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.

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

10 t	be completed by SELLER concern	ing 7894 Shelby 156	(Property Address) located
in th	e municipality of Bethe	(if incorporated), County	(Property Address) located v of, Missouri.
Not	e: If Seller knows or suspects som	e condition which might lower the v	alue of the property being sold or adversely affect
Buy	er's decision to buy the property, t	then Seller needs to disclose it. This sta	atement will assist Buyer in evaluating the property
bein	g considered. Real estate brokers	and agents involved in the sale do no	ot inspect the property for defects, and they cannot
gua	rantee the accuracy of the informa	tion in this form.	
то	SELLER: Your truthful disclosur	e of the condition of your property g	ives you the best protection against future charges
			rial defect(s), lead-based paint, use as a site for
			ed by law. Your knowledge of the property prior to
			ple, if information that you possess indicates some
			n should be included in this disclosure in order to
			provide, either way, may have legal consequences,
			your disclosure obligation, but it may not cover all
			vould substantially lower the value of the property,
			decision to buy your property, then use the space at
he	end of this form to describe that co	ondition.	
O 1	BUYER: THIS INFORMATION	IS A DISCLOSURE ONLY AND	IS NOT INTENDED TO BE A PART OF ANY
			purchase the property, that contract, and not this
			f you expect certain items, appliances, or equipment
ncl	aded, you must specify them in the	contract. Since these disclosures are	based on the Seller's knowledge, you cannot be sure
hat	there are, in fact, no problems wi	th the property simply because the Se	ller is not aware of them. The answers given by the
			condition your offer on a professional inspection of
			nty. Due to the variety of insurance, requirements,
	, U	ould contact appropriate party to dete	ē
			d either be taken into account in the purchase price
or y	ou should make the correction of t	these conditions by the Seller a require	ement of the sale contract.
			OCOST DEVELOPMENT (if applicable)
(a) (b)	Contact N/A		Phone
(0)	\square Type of Property: (check all the	at apply) 🗖 Single-Family Residence 🔽	I Multi-Family □ Condominium □ Townhome
	\Box Villa \Box Co-Op	a appropriation and a single running residence	
c)	Mandatory Assessment: #1	N/A s	per: 🛛 month 🗋 quarter 🗖 half-year 🗖 year
•)	1.1.4.1.4.4.01 y 1.1000001110111. // 1	φ \$	per: □ month □quarter □ half-year □ year per: □ month □ quarter □ half-year □ year
	Mandatory Assessment: #2		per. — month — quarter — nun yeur — yeur
d)	Mandatory Assessment: #2 Mandatory Assessment(s) include	: N/A	
1)	Mandatory Assessment(s) include	N/A	
d)	Mandatory Assessment(s) include \Box entrance sign/structure \Box st	E N/A reet maintenance □ common grour	nd \Box snow removal of common area
d)	Mandatory Assessment(s) include □ entrance sign/structure □ st □ snow removal specific to this dy	∴ N/A reet maintenance □ common grour welling □ landscaping of common are	nd □ snow removal of common area □ landscaping specific to this dwelling
d)	Mandatory Assessment(s) include □ entrance sign/structure □ st □ snow removal specific to this dy □ clubhouse □ pool □ tenn	∴ N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio	ad ☐ snow removal of common area ea ☐ landscaping specific to this dwelling n facility ☐ water ☐ sewer ☐ trash removal
d)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool tenn doorman cooling heat	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator 	nd □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
(d)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this du clubhouse pool tenn doorman cooling heat assigned parking space(s): how	∴ N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator y many identified as	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
d)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this du clubhouse pool tenn doorman cooling heat assigned parking space(s): how	∴ N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator y many identified as	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this du clubhouse pool tenn doorman cooling heat assigned parking space(s): how	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator y many identified as welling covered by Assessment: 	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dv clubhouse pool tenn doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dv Optional Assessment(s)/Membersh	 N/A reet maintenance common grour welling landscaping of common are nis court exercise area reception ting security elevator many identified as welling covered by Assessment: nip(s) Please explain N/A 	nd □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility □ some insurance □ real estate taxes
e) f)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this de clubhouse pool tenn doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dw Optional Assessment(s)/Membersh Are you aware of any existing or p	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator a many identified as velling covered by Assessment: nip(s) Please explain roposed special assessments? □ Yes 	nd
e) f) g)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool tenn doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dy Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ reception ting □ security □ elevator w many identified as welling covered by Assessment: welling covered by Assessment: mip(s) Please explain roposed special assessments? □ Yes I and/or district improvement assessment 	nd □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility □ some insurance □ real estate taxes 3 No rs? □ Yes 🛛 No
e) f) g) h)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool tenn doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dy Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes Are you aware of any condition or	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator w many identified as velling covered by Assessment: nip(s) Please explain roposed special assessments? □ Yes I and/or district improvement assessment claim which may cause an increase in as 	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
(e) (f) (g) (h) (i)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool tenn doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dw Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes Are you aware of any condition or Are you aware of any material defe	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ receptio ting □ security □ elevator w many identified as welling covered by Assessment: nip(s) Please explain N/A roposed special assessments? □ Yes I and/or district improvement assessment claim which may cause an increase in assets in any common or other shared elem 	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
(e) (f) (g) (h) (i) (j)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool term doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dw Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes Are you aware of any condition or Are you aware of any material defe Are you aware of any existing inde	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ reception ting □ security □ elevator y many identified as welling covered by Assessment: welling covered by Assessment: nip(s) Please explain roposed special assessments? □ Yes I and/or district improvement assessment claim which may cause an increase in assess in any common or other shared elementures/restrictive covenants? □ Yes I and/or district improvements 	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
(e) (f) (g) (h) (i) (j) (k)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool tenn doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dw Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes Are you aware of any material defe Are you aware of any existing inde Are you aware of any existing inde Are you aware of any violation of t	 N/A reet maintenance	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
(d) (e) (f) (g) (h) (i) (j) (k) (l)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool term doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dw Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes Are you aware of any condition or Are you aware of any material defe Are you aware of any existing inde Are you aware of any violation of t Is there a recorded street/road main	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ reception ting □ security □ elevator wany	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility
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(e) (f) (g) (h) (i) (j) (k) (l)	Mandatory Assessment(s) include entrance sign/structure st snow removal specific to this dy clubhouse pool term doorman cooling heat assigned parking space(s): how other specific item(s): Exterior Maintenance of this dw Optional Assessment(s)/Membersh Are you aware of any existing or p Are you aware of any special taxes Are you aware of any condition or Are you aware of any material defe Are you aware of any existing inde Are you aware of any violation of t Is there a recorded street/road main	 N/A reet maintenance □ common grour welling □ landscaping of common are nis court □ exercise area □ reception ting □ security □ elevator wany	ad □ snow removal of common area ea □ landscaping specific to this dwelling n facility □ water □ sewer □ trash removal □ other common facility

53		LITIES			
54	<u>Utili</u>		Δ.	<u>Current Provider</u>	
55		Propane: N/			if Propane, is tank DOwned DLeased
56	Elec	tric: <u>MO REC</u>			
57 58		er: <u>Shelby P</u> er: <u>Private S</u>			
58 59	Tras				
60		cle: Unknov			
61	Inter		wain		
62		ne: Mark Twa			· · · · · · · · · · · · · · · · · · ·
63				ATINC (Sollar is not agrazing t	nat all items checked are being offered for sale.)
64	(a)				Radiators 🗆 Radiant 🗆 Baseboard
65	(b)			tural Gas 🗆 Propane 🗆 Fuel Oil	
66	(c)				ndow/Wall (Number of window units)
67	(d)	Areas of house 1	not served by central	heating/cooling: None	``
68	(e)	Additional:	Iumidifier 🛛 Electro	nic Air Filter 🗖 Media Filter 🗖 A	ttic Fan DOther:
69	(f)	Are you aware o	of any problems or re	epairs needed with any item in thi	s section? Yes No If "Yes", please explain
70					
71	(g)	Other details:			
72	FIR	eplace(s) N/	Ά		
73	(a)	Type of fireplac	e: 🛛 Wood Burning	□Vented Gas Logs □Vent Free	Gas Logs
74	(b)	Type of flues/v			
75					umber of fireplace(s)Location(s)
76				lace(s)P	
77 70	(c)	Are you aware o	of any problems or re	epairs needed with any item in this	section? Yes No If "Yes", please explain
78					
79				ND EQUIPMENT; POOL/SPA/	
80	(a)			$Gas \square Propane \square Tankless \square Othe$	
81	(b)		ly line: 🛛 Yes 🗆 N	10	
82	(c)	Jet Tub: X Yes	□ INO I/Spa/Hot Tub: □ Y		
83 84	(d)			Spa/Pond/Lake Addendum to S	eller's Disclosure Statement)
85	(e)			No If yes, date of last backflow de	
86	(f)				em? DYes No If "Yes", please explain
87	(-)		·····) [···················	F	,,,
88	WA'	TFR (If well evi	sts attach Form #2	165, Septic/Well Addendum to	Seller's Disclosure Statement)
89				water? 🛛 Public 🗆 Community 🛙	
90				y: Shelby PWSD #1	
91	(c)				o DOwned DLeased/Lease Information
92	(d)				g the quality or source of water or any components such as
93		the curb stop bo	x? □Yes ⊠No If "Y	es", please explain	
94	SEV	VERAGE (If Ser	otic or Aerator exis	ts, attach Form #2165, Septic/W	ell Addendum to Seller's Disclosure Statement)
95	(a)				? □ Public 🛛 Private 🖾 Septic □ Aerator □ Other
96	()	If "Oth an" along	a a ann la in		-
97	(b)	Is there a sewer	age lift system? 🗆 Y	es 🛛 No If "Yes", is it in good w	rorking condition? Yes No
98	(c)	When was the s	eptic/aerator system	last serviced? <u>unknown</u>	ms relating to the sewerage system? Yes No
99	(d)				
100		If "Yes", please	explain		
101	APP			nat all items checked are being o	
102	(a)				top 🛛 Oven 🖾 Built-in Microwave Oven
103		Dishwasher		sposal	
104		Ceiling Fan(s) ∐ Intercom Syste	em 🗆 Central Vaccum System	□ Other
105	(b)			atural Gas 🗆 Propane	a 🗖 Watar haatar 🗖 Tanklasa Watar Uaatar
106 107					e 🗆 Water heater 🗖 Tankless Water Heater
10/					
108	(c)	Other Equipment	nt: 🗖 TV Antenna	🛛 Cable Wiring 🖾 Phone W	ring D Network/Data Wiring
109					
110		□ Security Ala	rm System D Owned	d □ Leased /Lease information:	BM-SIGNED BM-SIGNED
		-			edge they have read this page
			BUYER BUYER	Initials BUYER and SELLER acknowl	edge they have read this page <u>as percent</u> // <u>ISSUPACT</u>
			DUYEK BUYER		SELLEK SELLEK

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	
 117 (a) Type of wiring: ⊠Copper □Aluminum □Knob and Tube □Unknown (b) Are you aware of any problems or repairs needed in the electrical system? □Yes ⊠No If "Yes", please explain	
118 (b) Are you aware of any problems or repairs needed in the electrical system? □Yes ⊠No If "Yes", please explain	
119	
 (a) What is the approximate age of the roof? <u>4</u> Years. Documented? ⊠Yes □No (b) Has the roof ever leaked during your ownership? □Yes ⊠No If "Yes" please explain	
 (b) Has the roof ever leaked during your ownership? □Yes ⊠No If "Yes" please explain	
 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? XYes INo If please explain <u>Full removal and replacement August 2020 by Full Service Roofing</u> (d) Are you aware of any problems with the roof, gutters or downspouts? IYes INo If "Yes", please explain <u>All gutters and downspouts replaced August 2020</u> CONSTRUCTION (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof const decks/porches or other load bearing components? IYes INo If "Yes" please describe in detail (b) Are you aware of any repairs to any of the building elements listed in (a) above? IYes INo If "Yes", please describe in the footing. 	
 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ⊠Yes □No If please explain <u>Full removal and replacement August 2020 by Full Service Roofing</u> (d) Are you aware of any problems with the roof, gutters or downspouts? □Yes ⊠No If "Yes", please explain <u>All gutters and downspouts replaced August 2020</u> CONSTRUCTION (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof const decks/porches or other load bearing components? □Yes ⊠No If "Yes" please describe in detail (b) Are you aware of any repairs to any of the building elements listed in (a) above? □Yes ⊠No If "Yes", please describe 	
 (d) Are you aware of any problems with the roof, gutters or downspouts? □Yes ⊠No If "Yes", please explain	If "Yes",
 128 CONSTRUCTION (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof const decks/porches or other load bearing components? □Yes ⊠No If "Yes" please describe in detail	
 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof const decks/porches or other load bearing components? □Yes ⊠No If "Yes" please describe in detail (b) Are you aware of any repairs to any of the building elements listed in (a) above? □Yes ⊠No If "Yes", please described described in (a) above? □Yes ⊠No If "Yes", please described described in (a) above? □Yes ⊠No If "Yes", please described des	
 decks/porches or other load bearing components? □Yes ⊠No If "Yes" please describe in detail	, . .
132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? □Yes ⊠No If "Yes", please desc	
	escribe the
133 location, extent, date and name of the person/company who did the repair or control effort	
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:	
137 new roof, new gutters, new downspouts, new interior lights, new smoke detectors, screened in porch upgrade, new ceiling fans, 1st floor	or paint
138 (e) Were required permits obtained for the work in (d) above? \square Yes \square No	
 BASEMENT AND CRAWL SPACE (Complete only if applicable) (a) □Sump pit □Sump pit and pump 	
141 (b) Type of foundation: \square Concrete \square Stone \square Cinder Block \square Wood	
142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? DYes 🖾 No If "Yes"	s", please
143 describe in detail	
144145	
145 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space	ce?
147 \Box Yes X No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or	
148 effort	
150 PESTS OR TERMITES/WOOD DESTROYING INSECTS	<u> </u>
150 TESTS OK TEKNITES/ WOOD DESTROTING INSECTS 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? \Box Yes \boxtimes No	0
152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? 🗆 Yes 🛛	
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	
 (e) Are you aware of any pest/termite control treatments to the property? □ Yes ⊠ No (f) Please explain any "Yes" answers you gave in this section 	
150 (1) Please explain any it es answers you gave in uns section	
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	CC · · 1
160(b)Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may af161property? □ Yes ⊠ No	
 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that matches (d) the property? □ Yes ⊠ No 	
164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are	
 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer 1 e.g. retention ponds, rain gardens, sand filters, permeable pavement) □ Yes X No 	,
167 (e) Please explain any "Yes" answers you gave in this section 168	

169	HA	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS
170	(a)	Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171		Paint and/or Lead-Based Paint Hazards, form #2049.)
172		(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
173		(2) Are you aware if it has ever been covered or removed? Yes No
174		(3) Are you aware if the property has been tested for lead? \Box Yes 🛛 No If "Yes", please give date performed, type of test and test
175		
176		results (4) Please explain any "Yes" answers you gave in this section
177 178	(h)	Asbestos Materials
178	(0)	
179		(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
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? \Box Yes \boxtimes No
182		(3) Are you aware if the property has been tested for the presence of asbestos? \Box Yes 🛛 No If "Yes", please give date performed,
183		
184		(4) Please explain any "Yes" answers you gave in this section
185		
186	(c)	Mold
187		(1) Are you aware of the presence of any mold on the property? □ Yes ⊠ No
188		(2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
189		(3) Are you aware if the property has ever been tested for the presence of mold? \Box Yes 🛛 No If "Yes", please give date performed,
190		
191		 (4) Please explain any "Yes" answers you gave in this section
192		
193	(d)	Radon
194	(4)	(1) Are you aware if the property has been tested for radon gas? □ Yes ⊠ No If "Yes", please give date performed, type of test
195		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
196 197		of the person/company who did the mitigation
198	(e)	Methamphetamine
199		Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200		a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201		🗖 Yes 🛛 No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
202		
203	(f)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
204	(-)	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? \Box Yes \boxtimes No
205		If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
205		information.
200		intornation.
207		Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
209	(g)	Radioactive or Hazardous Materials
210		Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211		material or other hazardous material? 🗆 Yes 🛛 No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212		in writing. Please provide such information, including a copy of such report, if available.
213		
214	(h)	Other Environmental Concerns
215		Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216		electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? 🗆 Yes 🛛 No If "Yes", please
217		explain
218		CAPIUM
210	CI II	
219 220		RVEY AND ZONING Are you aware of any shared or common features with adjoining properties? Yes X No
	(a)	
221		Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222		Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
223	(d)	Do you have a survey of the property? 🛛 Yes 🗆 No (If "Yes", please attach) Does it include all existing improvements on the
224		property? 🛛 Yes 🗆 No
225		Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? TYes XNo
226	(f)	Please explain any "Yes" answers you gave in this section
227		

ONDERVIE CONCERNIC



228 INSURANCE

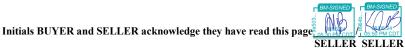
Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed

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234	MIS	SCELLANEOUS
235 236 237	(a) (b)	The approximate age of the residence is $20+$ years. The Seller has occupied the property from 2020 to present. Has the property been continuously occupied during the last twelve months? \square Yes \square No If "No", please explain
238 239 240	(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
241 242	(d)	Is the property located in an area that requires any specific disclosure(s) from the city or county? \Box Yes XNo If "Yes", please explain
243 244	(e)	Is the property designated as a historical home or located in a historic district? 🗆 Yes 🛛 No If "Yes", please explain
245 246 247	(f) (g)	Is property tax abated? Yes Vo Expiration date Attach documentation from taxing authority. Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain <u>1 black lab</u>
248 249 250 251 252 253	(h) (i) (j) (k) (l) (m)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? \Box Yes \boxtimes No (If "Yes", please attach) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? \Box Yes \boxtimes No Are you aware if carpet has been laid over a damaged wood floor? \Box Yes \boxtimes No Are you aware of any existing or threatened legal action affecting the property? \Box Yes \boxtimes No Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? \Box Yes \boxtimes No Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
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261 Seller attaches the following document(s): property survey, list of included furniture



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
- their licensees to furnish a copy of this statement to prospective Buyers.

266	BUSICAL OF SUCH OF THE	Aug 06, 2024		Aug 06, 2024
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
268	Michael Bober		Karen Bober	
269	Seller Printed Name		Seller Printed Name	

270 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	

