

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by **SELLER** concerning 31185 Peaceful Ridge Ln., Jonesburg, MO 63351 (Property Address) located in the municipality of Jonesburg (if incorporated), County of Warren, Missouri.
Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist 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.

TO 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 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 Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name None
- (b) Contact _____ Phone _____
- ☐ Type of Property: (check all that apply) ☒ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome
☐ Villa ☐ Co-Op
- (c) Mandatory Assessment: # Optional \$500 \$_____ per: ☐ month ☐ quarter ☐ half-year ☒ year
Mandatory Assessment: # _____ \$_____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (d) 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 _____ ☐ some insurance ☐ real estate taxes
☐ other specific item(s): _____
☐ Exterior Maintenance of this dwelling covered by Assessment: _____
- (e) Optional Assessment(s)/Membership(s) Please explain _____
- (f) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☒ No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☒ No
- (i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☒ No
- (j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☒ No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☒ No
- (l) Is there a recorded street/road maintenance agreement? ☐ Yes ☒ No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

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BUYER BUYER

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53 **UTILITIES**
54 Utility Current Provider
55 Gas/Propane: Ferrell Gas if Propane, is tank ☐ Owned ☒ Leased
56 Electric: Cuivre River
57 Water: Well on site
58 Sewer: Sewer/Septic system on site
59 Trash: Wilson Waste Systems
60 Recycle: None
61 Internet: Verizon Hot Spot
62 Phone: None

63 **HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)**
64 (a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard
65 (b) Source of heating: ☐ Electric ☒ Natural Gas ☒ Propane ☐ Fuel Oil ☐ Other
66 (c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____)
67 (d) Areas of house not served by central heating/cooling: None
68 (e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☒ Media Filter ☐ Attic Fan ☐ Other:
69 (f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain
70
71 (g) Other details:

72 **FIREPLACE(S)**
73 (a) Type of fireplace: ☒ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
74 (b) Type of flues/venting:
75 ☒ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____
76 ☐ Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain
77 (c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain
78

79 **PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB**
80 (a) Water Heater: ☐ Electric ☒ Natural Gas ☒ Propane ☐ Tankless ☐ Other:
81 (b) Ice maker supply line: ☐ Yes ☐ No
82 (c) Jet Tub: ☒ Yes ☐ No
83 (d) Swimming Pool/Spa/Hot Tub: ☒ Yes ☐ No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate:
86 (f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain
87

88 **WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**
89 (a) What is the source of your drinking water? ☐ Public ☐ Community ☒ Well ☐ Other (explain)
90 (b) If Public, identify the utility company:
91 (c) Do you have a softener, filter or other purification system? ☒ Yes ☐ No ☒ Owned ☐ Leased/Lease Information
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
93 the curb stop box? ☐ Yes ☒ No If "Yes", please explain

94 **SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**
95 (a) What is the type of sewerage system to which the house is connected? ☐ Public ☒ Private ☒ Septic ☐ Aerator ☐ Other
96 If "Other" please explain
97 (b) Is there a sewerage lift system? ☒ Yes ☐ No If "Yes", is it in good working condition? ☒ Yes ☐ No
98 (c) When was the septic/aerator system last serviced? June, 2020
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No
100 If "Yes", please explain

101 **APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)**
102 (a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☐ Built-in Microwave Oven
103 ☒ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☒ Wired smoke alarms ☒ Electric dryer (hook up)
104 ☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other
105 (b) Gas Appliances & Equipment: ☐ Natural Gas ☒ Propane
106 ☒ Oven ☒ Gas Stove/Range/Cook top ☒ Exterior Lights ☐ Barbecue ☒ Water heater ☐ Tankless Water Heater
107 ☐ Gas dryer (hook up) ☐ Other

108 (c) Other Equipment: ☐ TV Antenna ☐ Cable Wiring ☐ Phone Wiring ☐ Network/Data Wiring
109 ☒ Electric Garage Door Opener(s) Number of controls 6
110 ☒ Security Alarm System ☒ Owned ☐ Leased /Lease information:

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111 ☒ Satellite Dish ☒ Owned ☐ Leased/Lease Information: _____
112 ☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____
113 (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☒ No If "Yes", please explain _____
114

115 **ELECTRICAL**

116 Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: _____
117 (a) Type of wiring: ☒ Copper ☒ Aluminum ☐ Knob and Tube ☐ Unknown
118 (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain _____
119

120 **ROOF, GUTTERS AND DOWNSPOUTS**

121 (a) What is the approximate age of the roof? 4 months Documented? ☒ Yes ☐ No
122 (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain _____
123
124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☒ Yes ☐ No If "Yes",
125 please explain Had hail storm 5 months ago and had house and barn roof's replaced
126 (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain _____
127

128 **CONSTRUCTION**

129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
130 decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail _____
131
132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "Yes", please describe the
133 location, extent, date and name of the person/company who did the repair or control effort _____
134
135 (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No
136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: None
137
138 (e) Were required permits obtained for the work in (d) above? ☒ Yes ☐ No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

140 (a) ☐ Sump pit ☒ Sump pit and pump
141 (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please
143 describe in detail _____
144
145
146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
147 ☐ Yes ☒ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
148 effort _____
149

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No
152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
154 (d) Are you aware of any pest/termite control reports for the property? ☒ Yes ☐ No
155 (e) Are you aware of any pest/termite control treatments to the property? ☒ Yes ☐ No
156 (f) Please explain any "Yes" answers you gave in this section. We had a permanent termite treatment during
157 construction and have copper plates on concrete sills

158 **SOIL AND DRAINAGE**

159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No
160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
161 property? ☐ Yes ☒ No
162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
163 the property? ☐ Yes ☒ No
164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
167 (e) Please explain any "Yes" answers you gave in this section _____
168

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) 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.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (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 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
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (c) Mold
- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (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 _____
- (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? ☐ Yes ☒ No If "Yes", please give date performed, type of test 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 of the person/company who did the mitigation _____
- (e) 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 a crime related to methamphetamine or a derivative controlled substance related thereto?
- ☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
- (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
- Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No
- If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. _____
- Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**
- (g) Radioactive or Hazardous Materials
- Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. _____
- (h) 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 _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No
- (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) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section. _____

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Initials BUYER and SELLER acknowledge they have read this page

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INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☒ Yes ☐ No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed
Hail Storm 5 months ago, we had a claim on insurance for roof replacement.

MISCELLANEOUS

- (a) The approximate age of the residence is 5 years. The Seller has occupied the property from Jan 2016 to Present .
- (b) Has the property been continuously occupied during the last twelve months? ☒ Yes ☐ No If "No", please explain _____
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain _____
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please explain _____
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain _____
- (f) Is property tax abated? ☐ Yes ☒ No Expiration date _____ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☒ Yes ☐ No If "Yes" please explain
We have an outdoor cat
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
- (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- (l) 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
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____

Additional Comments:

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261 Seller attaches the following document(s): _____

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BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

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Steve Angelo 3/31/2021

267 SELLER SIGNATURE DATE

268 Steve Angelo
269 Seller Printed Name

Cheryl Angelo 3/31/2021

SELLER SIGNATURE DATE

Cheryl Angelo
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

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277 BUYER SIGNATURE DATE

278 _____
279 Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name

Form # 2165 01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: 31185 Peaceful Ridge Ln., Jonesburg, MO 63351 DATE: 03/31/2021

SEPTIC (Explain any "Yes" answers):

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- (a) How many people occupy the property? 2
- (b) Has the property been vacant over any period during the last 12 months? ☐ Yes ☒ No
- (c) Does any other property owner share this system? ☐ Yes ☒ No
- (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- (f) Does the system have an aerator? ☒ Yes ☐ No
- (g) Of what is the bottom of the tank constructed? ☐ gravel ☒ concrete ☐ unknown
- (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☐ Yes ☒ No
- (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☐ Yes ☒ No
- (j) Are any of the pipes exposed? ☐ Yes ☒ No
- (k) Is there any seepage or surface discharge (effluence) from the septic system?
If "Yes", is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- (o) Is there a current maintenance service agreement covering your system?
If "Yes", what is the annual cost and who is the current provider? _____
- (p) Does any government authority require a maintenance service agreement for the new homeowner? ☐ Yes ☒ No
- (q) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- (s) Are you aware of any defects? ☐ Yes ☒ No
- (t) Have you expanded, updated or modified the septic system? ☐ Yes ☒ No
- (u) Have you cleaned or pumped the system during your ownership of the property? ☒ Yes ☐ No
If "Yes", when was it done and who did the work? January, 2020 Performed by Mehler & Sons

WELLS (Explain any "Yes" answers):

- (a) Is any part of the well located on a neighbor's property? ☐ Yes ☒ No
- (b) Is the well shared with any other properties?
If "Yes", is there a recorded well agreement? ☐ Yes ☒ No
- (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☒ No
- (d) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☒ No
- (f) Are you aware of any defects? ☐ Yes ☒ No
- (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☒ No

Explanation of any "Yes" answers and additional comments for either of the above sections:

51 **SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

54 Steve Angelo 3/31/2021 Cheryl Angelo 3/31/2021
55 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

56 Steve Angelo Cheryl Angelo
57 Seller Printed Name Seller Printed Name

58 **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical
63 defects in property.

64 _____
65 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

66 _____
67 Buyer Printed Name Buyer Printed Name

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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Form # 2049 01/20

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 SALE CONTRACT DATE: _____

2 PROPERTY: 31185 Peaceful Ridge Ln., Jonesburg, MO 63351

3 **Lead Warning Statement**

4 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
8 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
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
12 ☒ Seller certifies that this home was built in 1978 or later
13 ☐ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
14 in the housing
15 ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):
16 _____
17 _____
18 (b) Records and reports available to Seller (check one below):
19 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
20 paint hazards in the housing (list all documents below):
21 _____
22 _____

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

24 **Buyer's Acknowledgment** (initial appropriate blanks)

25

 Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)
26

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 Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
27

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 Buyer has (check one below):

28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or
30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 **Agent's Acknowledgment** (initial)

33

<i>EM</i>

 Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
34 (to be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

35 **Certification of Accuracy**

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

38

39 BUYER SIGNATURE _____ DATE _____

40 Buyer Printed Name _____

41

42 BUYER SIGNATURE _____ DATE _____

43 Buyer Printed Name _____

44

45 SELLING AGENT SIGNATURE _____ DATE _____

46 Selling Agent Printed Name _____

47 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

38

<i>Steve Angelo</i>	3/31/2021
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39 SELLER SIGNATURE _____ DATE _____

40 Steve Angelo
41 Seller Printed Name _____

42

<i>Cheryl Angelo</i>	3/31/2021
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43 SELLER SIGNATURE _____ DATE _____

44 Cheryl Angelo
45 Seller Printed Name _____

46

<i>Eric Merchant</i>	dotloop verified 03/31/21 3:34 PM CDT OEPF-DOX4-LZOU-WKYA
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47 LISTING AGENT SIGNATURE _____ DATE _____

48 Eric Merchant
49 Listing Agent Printed Name _____