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 # 2091 01/20

		SELLER'S DISCLOSURE STATEMENT					
1	To b	be completed by SELLER concerning 24 Jane Dr., St. Peters, MO 63376 (Property Address) locate					
2	in th	e municipality of St. Peters (if incorporated), County of St. Charles , Missouri					
3	Note	e: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect					
4	Buy	er's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the propert					
5	bein	ng considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot					
6	guar	rantee the accuracy of the information in this form.					
7	TO:	SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charge					
8		you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site fo					
9		hamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior t					
10		ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates som					
11		istent pattern of a problem not completely remedied, such information should be included in this disclosure in order t					
12		eve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences					
13		after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover a					
14		ects of your property. If you know of or suspect some condition which would substantially lower the value of the property					
15		air the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space a					
16		end of this form to describe that condition.					
17	TO	BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY					
18		NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not thi					
19		losure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipmen					
20		uded, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sur					
21		there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by th					
22		er are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of					
23	the p	property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements					
24	prod	lucts, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.					
25	Con	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase pric					
26	or ye	ou should make the correction of these conditions by the Seller a requirement of the sale contract.					
27	SUB	BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)					
28	(a)	Development Name Brookemont Subdivision					
29	(b)	Contact na Phone NA					
30		Type of Property: (check all that apply) ✓ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome					
31	()	□ Villa □ Co-Op					
32	(c)	Mandatory Assessment: #NA \$ per: □month □quarter □half-year □yea Mandatory Assessment: #NA \$ per: □month □quarter □half-year □yea					
33	(1)						
34	(d)	Mandatory Assessment(s) include:					
35		entrance sign/structure street maintenance					
36		snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling					
37		clubhouse pool tennis court exercise area reception facility water sewer trash removal					
38		doorman cooling heating security elevator other common facility					
39		assigned parking space(s): how manyidentified as some insurancereal estate taxes					
40		other specific item(s):					
41	(-)	Exterior Maintenance of this dwelling covered by Assessment:					
42 42	(e)	Optional Assessment(s)/Membership(s) Please explain NA					
43 4.4	(f)	Are you aware of any existing or proposed special assessments? Yes					
14 15	(f)						
45 16	(g)	Are you aware of any special taxes and/or district improvement assessments? Yes No Are you aware of any condition or claim which may course an increase in assessment or face? Yes No					
46 17	(h)	Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No					
47 10	(i)	Are you aware of any material defects in any common or other shared elements? Yes No					
48 40	(j)	Are you aware of any existing indentures/restrictive covenants? Yes No					
19 50	(k)	Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No Is there a recorded street/road maintenance agreement? Yes No					
50	(1)	is mere a recorded street/road maintenance agreement/ I I Yes VINO					
T 1							
51 52	(m)	Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above:					

Initials BUYER and SELLER acknowledge they have read this page

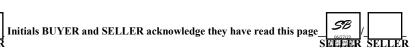
53 54 55	<u>Utili</u>	LITIES <u>ty</u> Propane:Spire	<u>Current Provider</u> if Propane, is tank □Owned □Leased
56		tric:Ameren	
57		er: St. Peters City	
58		er: St peters city	
59		h: waste manage	nent st peters
60 61		vcle:NA net: Spectrum	
62	Phon		
63			NG AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
64	(a)	Heating Equipr	ent: Proced Air Hot Water Radiators Steam Radiators Radiant Baseboard
65	(b)	Source of heating	g: Delectric Natural Gas Propane Fuel Oil Other
66	(c)	Type of air con	itioning: Central Electric Central Gas Window/Wall (Number of window units)
67		Areas of house	ot served by central heating/cooling: NA
68	(e)		umidifier Electronic Air Filter Media Filter Attic Fan Other:
69	(f)	Are you aware	f any problems or repairs needed with any item in this section? Tes No If "Yes", please explain
70 71	(g)	Other details:	
	ν.Ο/	_	
72 73	(a)	EPLACE(S) Type of firenlas	e: \(\overline{\pi}\)Wood Burning \(\overline{\pi}\)Vented Gas Logs \(\overline{\pi}\)Vent Free Gas Logs \(\overline{\pi}\)Wood Burning Stove \(\overline{\pi}\)Natural Gas \(\overline{\pi}\)Propane
74	(b)	Type of flues/v	
75	(0)		properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) hearth room
76			nal: Number of fireplace(s) Location(s) Please explain
77	(c)	Are you aware	f any problems or repairs needed with any item in this section? Tes Mo If "Yes", please explain
78			
79			M, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
80	(a)	Water Heater:	Electric Natural Gas Propane Tankless Other:
81 82	(b) (c)	Jet Tub: Yes	y line: Yes No
83	(d)		/Spa/Hot Tub: ☐ Yes ☑ No
84	(u)		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	f any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain
87			
88			ts, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
89	(a)		ce of your drinking water? Public Community Well Other (explain)
90 91	(b)		y the utility company: City Of St peters oftener, filter or other purification system? Yes No Owned Leased/Lease Information
92	(c) (d)		f any problems relating to the water system including the quality or source of water or any components such as
93	(u)		? Yes No If "Yes", please explain
94	SEW	•	tic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
95	(a)	What is the typ	of sewerage system to which the house is connected? Public Private Septic Aerator Other
96	()	If "Other" pleas	e explain
97	(b)		age lift system? ☐ Yes ☑ No If "Yes", is it in good working condition? ☐ Yes ☐ No
98	(c)		eptic/aerator system last serviced? NA
99 100	(d)	Are you aware If "Yes", please	of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
			•
101			r is not agreeing that all items checked are being offered for sale.)
102 103	(a)	☑ Dishwasher	ances and Equipment: ☐ Electric Stove/Range/Cook top ☐ Oven ☑ Built-in Microwave Oven ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☑ Electric dryer (hook up)
103			i) Intercom System Central Vacuum System Other
105	(b)	Gas Appliances	& Equipment: Natural Gas Propane
106	. ,		Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
107		☐Gas dryer (h	ok up) UOther
100	(a)	Other Easiers -	t: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
108 109	(c)		t: TV Antenna
110			m System Owned Leased /Lease information: ring camera
-			
			BUYER BUYER and SELLER acknowledge they have read this page SELLER BUYER BUYER SELLER

111		☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: NA ☐ Electronic Pet Fence System Number of Collars: NA ☐ Other:					
112 113	(d)	Electronic Pet Fence System Number of Collars: NA Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain					
114	(u)	Are you aware of any items in this section in need of repair of replacement.					
	115 ELECTRICAL 116 Type of service panel: □Fuses ☑Circuit Breakers □Other:						
116 117	(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? \(\subseteq Yes \) \(\subseteq No \) If "Yes", please explain					
119	(0)	Are you aware of any problems of repairs needed in the electrical system. Tes Problems , piease explain					
	DO	OF CHIEFERS AND DOWNSDOLIES					
120		OF, GUTTERS AND DOWNSPOUTS What is the approximate age of the roof? unkn_Years. Documented? \(\subseteq Yes \) \(\subseteq No \)					
121 122	(a)	Has the roof ever leaked during your ownership? Yes No If "Yes" please explain					
123	(b)	rias the foot ever leaked during your ownership? 1 es 1 es please explain					
123	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",					
125	(0)	please explain					
126	(d)	Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain					
127	()						
128	COI	NSTRUCTION					
129	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,					
130	(4)	decks/porches or other load bearing components? Tyes \(\begin{align*}\text{INO If "Yes" please describe in detail}\)					
131		decks perenes of other road ocuring components. The product describe in detail.					
132	(b)	Are you aware of any repairs to any of the building elements listed in (a) above? Yes Vo 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					
136	(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership:					
137							
138	(e)	Were required permits obtained for the work in (d) above? Yes No					
139	BAS	SEMENT 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? Tyes 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 crack filled prior to my occupancy in rear left corner where water leaked on a heavy rain. Burried the drain pipe					
149		connected to downspout and ran away from the house to direct rain water. Sump pump, pit installed prior to my ownership.					
150	PES	TTS 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		Are you aware of any pest/termite control treatments to the property? ☐Yes ☑No					
156 157	(f)	Please explain any "Yes" answers you gave in this section					
158		L 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					
163 164	(4)	the property? Yes No					
165	(d)	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,					
166		e.g. retention ponds, rain gardens, sand filters, permeable pavement) \square Yes \square No					
167	(e)	Please explain any "Yes" answers you gave in this section					
168							
100							

	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
(a)	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? The Vo
	(2) Are you aware if it has ever been covered or removed? Tyes 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? The Woo 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
(u)	(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 <u>of a crime</u> 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.? \(\subseteq \text{Yes} \subseteq \text{No} \) If "Yes", please
	explain
SUI	RVEY AND ZONING
(a)	Are you aware of any shared or common features with adjoining properties? ☐Yes ☑No
	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? The WNo
	Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐Yes ☑No Do you have a survey of the property? ☐ Yes ☑ No (If "Yes", please attach) Does it include all existing improvements on the
(u)	property? \(\sigma\) Yes \(\overline{\Omega}\) No (If "Yes", please attach) Does it include all existing improvements on the property? \(\sigma\) Yes \(\overline{\Omega}\) No
	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Tyes No
(f)	Please explain any "Yes" answers you gave in this section

	SCELLANEOUS
(a) (b)	The approximate age of the residence is 49 years. The Seller has occupied the property from 2/6/2017 to curre 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 d any other required governmental authority? \square Yes \square 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 explain
(e)	Is the property designated as a historical home or located in a historic district? \(\begin{align*} \text{Yes} \end{align*} No If "Yes", please explain
(f)	Is property tax abated? Yes No Expiration date Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain1 dog
(g)	Are you aware of any pets having been kept in or on the property? ✓ Yes ☐ No If "Yes" please explain 1 dog
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please
(i)	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Tyes 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? $\square Y \in \mathbb{R}^{N}$
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
Add	litional Comments:





262	SELLER'S ACKNOWLEDGEMEN	T:				
263 264 265	Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.					
266	Stephanie Bertino	dotloop verified 06/27/23 10:52 AM CDT EPQU-JUC6-XHCO-1Z4O				
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE		
268	Stephanie Bertino		stephanie bertino			
269	Seller Printed Name		Seller Printed Name			
270 271 272 273 274 275	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.					
276						
277	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE		
278						
279	Buyer Printed Name		Buyer Printed Name			