



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. 18488 E.

LOCATION OF SUBJECT PROPERTY: 620 Road , Inola, OK 74036

SELLER IS ___ IS NOT 🔣 OCCUPYING THE SUBJECT PROPERTY.

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

	Circle below				
Sprinkler System	(MA) Yes No Unk				
Swimming Pool	(N/A) Yes No Unk				
Hot Tub/Spa	NA Yes No Unk				
Water Heater	N/A (Yes) No Unk				
Electric Gas	5				
Solar	-				
Water Purifier	VA Yes No Unk				
Water Softener	VA Yes No Unk				
Leased Owned					
Sump Pump	(N/A) Yes No Unk				
Plumbing	N/A (Yes) No Unk				
Whirlpool Tub	NA Yes No Unk				
Sewer System	N/A (Yes) No Unk				
Public Septic					
Lagoon					
Air Conditioning					
System	(N/A Yes No Unk				
Electric Gas					
Heat Pump					
Window Air	A				
Conditioner(s)	N/A (Yes) No Unk				
Attic Fan	(M/A Yes No Unk				
Fireplaces	MA Yes No Unk				
Heating System	NHA Yes No Unk				
Electric Gas					
Heat Pump					
	X,				
Seller's Initials	Seller's Initials				
(OREC-7/12)	\sim				
REMAX/of Green Country, 111 S Ash Nowata, OK 74048					

		Circle I	<u>oelow</u>	
Humidifier	(N/A	Yes	No	Unk
Gas Supply	N/A	(res)	No	Unk
Public Propane				
Butane				
Propane Tank	(N/A)) Yes	No	Unk
Leased Owned				
Celling Fans	N/A	(Yes)	No	Unk
Electric Air Purifier	(N/A)	Yes	No	Unk
Garage Door Opener/		`		
Control	CN/A) Yes	No	Unk
Intercom	MA	Yes	No	Unk
Central Vacuum	NA	Yes	No	Unk
Security System	(QIA)	Yes	No	Unk
Rent Own				
Monitored		\bigcirc		
Smoke Detectors	N/A	Yes	No	Unk
Dishwasher	CNIA	Yes	No	Unk
Electrical Wiring	N/A	(es)	No	Unk
Garbage Disposal	C/A	Yes	No	Unk
Gas Grill	必	Yes	No	Unk
Vent Hood		Yes	No	Unk Unk
Microwave Oven		Yes	No	Unk
Built-in Oven/Range	(Sun	Yes Yes	No No	Unk
Kitchen Stove	Y	res Yes	No	Unk
Trash Compactor	WX	162	INU	UIK

Buyer's Initials Buyer's Initials

Page 1 of 3

REMAX/of Green Country, 111 S Ash Nowata, OK 74048 Phone: (918)273-2344 Fax:

Sherman Shanklin

Produced with zipForm® by zipLogix 18070 Filteen Mile Road, Fraser, Michigan 48026 www.zioLogix.com

Schoenhofer

18618 E



LOCATION OF SUBJECT PROPERTY: 620 Road , Inola, OK 74036

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Source of Household Water			Other Items	Yes	No	Unk
			Other	Yes	No	Unk
Public Private Well Yes	No	Unk	Other	Yes	No	Unk
C VOULANCE MONOPER NO.						

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

grigoulturalindustrialofficeurban conservationOtherunknown What is the flood cone status of the property? Ane you aware of any flood insurance on the property? How aware of any flood insurance on the property? How aware of any flood insurance on the property? How aware of any flood insurance on the property? How aware of any strate or ground water drainage systems which assist in draining the property. e.g. french drains? Has the been any occurrence of water in the healing and air conditioning duct system? How aware of any subtace or ground water drainage systems which assist in draining the property. e.g. french drains? Has there been any occurrence of water in the healing and air conditioning duct system? Has there been any occurrence of water in the healing and air conditioning duct system? Has there been any occurrence of water in the healing and air conditioning duct system? Has there been any occurrence of water regist? Has there deven appropring? Have any additions or alterations been made without required permits? Has there you aware of any value for on probaris? Has there of ever been regist on replace during your ownership of the property? Has there of ever been registed or replaced during your ownership of the property? Has there devent been registed or ruplaced during your ownership of the property? Has there devent been registed or ruplaced during your ownership of the property? Has there aware of the property? Has the offer water in the there infailing on granism infestation? Has there aware of the problems with the roo? Has there wave of any durange caused by termits or wood-destroying organism? Has there aware of the presence of asbetos? Has the wou tested for radion gas? Has the wou tested for radion gas? Has there wave of the presence of asbetos? Has there wave of the presence of asbetos? Has there wave of the presence of asbetos? Has	Zoning, Flood and Water 1. Property is zoned: (Check one) residential commercial historical	Ċ	ircle bel	low
 Are you aware of any flood insurance requirements concerning the property? Are you aware of any diod insurance or the property? Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. fronch drains? Has there been any occurrence of water in the heating and air conditioning duct system? Has there been any occurrence of water in the heating and air conditioning duct system? Has there been any occurrence of water in the heating and air conditioning duct system? Have any additions or alterations been made without required pormits? Are you aware of any delect or condition affecting the intorior or exterior walls, cellings, stabrioundation, basement/storm cellar, floors, windows, doors, fences or garage? Are you aware of any delect or condition affecting the intorior or exterior walls, cellings, stabrioundation, basement/storm cellar, floors, windows, doors, fences or garage? Has the reof ever been repaired or replaced during your ownership of the property? Are you aware of any damage caused by termites or wood-destroying organism? Are you aware of any damage caused by termites or wood-destroying organism? Are you aware of any damage caused by termites or wood-destroying organism? Are you aware of any damage caused by termites or wood-destroying organism? Are you aware of the presence of absetos? Are you aware of the	agriculturalindustrialofficeurban conservationotherunknown			
4. Do you have flood insurance on the property? Yes		Yes	No	
drainage or grading problems? Yes Yes Unk 6. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? Yes Yes <td></td> <td></td> <td>J.</td> <td></td>			J.	
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the property, e.g. franch drains? Yes 7. Has there been any occurrence of water in the heating and air conditioning duct system? Yes 8. Are you aware of water seepage, loakage or other drainage problems in any of the improvements on the property? Yes 9. Have any additions or alterations been made without required permits? Yes 10. Are you aware of previous foundation repairs having been made to correct defects or problems? Yes 11. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, stabrioundation, beasementstorm veltar, floors, windows, doors, fences or garage? Yes 12. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, stabrioundation, beasementstorm veltar, floors, windows, doors, fences or garage? Yes 13. Has the roof ever been repaired or replaced during your ownership of the property? Yes Unk 14. Approximate age of roof covering, if known		Yes	(N_{0})	Unk
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9. Have any additions or alterations been made without required permits? Yes Yes Unk 10. Are you aware of previous foundation repairs? Yes Yes Unk 11. Are you aware of any defect or condition affecting the interior or exterior walls, cellings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? Yes		100	م الله	0
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30. Are you aware of existence of prior manufacturing of methamphetamine? Yes No Unk 31. Have you had the property inspected for mold? Yes No Unk 32. Have you had any remedial treatment for mold on the property? Yes No Unk 33. Are you aware of any condition on the property that would impair the health or safety Yes No Unk 93. 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? Yes No Unk 95. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Seller's Initials Buyer's Initials Yes No Unk 93. 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? Yes No Unk 93. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Buyer's Initials Yes No Unk 93. Page 2 of 3 Buyer's Initials Page 2 of 3 Page 2 of 3		Vac	(h)	t Ink
31. Have you had the property inspected for mold? Yes Yes Yes Unk 32. Have you had any remedial treatment for mold on the property? Yes Yes Yes Unk 33. Are you aware of any condition on the property that would impair the health or safety Yes Yes Yes Unk 97. Have you had any remedial treatment for mold on the property? Yes Yes Yes Unk 33. Are you aware of any condition on the property that would impair the health or safety Yes No Unk 97. Property Shared In Common, Easements, Homeowner's Association, Legal Yes No Unk 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? Yes No Unk 35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Seller's Initials Buyer's Initials Buyer's Initials Yes No Unk Yes No Unk Yes No Unk Yes Yes No Unk Yes No Unk Yes No Unk Yes No Unk				
32. Have you had any remedial treatment for mold on the property? Yes No Unk 33. Are you aware of any condition on the property that would impair the health or safety of the occupants? Yes No Unk 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? Yes No Unk 35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Seller's Initials Seller's Initials Buyer's Initials Buyer's Initials Page 2 of 3				-
33. Are you aware of any condition on the property that would impair the health or safety of the occupants? Yes No Unk 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? Yes No Unk 35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk Seller's Initials Seller's Initials Buyer's Initials Buyer's Initials Buyer's Initials Page 2 of 3				
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 Seller's Initials Buyer's Initials Buyer's Initials Page 2 of 3			$\tilde{\Delta}$	
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? Yes No Unk 35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk Seller's Initials Seller's Initials Buyer's Initials Buyer's Initials Page 2 of 3	of the occupants?	Yes (No	Unk
such as fences, driveways, and roads whose use or responsibility has an affect on the property? Yes No Unk 35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk Seller's Initials Seller's Initials Buyer's Initials Buyer's Initials Page 2 of 3			-	
35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk Seller's Initials Seller's Initials Buyer's Initials (OREC-7/12) Page 2 of 3			\bigcirc	
right-of-ways affecting the property? Yes No Unk Seller's Initials Seller's Initials Buyer's Initials Page 2 of 3		Yes (No	Unk
Seller's Initials Seller's Initials Buyer's Initials Buyer's Initials Page 2 of 3		· · ·		ا المار
(OREC-7/12) Page 2 of 3		Yes (INO I	UNK
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	(OREC-7/12)			

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LOCATION OF SUBJECT PROPERTY: 620 Road, Inola, OK

74036

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	
Ave there upped dues at assault to the During 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 colliger from any covery approximated exercised and 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?	
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly,	Yes No Unk
affecting the property, including a foreclosure?	
41. Is the property located in a fire district which requires payment?	Yes Ale Unk
Amount of fees \$ To Whom Paid	Yes No Unk
Payable: (Check one) monthly quarterly annually	
42. Is the property located in a private utility district?	Van Na Link
(Check applicable) water garbage sewer other	Yes No Unk
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?	Var Callet
44. Are you aware of any other fees or dues required on the property that you have not	Yes No Unk
disclosed?	Yes No Unk
If you answered "YES" to any of the Items 1- 44 above, list the Item number(s) and explai additional pages, with your signature(s), date(s) and location of subject property.)	n. (If needed, atlach
additional pages, with your signature(s), date(s) and location of subject property.)	
	ana ana kana kana kana kana kana kana k
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL I property, the information contained above is true and accurate.	KNOWLEDGE of the
Are there any additional pages attached to this disclosure (circle one): Yes No. If yes	, how many?
The The A	hi-i
ton high	1-10-1
Seller's Signature	Date
ι,	
A real estate licensee has no duty to the Seller or the Purchaser to conduct a	n 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 <u>specific uses</u>, <u>restrictions and flood zone status</u>, 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 <u>is not valid after 180 days from the date completed by the Seller</u>.

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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