

SELLER'S PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS _____

Please answer all questions. If your response to any question is "Yes" or "Unknown", explain on a separate sheet of paper and attach hereto.

A. HOUSE SYSTEMS

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
Are you aware of any problems affecting:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Electrical wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Air Conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Plumbing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Heating?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Pool/ Hot tub/ Spa?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Appliances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B. LAND/FOUNDATION

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Are you aware of sliding, settling, movement, upheaval, or earth stability problems that have occurred on your property or in the immediate neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

C. ROOF

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Type? <u>Shingle</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Age? <u>2</u> years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Has the roof ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Has the roof ever been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Do you know of any problems with the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All issues with the roof was fixed with a new roof

D. SEWAGE

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Is the property connected to a public sewer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is there a septic tank/cesspool system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any problems relating to the septic tank/cesspool/sewer systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

E. DRAINAGE/WATER

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Is this property located in a flood plain zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the property ever had a flood or drainage problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

F. BOUNDARIES

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Have you ever had a survey of your property done?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries of your property marked in anyway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

G. ADDITIONS/REMODELS

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Were any additions or changes made to the property by former owners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Were all necessary permits and government approvals obtained for additions or changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Were any additions or changes made to the property by you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Were all necessary permits and government approvals obtained for additions or changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H. HOMEOWNERS ASSOCIATION

	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>
a. Is the property subject to rules or regulations of any homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any problems relating to any common area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any condition which may result in an increase in assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Monthly HOA/COA dues? \$_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Name & Phone of HOA/COA Contact _____			

I. NEIGHBORHOOD

- | | <u>YES</u> | <u>NO</u> | <u>UNKNOWN</u> |
|---|--------------------------|-------------------------------------|--------------------------|
| a. Is there any unusual amount of noise from any source (airplanes, schools, traffic, etc.) that affects this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are there any other neighborhood conditions or problems affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

J. MISCELLANEOUS

- | | <u>YES</u> | <u>NO</u> | <u>UNKNOWN</u> |
|---|--------------------------|-------------------------------------|--------------------------|
| a. To your knowledge, does the property have any unreaformaldehyde or asbestos materials used in construction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Do you know of any violations of local, state or federal government laws or regulations relating to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Has property ever had termites or other wood boring insects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Are you aware of any encroachments or unrecorded easements relating to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Are you aware of any existing or threatened legal action affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Are you aware of any problems with driveways, walkways, patios, retaining walls or party walls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Are there any unusual bonds or assessments that apply to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

K.



- | | <u>YES</u> | <u>NO</u> | <u>UNKNOWN</u> |
|--|--------------------------|-------------------------------------|--------------------------|
| a. Is there a Termite Contract on the house? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. If yes, is it for replacement or retreatment? | | | |
| c. Is there a Formosan Rider? | | | |
| d. Name or Pest Control Company: | | | |
| Phone # | | | |
| e. Date of Contract Renewal | | | |

L. REPORTS

Please attach copies of all existing reports and documents, i.e.:

- | | | |
|-----------------|--------------------------|------------------------|
| a. Survey | b. Inspection Reports | c. Building Permits |
| d. Soil Reports | e. Termite /Pest Control | f. Engineering Reports |

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOVE. BELLATOR REAL ESTATE & DEVELOPMENT, LLC IS HEREBY AUTHORIZED TO FURNISH THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER. THIS INFORMATION IS PROVIDED BY THE SELLER. BELLATOR REAL ESTATE & DEVELOPMENT, LLC CANNOT REPRESENT THIS INFORMATION IS TRUE.

Seller	<div><div></div><div>dotloop verified 08/25/23 9:01 PM CDT TTO0-HUVX-ZVLQ-9SRE</div></div>	Date	_____
Seller	<div><div></div><div></div></div>	Date	_____
Witness	<div><div></div><div>dotloop verified 08/27/23 7:29 PM CDT VFVX-PEL9-NSC0-1CFO</div></div>	Date	_____
Buyer	<div><div></div><div></div></div>	Date	_____
Buyer	<div><div></div><div></div></div>	Date	_____
Witness	<div><div></div><div></div></div>	Date	_____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.