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Form Serial Number: 0NZMEH-7X1T9Q-15C101

TO BE COMPLETED BY SELLER: (Please Print) Date: 30 APEIL 09
Seller(s): Descy Desavers & Vickey L. Cravers
Seller
Approximate finished, heated & cooled square footage (if applicable):
Please check the following boxes as they apply to the Property: Water, and is provided by
☐ A rural water district or other non-municipal water system:☐ A municipality or county:
☐ Well ☐ Other:
☐ Natural gas, and is provided by:
☐ Propane tank: ☐ Owned ☐ Rented from:
☐ Electricity, and is provided by:
☐ A non-municipal sewer system:
☐ A municipality or county:
☐ Septic system (See questions #4 & 5, following page). Type, if known:
☐ Mandatory Property Owner's Association Dues: Amount \$ Frequency:
Covered by association fee (check all that apply): ☐ Swimming pool ☐ Hot tub ☐ Playground ☐ Clubhouse ☐ Tennis cc ☐ Exterior maintenance ☐ Termite contract ☐ Grounds maintenance ☐ ☐ ☐ Water ☐ Gas ☐ Garbage pickup ☐ Other:
□ Boat Slips Number to be conveyed, if applicable: 反 Not applicable □ Covered hoat slips (No) □ Uncovered hoat slips (No)
☐ Lifts (No) ☐
□ Condominium/Town Home, total number of parking spaces: □ Open (No) □ Assigned (No) □ Owned (No) These spaces are:
Coording (No) Covered (No)
☐ Special Property Assessment: Amount \$ Frequency: Frequency:
☐ Telephone, and is provided by:
☐ Garbage pickup, and is provided by:
☐ Fire protection, and is provided by:
☐ Homestead Tax Credit has been claimed for the tax year of
☐ A Tax Benefit (tax assessment frozen) for over 65 or handicapped status has been claimed by Seller.
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rurpose or statement: This is a statement of conditions and information concerning the Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on the Property or the Property itself, other than occupying or having ownership of the Property. Seller possesses no greater knowledge than that which could be obtained by inspection of the Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE THE PROPERTY.

with your s Applicable. ۷ith **Instructions to Seller:** (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property check "Not Applicable." (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown."

Seller's Statement: Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the above date. Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing. Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of the Property.

THE FOLLOWING STATEMENTS ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY THE SELLER ARE BASED SOLELY UPON THE SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY THE SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO THE SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO SELLER.

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Not Applicable	Unknown	0	Yes	were such structural changes done following issuance of a permit and in compliance with building codes?	
	: 🗆	X		If the answer to Question 7 was "Yes," to your knowledge	•
		;	(to the Property since the Property was originally	
Not Applicable	Unknown	Z	Yes	structural modifications or other alterations or repairs made	
		X		To your knowledge, have there been any room additions,	
				Property that a title search would not reveal?	
				adverse possession claims or similar matters that affect the	
				contracts for sale or installment land sales contracts,	
Not Applicable	Unknown	N _O	Yes	easements, leases, liens, mortages or deeds of trust,	
		X		To your knowledge, are there any encroachments,	
				other system or utility servicing the Property?	
Not Applicable	Unknown	S 0	Yes	private sewer or water system, septic system, water well, or	
		X		To your knowledge, have there been any problems with any	
				Health?	
				maintenance personnel certified by the Arkansas	
Not Applicable	Unknown	N	Yes		
		X		To your knowledge, is there now or has there ever been a	•
				co-owned with or used by others?	
Not Applicable	Unknown	Z	Yes	pools, tennis courts, driveways, roads or walkways	
		X		To your knowledge, are there any common areas such as	
:				board that has any authority over the Property?	
Not Applicable	Unknown	N	Yes	historical preservation district, or architectural committee or	
		X		To your knowledge, is there a Homeowners Association,	
				dishes, or shared meters or shared utilities?	
;				fences, driveways, septic systems, water wells, satellite	
Not Applicable	Unknown	N _o	Yes	shared in common with adjoining landowners, such as walls,	_
			X	To your knowledge, are there any features of the Property	•
				oncerning the Property referenced above:	onc

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T #ADA20 D 201100				1. O ADEXAMILE DEALTY MATTERIADE & ACCOMMATTE (AND) (Dogs 3 of 7)	
Not Applicable	Unknown	NO O	Yes	from a termite company or other person or entity concerning possible problems or potential problems with the Property?	
	: []			Do you have knowledge or have you ever received notice	25.
Not Applicable	Unknown		Yes	To your knowledge, is there there any damage from a previous infestation of this type on the Property?	24.
Not Applicable	Unknown	S X	Yes	is there any infestation by ten j insects?	23.
Not Applicable	Unknown		Yes	To your knowledge, has there ever been a problem with the roof of any of the improvements on the Property, such as defective shingles, damaged shingles, leaking or otherwise?	22.
Not Applicable	Unknown		Yes	To your knowledge, has any lender required you to purchase flood insurance on the Property?	21.
□ Not Applicable	Unknown		Yes □	To your knowledge, is any of the Property in the floodplain or floodway?	20.
Not Applicable	Unknown		Yes	To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on the Property?	19 .
□ Not Applicable	Unknown		Yes	To your knowledge, are there any defects in the appliances or the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of the Property?	. 1 8
□ Not Applicable	Unknown		□ Yes	To your knowledge, are there any neighborhood noise problems or other nuisances that would not be normal for this type of Property?	17.
Not Applicable	Unknown		Yes	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of the Property?	16.
□ Not Applicable	Unknown	S 🛭	Yes	To your knowledge, are there any notices of abatement or citations against the Property?	15.
□ Not Applicable	Unknown	S 🛭	Yes□	To your knowledge, are there any violations or nonconforming uses of the Property regarding zoning, land use restrictions or "setback" requirements or matters not disclosed in Questions 2 and 13?	14.
□ Not Applicable	Unknown		Yes	To your knowledge, are there any Bills of Assurance, deed restrictions, other obligations, or other use restrictions for the Property that a title search would not reveal?	13.
□ Not Applicable	Unknown		Yes	To your knowledge, has there been any damage to the Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	12.
Not Applicable	Unknown		Yes□	To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on the Property or under any improvement constructed thereon?	
□ Not Applicable	Unknown		Yes	To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at the Property or to adjacent properties?	10.
□ Not Applicable	Unknown		Yes	To your knowledge, are there any underground storage tanks of any kind located on the Property?	9.
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26.	Have you ever filed or made an insurance claim, warranty claim, or other claim concerning the Property?	□ Yes	[®] ∦	□ Unknown	□ Not Applicable
	Seller is aware that insurance claims against this Property may affect the availability/affordability of a buyer's ability to obtain homeowner's insurance and				
27.	Have you ever received a settlement of a claim and not		Ş		
	repairs to improvements on the Property?	Yes	No	Unknown	Not Applicable
28.		≺ □	5 🛚	Inknown	□ Not Applicable
	or alleged problem with the condition of the Property?	Tes	Ö	CIRTIOWII	NOL Applicable
29.	To your knowledge, are there any leases or rental agreements currently in effect on the Property?	Yes	N X	Unknown	□ Not Applicable
30.	roperty been	□ Yes	8 X	□ Unknown	☐ Not Applicable
3 1 .	here any persons or entities, other as "Sellers," who claim or have terest in the Property?	□ Yes	S X	Unknown	Not Applicable
32.	ines carrying the Property nents over or	Yes	S X	Unknown	□ Not Applicable
33.	as there been an unsatisfactory r, or soil test concerning the	Yes	S X	Unknown	Not Applicable
34.	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning the Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of the Property?	Yes □	S X	Unknown	□ Not Applicable
35.	To your knowledge, are there any facts, circumstances or events on or around the Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of the Property?	Yes□	N S	Unknown	Not Applicable
36.	To your knowledge, have any of the improvements on the Property been constructed at another site then moved onto the Property?	Yes	8 X	Unknown	Not Applicable
37.	To your knowledge, does the Property contain any exterior insulation finish system (EIFS) or synthetic stucco or similar components?	Yes	₹ 🕅	Unknown	Not Applicable
38.	To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on the Property or on adjacent properties?	Yes	₹ 🕏	Unknown	Not Applicable
39.	To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property?	Yes	S X	Unknown	Not Applicable

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40.	To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of the Property, sub-surface of the	Yes	N _O	⊠ Unknown	□ Not Applicable
41.	knowledge, is the Property specially constructed or		S X	Unknown	□ Not Applicable
	7				
42.	Does Seller hold a real estate license?	□ Yes	o N	Unknown	Not Applicable
43.	To your knowledge, does any person owning an interest in the Property (if Seller is a corporation or other entity) hold a real estate license?		8 ⋈	Unknown	□ Not Applicable
44.	To your knowledge, are there any other defects in the Property?	Yes □	N X	Unknown	□ Not Applicable
45.	To your knowledge, are there landfills, hazardous waste, ashestos radon das urea-formaldehyde electromagnetic	□ Yes	N X	□ Unknown	□ Not Applicable
	fields, or other substances that may affect the Property or the occupants of the Property?				
46.	Is Seller aware of any unlawful chemical or drug substances or their manufacture within the Property?	Yes	N D	Unknown	Not Applicable
47.	y notifications of perty from the EPA, purce?	Yes	No X	Unknown	Not Applicable
48.	To your knowledge, in what school district is the Property located? Elementary:	ted?	ę		
	Middle/Junior High:				
	Senior High:				
If the	If the answer to any of these is yes, explain. Attach additional sheets if necessary.	sheets	if nece	essary.	
		:			4ADA30 Day 084406
Licensed	Licensed to CLARKSVILLE REALTY MATT HURST & ASSOCIATES (ONZ) (Page 5 of 7)				Form #ARA39, Rev. 081106

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	2			
49.	To your knowledge, were any improvements on this \square	X		
	Property constructed prior to 1978?	N _O	Unknown	Not Applicable
50.	To your knowledge, are there lead-based paint or \square	X		
	Yes	Z	Unknown	Not Applicable
	other outbuildings, fences, signs and mechanical equipment on the Property?			
	NOTICE: If either questions 49 or 50 are answered with "Yes" or "I Inknown" the I ead-Based Paint Disclosure	th "	e Lead-Based	Paint Disclosure

must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

allergens (collectively referred to as "mold") are environmental conditions that are common in residential properties and may affect the Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property. MOLD ENVIRONMENTAL CONDITIONS: Mold, mildew, mildew, spores and other microscopic organization environmental conditions that are common and other microscopic organisms and/or

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate

			f the	52.		
			f the answer to any of the above four questions is yes, explain. Attach additional sheets if necessary.	To your knowledge, is there or has there ever been any presence of mold?	To your knowledge, is there or has there ever been any past or present water intrusion?	
			yes, explain	er been any	en any past	
			Attac	Yes	Yes□	
			sh addir	<mark>8</mark> ⋈	<u>\$</u> ⅓	
			iional sheets	Unknown	□ Unknown	
			if necessa	□ Not Applicable	□ Not Applicable	
				cable	cable	

Seller Disclosure Property

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If the presence of a registered sex offender is a matter contact local law enforcement officials or access the http://www.acic.org regarding such information. of concern State of Ar Arkansas to Buyer, registered Buyer understands that Buyer must id sexual offender website at

Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning the Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about the Property, as desired by Buyer, and (ii) to visit with applicable law enforcement authorities about possible prior illegal activity on or about the Property.

2009 THIS FORM IS PRODUCED AND COPUNIQUE NUMBER NOT USED ON ANY COPIED, OTHERWISE THE FORM MAN) AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A ED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31,

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SELLER HEREBY AUTHORIZES (UNLESS A POTENTIAL BUYER DESIRES NOT TO OBTAIN A COPY OF THE STATEMENT AS EXPRESSLY SET FORTH IN A REAL ESTATE CONTRACT) ALL AGENTS INVOLVED IN THE SALE, EXCHANGE, LEASE OR RENTAL OF THE PROPERTY TO DISTRIBUTE THIS SELLER PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS, LESSEES OR TENANTS OF THE PROPERTY. THIS SELLER PROPERTY DISCLOSURE IS INCORPORATED INTO THE LISTING AGREEMENT EXECUTED BY SELLER AND LISTING FIRM. SELLER FURTHER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. SELLER FURTHER AGREES TO NOTIFY IN WRITING BUYERS, LESSEES, TENANTS AND LISTING FIRM OF ANY CHANGES IN THIS DISCLOSURE THAT MAY BECOME KNOWN TO SELLER AFTER THE DATE SIGNED BY SELLER.

COUNTERPARTS: regarded as an original as an original This Seller Property Disclosure nal hereof but all of which together may be executed shall constitute on one in multiple e in the same same counterparts each 으 which shall be

Signature:) NS
WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SELLER PROPERTY DISCLOSURE. WE ITHE ABOVE STATEMENTS ABOUT THE PROPERTY ARE TRUE AND CORRECT TO THE EXPONDED AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OF AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS BUYER, LESSEE OR TENANT MAY WISH 1		UNDERSTAND THAT BEST OF SELLER'S)R SELLER'S AGENT TO OBTAIN.
BUYER'S LEAD-BASED PAINT DISCLOSURE ACKNOWLEDGEMENT:		
 Buyer has received copies of all records and reports pertaining to lead-based paint or lead-based paint hazards in or about the Property available to Seller. 	Unknown	□ Not Applicable
2. Buyer has received a copy of the pamphlet, "Protect Your Family ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Unknown	□ Not Applicable
Received by:		
Signature: Signature:		
Printed Name: Printed Name: Buyer Printed Name:		
Month) (Day), (Year), at (a.m.)(p.m.)	_ (a.m.)(p.m.)	
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