This document has legal consequences. If you do not understand it, consult your attorney.

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Form # 2091 01/15

and members of the Bar Association of Metropolitan St. Louis

	SELLER'S DISCLOSURE STATEMENT							
To	be completed by <b>SELLER</b> concerning 177 Clark Road, Eolia, MO 63344 (Property Address							
loca	tted in the municipality of <u>Eolia</u> (if incorporated), County of <u>Lincoln</u> , Missour							
Buy pro	Note: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision to buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.							
thar met you pers full the pro or s	TO THE SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to a Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect a Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.							
CO	THE BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this losure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment uded, you must specify them in the contract.							
pro pro hon	the these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the perty simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the perty. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain be protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact ropriate party to determine insurance coverage needed.							
	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price o should make the correction of these conditions by the Seller a requirement of the sale contract.							
SUI	BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)							
(a)	Development Name none Type of Ownership:							
(b)	Contact Phone Mandatory Assessment: #1 \$ per:  month quarter half-year year year handatory Assessment: #2 \$ per:  month quarter half-year year year half-year year half-yea							
	Mandatory Assessment: #2\$per:							
(c)	Mandatory Assessment(s) include:  ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area							
	snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling							
	☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal							
	☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility.							
	assigned parking space(s): how many identified as free insurance real estate taxes							
	ather specific item(s)							
	Exterior Maintenance of this dwelling covered by Assessment:							
(d)	Optional Assessment(s)/Membership(s): Please explain.							
` /								
(e)	Are you aware of any existing or proposed special assessments?   Yes No							
(f)	Are you aware of any special taxes and/or district improvement assessments?   Yes  No							
(g)	Are you aware of any condition or claim which may cause an increase in assessment or fees?   Yes  No							
(h)	Are you aware of any material defects in any common or other shared elements?  Yes No							
(i) (j)	Are you aware of any existing indentures/restrictive covenants?  Yes No  Are you aware of any violation of the indentures/restrictions by yourself or by others?  Yes No							
(k)	Is there a recorded street/road maintenance agreement?  \[ \subseteq \text{Yes} \] No							
(1)	Please explain any "yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above.							

UTI	ILITIES						
<u>Utility</u>		Current Provider					
Gas/Propane:		propane-ayers oil					
Electric:							
Water:		well					
	Sewer:						
	Trash:	meridian					
	Recycle:						
HE	ATING, CO	OOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)					
(a) (b) (c) (d) (e) (f)	Type of air conditioning: ☐ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units) ☐ Other:						
(g)	Other detai	ls:					
FIR	EPLACE(S	S)					
(b) (c)	Type of fireplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  Wood Burning Stove  Natural Gas  Propane Type of flues/venting:    Functional (properly vented for wood burning and vented gas logs). Number of fireplace(s)  Location(s)  Location(s)   Non Functional: Number of fireplace(s)  Please explain  Non Functional: Number of any problems or repairs needed with any item in this section?  No If "yes", please explain  No If "yes", please e						
PLU	JMBING S	YSTEM, FIXTURES AND EQUIPMENT					
(b) (c) (d)	Water Heater:  Electric  Natural Gas  Propane  Tankless  Other:   Ice maker supply line:  Yes  No  Jet Tub:  Yes  No  Lawn Sprinkler System:  Yes  No If yes, date of last backflow device inspection certificate:   Are you aware of any problems or repairs needed in the plumbing system?  Yes  No If "yes", please explain						
WA	TER (If we	ll exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)					
(a) (b) (c)	What is the source of your drinking water? ☐ Public ☐ Community ☑ Well ☐ Other (explain):						
SEV	SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)						
(a) (b) (c) (d)	other pleas Is there a: When was	sewerage lift system?					

AP	APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)							
	Electrical Appliances and Equipment:   Electric Stove/Range/Cook top  Oven  Built-in Microwave Oven  Dishwasher  Garbage Disposal  Trash Compactor  Wired smoke alarms  Electric dryer (hook up)  Ceiling Fan(s)  Intercom System  Central Vacuum System							
(b)	Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane ☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater							
(c)	☐ Gas dryer (hook up) ☐ Other Other Other Equipment: ☐ TV Antenna ☐ Cable Wiring ☐ Phone Wiring ☐ Network/Data Wiring							
	Electric Garage Door Opener Number of transmitters							
	□ Security Alarm System □ Owned □ Leased /Lease information: □ Swimming Pool □ Pool Heater □ Spa/Hot Tub □ Sauna/ Pool/Spa Equipment (list): □							
	☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Sauna/ Pool/Spa Equipment (list):							
	Satellite Dish Owned Leased/Lease Information:							
	□ Satellite Dish ☑ Owned □ Leased/Lease Information: □ Electronic Pet Fence System Number of Collars: □ Other:  Are you aware of any items in this section in need of repair or replacement? □ Yes ☑ No If "yes", please explain. □							
(d)	Are you aware of any items in this section in need of repair or replacement?   Yes No If "yes", please explain.							
` '								
EL	ECTRICAL							
(a)	Type of service panel:							
(b)	Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown							
(c)	Are you aware of any problems or repairs needed in the electrical system? Yes No If "yes", please explain.							
D.O.	OF CHIEFERS AND DOMNISDOLIES							
	OF, GUTTERS AND DOWNSPOUTS							
(a)	What is the approximate age of the roof? 15 years Years. Documented? Yes No Has the roof ever leaked during your ownership? Yes No If "yes" please explain. some minor leaks and had flashing							
(0)	repaired							
(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? $\square$ Yes $\square$ No If "yes",							
(-)	please explain no							
(d)	Are you aware of any problems with the roof, gutters or downspouts?   Yes No If "yes", please explain.							
	had some minor leaking during heavy wind and rain							
CO	NSTRUCTION							
(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?							
	decks/porches of other load bearing components?    Tes    No if yes please describe in detail.							
(b)	Are you aware of any repairs to any of the building elements listed in (a) above?  Yes  No If "yes", please describe the							
(0)	location, extent, date and name of the person/company who did the repair or control effort							
	· · · · · · · · · · · · · · · · · · ·							
(c)	Are you aware that any of the work in (b) above was completed without required permits?   Yes  No							
(d)								
(e)	Were required permits obtained for the work in (d) above?  \sum Yes \sum No							

BAS	SEMENT AND CRAWL SPACE (Complete only if applicable)						
(a) (b) (c)	□ Sump pit □ Sump pit and pump  Type of foundation: □ Concrete □ Stone □ Cinder Block □ Wood  Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? □ Yes □ No If "yes", please describe in detail.						
(d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or cra \(\sigma\) Yes \(\sigma\) No If "yes", please describe the location, extent, date and name of the person/company who did the repair or effort							
PES	STS OR TERMITES/WOOD DESTROYING INSECTS						
(a) (b) (c) (d) (e) (f)	Is your property currently under a warranty contract by a licensed pest/termite control company?  \( \bar{\text{Y}}\) Yes \( \bar{\text{N}}\) No  Are you aware of any pest/termite control treatments to the property?  \( \bar{\text{Y}}\) Yes \( \bar{\text{N}}\) No						
SOI	IL AND DRAINAGE						
<ul><li>(a)</li><li>(b)</li><li>(c)</li><li>(d)</li><li>(e)</li></ul>	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes No  Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?  No  Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?  No  Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No						
HA (a)	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS  Lead: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)						
	<ul> <li>(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☐ No</li> <li>(2) Are you aware if it has ever been covered or removed? ☐ Yes ☐ No</li> <li>(3) Are you aware if the property has been tested for lead? ☐ Yes ☐ No If "yes", please give date performed, type of test and test</li> </ul>						
	results.  (4) Please explain any "yes" answers you gave in this section.						
(b)	Asbestos Materials						
	(1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☑ No						
	<ul> <li>(2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☐ No</li> <li>(3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☐ No If "yes", please give date performed,</li> </ul>						
	type of test and test results:  (4) Please explain any "yes" answers you gave in this section.						

(c)	<ul> <li>(1) Are you aware of the presence of any mold on the property? ☐ Yes ☑ No</li> <li>(2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☑ No</li> <li>(3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☑ No If "yes", please give date performed, type of test and test results</li> </ul>	on the property that has ever been covered or removed? $\square$ Yes $\square$ No ver been tested for the presence of mold? $\square$ Yes $\square$ No If "yes", please give date			
	(4) Please explain any "yes" answers you gave in this section.	_			
(d)	Radon  (1) Are you aware if the property has been tested for radon gas? \(\bigsiz \text{Yes} \) \(\bigsiz No If "yes", please give date performed, type of test	 t			
	and test results.  (2) Are you aware if the property has ever been mitigated for radon gas?   Yes No If "yes", please provide the date and name				
(e)	of the person/company who did the mitigation.  Methamphetamine  Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of crimes related to methamphetamine?   Yes No If "yes", please explain.	_ 1			
(f)	Other Environmental Concerns  Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?   Yes No If "yes", please explain.				
SUI	YEY AND ZONING				
(a)	Are you aware of any shared or common features with adjoining properties? TYes No				
(b)	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?   Yes				
(c)	s any portion of the property located within the 100 year flood hazard area (flood plain)? Tyes Vo				
(d)	) Do you have a survey of the property? ☐ Yes ☑ No (If "yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☐ No				
(e) (f)	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?   Yes  No  Please explain any "yes" answers you gave in this section.   no				
INS	RANCE	_			
Are	ou aware of any claims that have been filed for damages to the property? Tyes No If "yes", please provide the following nation: date of claim, description of claim, repairs and/or replacements completed.				
MIS	CELLANEOUS	_			
(a) (b)	Has the property been continuously occupied during the last twelve months?   Yes No If "no", please explain.				
(c)	econd home s the property located in an area that requires an occupancy (code compliance) inspection?   Yes  No If "yes", please explain.	-			
(d)	Are you aware if this property is located in an area that requires any specific disclosure(s) from the city or county?				
(e)	f "yes", please explains the property designated as a historical home or located in a historic district?	_			

(f) (g)	Is property tax abated?  Yes No Expiration date  Are you aware of any pets having been kept in or on the property							
(h) (i) (j)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?   Yes No (If "yes", please attach)							
(k)	Are you aware of any existing or threatened legal action affecting the property? □Yes ☑ No							
(1)	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?   Yes   No							
` '	Please explain any "yes" answers you gave for (i), (j), (k), or (l) above. no							
Add	litional comments:							
Sell	er attaches the following document(s):							
Sell their	er acknowledges that he has carefully examined this statemer agrees to immediately notify listing broker in writing of a licensees to furnish a copy of this statement to prospective dottop verified (05/30/18 10014 5F31-TP1W-CT)	f any ch Buyers	anges in the prop	perty condition. Seller authorizes all broke	ers and			
SEL	LER SIGNATURE DAT	E	SELLER SIGNA	AIURE	DATE			
	LLC er Printed Name		Seller Printed N	ame				
BUYER'S ACKNOWLEDGEMENT:								
Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.								
BU	YER SIGNATURE DAT	Œ	BUYER SIGNA	ATURE	DATE			
Buy	er Printed Name		Buyer Printed N	ame				