

RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Oklahoma Law (the "Residential Property Condition Disclosure Act," 60 O.S. §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 you become aware of a defect after delivery of this statement, but before you accept an offer to purchase, you 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 you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

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: 3410 E. HWY 105

SELLER IS ☒ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

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

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

Buyer's Initials SS Buyer's Initials _____

(OREC-11/03)

Seller's Initials SS Seller's Initials AA

LOCATION OF SUBJECT PROPERTY 3410 E. Hwy 105

Source of Household	Other Items _____	Yes	No	Unk
Water	Other _____	Yes	No	Unk
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Well	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

Circle below

1. Property is zoned: (**Check one**) ☐ residential ☐ commercial
☐ historical ☒ agricultural ☐ industrial ☐ office
☐ urban Conservation ☐ other ☐ unknown

Yes ☒ No Unk

2. Are you aware of any flood insurance requirements concerning the property?

Yes ☒ No Unk

3. Do you have flood insurance on the property?

Yes ☒ No Unk

4. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems?

Yes ☒ No Unk

5. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains?

Yes ☒ No Unk

6. Has there been any occurrence of water in the heating and air conditioning duct system?

Yes ☒ No Unk

7. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property?

Additions/Alterations/Repairs

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

Yes ☒ No Unk

9. Are you aware of previous foundation repairs?

Yes ☒ No Unk

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

☒ No Unk

11. 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 garage?

Yes ☒ No Unk

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

☒ Yes ☒ No Unk

13. Approximate age of roof, if known 2009 Number of layers, if known 1

☒ Yes ☒ No Unk

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

Yes ☒ No Unk

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

Yes ☒ No Unk

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

Yes ☒ No Unk

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

(**Check one**) ☒ yes ☐ no Annual cost \$ _____

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

☒ Yes ☒ No Unk

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

Yes ☒ No Unk

Environmental

20. Are you aware of the presence of asbestos?

Yes ☒ No Unk

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

Yes ☒ No Unk

22. Have you tested for radon gas?

Yes ☒ No Unk

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

Yes ☒ No Unk

24. Have you tested for lead-based paint?

Yes ☒ No Unk

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

Yes ☒ No Unk

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

Yes ☒ No Unk

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

Yes ☒ No Unk

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

Yes ☒ No Unk

29. Have you had the property inspected for mold?

Yes ☒ No Unk

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

Yes ☒ No Unk

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

Yes ☒ No Unk

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials [Signature] Seller's Initials [Signature]

LOCATION OF SUBJECT PROPERTY 3410 E Hwy 105

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

32. 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 effect on the property? Yes No Unk
33. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk
34. Are you aware of encroachments affecting the property? Yes No Unk
35. 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. _____
36. Are you aware of any zoning, building code or setback requirement violations? Yes No Unk
37. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes No Unk
38. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? Yes No Unk
39. 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
40. 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

41. Are you aware of other defect(s), affecting the property, not disclosed above? Yes No Unk
42. 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 1-42 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.)

5. SW Carport SE Corner Front. North Side of House

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? _____

Roriffo Rong 5/19/09 [Signature] 5/19/09
Seller's Signature Date Seller's Signature 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 a licensed expert. For specific uses and restrictions for this property, contact the City Planning 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.

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.state.ok.us/.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

(Target Housing Sales)

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Address of Property:

3410 HIGHWAY 105

Oklahoma

Seller's Disclosure
(initial on line below)

SS

(a) Presence of lead-based paint or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

SS

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (Check one below):

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

SS

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

(c) Seller has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the information provided by Seller is true and accurate.

Seller's signature

Seller's signature

Date:

Date:

Buyer's Acknowledgment
(initial on line below)

(d) Buyer has received copies of all information above.

(e) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

(f) Buyer has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the information provided by Buyer is true and accurate.

Buyer's signature

Date:

Buyer's signature

Date:

Broker's Acknowledgment - (initial - NOTE: Only if no Listing Broker, Selling Broker shall initial unless Selling Broker receives all compensation from Buyer.)

(a) Broker has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibilities to ensure compliance.

Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the information provided by Buyer is true and accurate.

(Listing Broker)

By
Signature

(Selling Broker)

By
Signature

Date:

Date:

SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 3410 Highway 105, Guthrie, OK 73044
SELLER is **XX** is not occupying the subject property.

MLS#

Are you aware of the presence of mold in the property?

☒ no

☐ unknown

☐ yes; where (describe) _____

Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property?

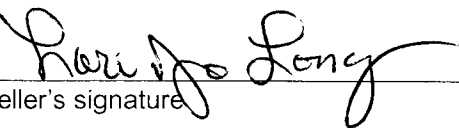
☒ no

☐ unknown


☐ yes; where (describe) _____

If you answered yes to either of the above questions, please give all additional information you have concerning the questions, if needed please attach additional pages, signed and dated. **it is imperative that both questions be answered!

On the date this disclosure 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

5/19/09
Date


Seller signature

5/19/09
Date

The Buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. *The Buyer acknowledges that the Buyer has read and received a signed copy of this statement.*
(This disclosure should accompany any offer to purchase on the property identified above.)

Buyer's signature

Date

Buyer's signature

Date