

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
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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 729 Phoenix Drive, Ofallon, Mo 63368 (Property Address) located in the municipality of Ofallon (if incorporated), County of St. Charles County, 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 Winghaven

(b) Contact Winghaven Community Manager Phone 314-594-1190

☐ Type of Property: (check all that apply) ☒ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome

☐ Villa ☐ Co-Op

(c) Mandatory Assessment: #1 MOA \$ 445⁰⁰ per: ☐ month ☐ quarter ☐ half-year ☒ year

Mandatory Assessment: #2 _____ \$ _____ 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 Golf course/pool Separate Charge

(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: Standard Subdivision Covenants

BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page

SELLER SELLER

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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 Water damage

claim for leaking back door

MISCELLANEOUS

(a) The approximate age of the residence is 12.5 years. The Seller has occupied the property from Sept. 2018 to April 2025

(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 Had a dog for a few months

(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:

Seller attaches the following document(s): _____

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

SELLER SELLER

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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.

266	<u>Kristyn Klingler</u>	<u>Apr 21, 2025</u>	<u>Jesse R. Klingler</u>	<u>Apr 21, 2025</u>
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
268	<u>Kristyn Klingler</u>		<u>Jesse R Klingler</u>	
269	Seller Printed Name		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.

276				
277	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
278				
279	Buyer Printed Name		Buyer Printed Name	

_____/_____
Initials BUYER and SELLER acknowledge they have read this page
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_____/_____
K.K. J.R.K.
SELLER SELLER

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