are you aware of previous foundation repairs? 		We We	Unk
11. Are you aware of any alterations or repairs having been made to correct defects or problems?			Unk
12. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings,	103		Olik
slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?	Yes	No	Unk
13. Has the roof ever been repaired or replaced during your ownership of the property?	Yes	A STATE OF THE STA	Unk
14. Approximate age of roof, if known <u>2005</u> number of layers, if known	100		Oiiii
15. Do you know of any current problems with the roof?	Yes	(No.)	Unk
16. Are you aware of treatment for termite or wood-destroying organism infestation?	Yes	()	Unk
17. Do you have a termite bait system installed on the property?	Yes		Unk
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?	Yes	(No	Unk
20. Are you aware of major fire, tornado, or wind damage?	Yes		Unk
21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?	Yes	(No)) Unk
<u>Environmental</u>		~	1994
22. Are you aware of the presence of asbestos?	Yes	No	Unk
23. Are you aware of the presence of radon gas?	Yes		Unk
24. Have you tested for radon gas?	Yes) Unk
25. Are you aware of the presence of lead-based paint?		NO	Unk
26. Have you tested for lead-based paint?	Yes		Unk
27. Are you aware of any underground storage tanks on the property?	Yes		Unk
28. Are you aware of the presence of a landfill on the property?	Yes	No	Unk
29. Are you aware of existence of hazardous or regulated materials and other conditions having			
an environmental impact?	Yes		Unk
30. Are you aware of existence of prior manufacturing of methamphetamine?	Yes		Unk
31. Have you had the property inspected for mold?	Yes		Unk
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	Yes	(NO) Unk
of the occupants?	Yes	- No	Unk
Property Shared in Common, Easements, Homeowner's Association, Legal	res	QWO	UIIK
34. Are you aware of features of the property shared in common with adjoining landowners,		2	
such as fences, driveways, and roads whose use or responsibility has an affect on the property?	X	ACN .	Hali
35. Other than utility easements serving the property, are you aware of easements or	Yes	(No	Unk
	(V	No	Unk
right-of-ways affecting the property?			UIIN

	garan e	1	
36. Are you aware of encroachments affecting the property?	Yes	MOS	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	Yes	No	Unk
	Yes	Ma	Unk
39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	V	(1)	Limin
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly,	Yes	(NO)	Unk
affecting the property, including a foreclosure?	Ves	No	Unk
41. Is the property located in a fire district which requires payment?	Yes	Was a	Unk
Amount of fees \$ To Whom Paid	165	(NO)	Ulik
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	163	CNO.	Olik
If other, explain: Initial membership fee \$ annual membership fee \$	•		
(If more than one (1) utility, attach additional pages.)			
<u>Miscellaneous</u>		(3)	
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	MA	Unk
If you answered "YES" to any of the items 1- 44 above, list the item number(s) and explain additional pages, with your signature(s), date(s) and location of subject property.		eeded,	
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL K property, the information contained above is true and accurate.	NOWL	EDGE	of the
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL K property, the information contained above is true and accurate. Are there any additional pages attached to this disclosure (circle one): Yes No. If yes,	NOWL	EDGE	of the
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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.