

**SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY**

PROPERTY: 3945 Lonedell Rd City Arnold State MO Zip 63010

Notice: While the following disclosure may help a Buyer in the evaluation of the above referenced property, it is not to be considered a warranty nor should it be considered a substitute for inspections or warranties the Buyer may wish to obtain.

THIS DOCUMENT WAS COMPLETED BY X SELLER AGENT IN SELLER'S PRESENCE

GENERAL

Age of Residence 50 years. Seller has V owned occupied for 50 years.
 Property has been vacant for 0 months 0 years. Occupancy permit req'd Yes No.
 Survey V Yes No. Designated historical home or district Yes V No.
 Pets occupying property Yes V No Explain
 Home Warranty Plan offered by Seller Yes V No. 100 year flood plain Yes V No
 Features shared with other properties Walls Fences Sewer Well V Road
 Encroachments to property by neighboring landowners Yes V No. Legal action Yes V No
 Notice of zoning, legal, building code, permit violations Yes V No.
 Explanations regarding any of the above

Utilities. Gas Company PROPANE TANK Electric Company AMEREN UE
 Water Company Cable TV
 Sewer SEPTIC Telephone AT&T
 Trash
 Fire District ROCK COMMUNITY Dues in taxes Yes V No
 Explanations of any of the above

SPECIFIC

1. Subdivision, Condominium or Association Name NONE
 Annual Monthly Assessment Fee \$ includes

Existing or proposed Special Assessments or pending claims that may result in a Special Assessment? Yes V No. If Yes, describe

Written subdivision rules, covenants, restrictions, regulations Yes V No
 Association Contact Phone
 Comments

2. Boat docks, slips, lifts included in the sale (must be included in personal property on sale contract). Owned Leased from
 Assessment? Yes No \$ Annual Monthly
 Permit required? Yes No Pending Assessment Increase? Yes No
 Comments

SELLER'S DISCLOSURE – RESIDENTIAL PROPERTY

3. Heating & Cooling: ☐ Natural Gas ☒ LP Gas ☐ Electric ☐ Wood ☐ Oil
forced air furnace. Other heating system _____

Approximate age of heating system 14 Serviced by _____
LP Gas or other fuel tank is ☒ Owned ☐ Leased from _____

Cooling ☒ Central or ☐ (#) Window Units (must be included in personal property on contract). Areas of dwelling not services by heat and/or air systems _____

Fireplace(s) # 1 Woodburning Gas ☐ Electric ☐ Other _____
Insulation ☒ Yes ☐ No R-_____ Ceiling R-_____ Walls ☒ Unknown
Problems or explanations of heating and cooling systems NEW A/C 2020

4. Electrical: ☒ 110v. ☒ 220v. ☒ Amp Breaker Box ☐ Fuse Box
Wiring: ☐ Copper ☐ Aluminum ☐ Knob & Tube ☐ Romex ☒ Unknown
Attention needed in electrical system. Problems, repairs _____

Recent Updates _____

5. Appliances/Fixtures/Equipment. (must be included in personal property on sale contract).
The following items are included in the sale of the property and are in working condition unless otherwise noted:

<input type="checkbox"/> Fans: Attic, Ceiling Exhaust	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Garage Door Openers (# _____ remotes)	<input checked="" type="checkbox"/> Exterior lighting	
<input type="checkbox"/> Smoke Alarms	<input checked="" type="checkbox"/> Fireplace Equipment and Doors	
<input type="checkbox"/> Fireplace Logs	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> BBQ Grill
<input type="checkbox"/> Installed Humidifier	<input type="checkbox"/> Door Locks	<input type="checkbox"/> Lighting Fixtures
<input type="checkbox"/> Installed Microwaves	<input type="checkbox"/> Water Softener	<input type="checkbox"/> Sump Pump
<input checked="" type="checkbox"/> LP Gas Tank	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Security & Alarms System
<input type="checkbox"/> Intercom	<input type="checkbox"/> Sprinkler System	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Satellite Receiver	<input type="checkbox"/> Satellite Remotes	<input type="checkbox"/> Cable TV Wiring
<input type="checkbox"/> Television Antenna	<input type="checkbox"/> Central Vacuum	<input checked="" type="checkbox"/> Water Heater <u>Gas/Elec</u>
<input checked="" type="checkbox"/> Installed Oven <u>Gas/Elec</u>	<input checked="" type="checkbox"/> Installed Range <u>Gas/Elec</u>	
<input type="checkbox"/> Washing Machine	<input type="checkbox"/> Clothes Dryer <u>Gas/Elec</u>	
<input type="checkbox"/> # Window Air Conditioning Units		

Notes regarding the above inclusions, needed repairs, needed replacements, recent replacements, etc _____

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing ☐ Copper ☐ Galvanized ☐ PVC
Water Heater ☐ Electric ☒ Gas ☐ Other Age 10 40 Gallon

Hot Tub/Jacuzzi _____

Lawn Sprinkler System _____

Water Source ☐ Public ☒ Well ☐ Other _____ Approx well depth 600 /

Well tested ☒ Yes ☐ No Results TEST DONE 15 YEARS AGO NO ISSUES

Water Softener, Purifier, Filter? ☐ Yes ☒ No ☐ Owned ☐ Leased from _____

Attention needed in plumbing or water systems. Problems, repairs _____

Recent Updates _____

7. Roof, Gutters & Downspouts. Approximate age of roof 80. Leaks ____ Yes ✓ No

Explanation (if Yes) _____

Roof repairs? _____

Attention needed in roof, gutter & downspout systems. Problems, repairs _____

Recent updates _____

8. Sewer System. ____ Public ____ Private ✓ Septic ____ Aerator ____ Tank/laterals/drain field

Other: _____

Septic service record _____

Back ups/leaks/problems with sewage system new lines from house

to tank 2020

Recent Updates _____

9. Construction. Problems with footings, foundation, sub-floor, interior or exterior walls, roof

construction, decks/porches, other load bearing or structural components ____ Yes ✓ No.

Exterior. Synthetic Stucco (EIFS) ____ Yes ✓ No ____ Unknown

Installed by (if known) _____

Inoperable windows, doors or broken seals _____

Repairs or replacements to above _____

Recent Updates _____

10. Lead, Asbestos, Mold, Radon, Methamphetamine. Any of the foregoing found on property?

____ Lead ____ Asbestos ____ Mold ____ Radon ____ Methamphetamine

Do any of the above exist on the property? None known

To what Extent? _____

Has there been any remediation of any of the above? _____

Other information pertaining to the above _____

11. Basement, Crawl Space. Dampness, water leakage, accumulation in basement or crawl

space? N Yes ____ No. Attempts to control water or dampness problems ____ Yes ✓ No.

Other information pertaining to the above some minor leakage in

basement during rainy periods

12. Termites, Dry Rot, Wood Destroying Insects or Pests.

Termite inspection ____ Yes ✓ No. Year _____

Termite or other damage known None known

Termite or pest control warranties None

Other information pertaining to the above _____

13. Soils & Drainage. Fill soils, expansive soils or sinkholes on property _____ Yes _____ No.
Soil movement, flooding, drainage or grading problems _____ Yes _____ No.
Other information pertaining to the above NONE KNOWN

14. Insurance claims in the past five years. NO

15. Roads, Streets, Alleys, Shared Road Agreements, Access Easements.
Is the access to this property from a public roadway? _____ Yes ✓ No. **If not, explain below.**
Any recorded or unrecorded easements affecting the property ✓ Yes _____ No.
Shared road agreements in place _____ Yes ✓ No. If Yes, duties of landowner are as follows:
EASEMENT FROM LONE DELL RD.

Other information pertaining to the above _____

Seller's Acknowledgement: Broker is hereby authorized to distribute this information to potential Buyers for the property first above mentioned. Seller has carefully examined this disclosure and acknowledges that the information contained herein is true and accurate to the best of the Seller's knowledge. Seller agrees to notify agent if substantial changes in condition or statements occur.

hts Kelly
Seller _____
Date 3-25-2021

Seller _____
Date _____

Buyer's Acknowledgement: Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the property and, if desired, have the property inspected by independent, professional experts at Buyer's own expense. Buyer understands that Seller may not have full knowledge of all items mentioned above and is completing this form to the best of Seller's knowledge. Buyer further acknowledges that Buyer or Buyer's agent has received a signed copy of this disclosure statement from Seller or listing broker and that neither of these is an expert in the detection or repair of physical property defects.

Buyer _____
Date _____

Buyer _____
Date _____

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

Lead Warning Statement

Every purchaser 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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ 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 (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ 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;

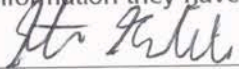
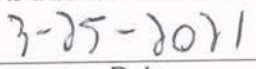
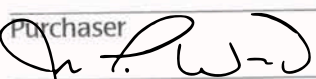

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

			
Seller	Date	Seller	Date
		Purchaser	Date
Purchaser	Date		
	March 25, 2021	Agent	Date
Agent	Date		