



SELLER'S DISCLOSURE STATEMENT

MLS# 60067201

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1. Seller(s): Ricky and Ashley Stine
Listing Co.: Shamrock Realty, Inc.
Property Address: 14816 LC 1225, Aurora, MO. 65605 (vacant land in sections 10 & 15, township 27, range 25)

NOTICE TO BUYER(S): This is a disclosure of Seller's knowledge of certain facts relating to the above Property, and is not a substitute for any inspections or warranties that Buyer might wish to obtain. It is not a warranty of any kind by Seller, nor by the listing and selling broker(s)/salesperson(s).

MANDATORY DISCLOSURES:

NOTICE TO SELLER: The following information is required by federal or state law, as indicated, to be disclosed to a potential buyer, if applicable to your Property.

1. **METHAMPHETAMINE OR RELATED COMPONENTS:** Are you aware if the Property either: (i) is or was used as a site for methamphetamine production; or, (ii) was the place of residence of a person convicted of any of the following crimes, or was the storage site or laboratory for any of the substances for which a person was convicted of any of the following crimes: (1) Creation of a controlled substance in violation of section 195.420, RSMo; (2) Possession of ephedrine with intent to manufacture methamphetamine in violation of section 195.246, RSMo; (3) Unlawful use of drug paraphernalia with the intent to manufacture methamphetamine in violation of subsection 2 of section 195.233, RSMo; (4) Endangering the welfare of a child by any of the means described in subdivision (4) or (5) of subsection 1 of section 568.045, RSMo; or (5) Any other crime related to methamphetamine, its salts, optical isomers and salts of its optical isomers either in chapter 195, RSMo, or in any other provision of law? (Note: RSMo 441.236 & 442.606 require this disclosure in writing) ☐ Yes ☒ No If "yes," explain:
2. **LEAD-BASED PAINT.** Does the Property include one or more residential dwellings built prior to 1978? ☐ Yes ☒ No (If "yes," a completed Lead-Based Paint Disclosure form must be signed by Seller, the real estate licensees and given to any potential buyer in a timely manner, unless exempt.)
3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL.** Are you aware of a solid waste disposal site or demolition landfill on the Property (whether permitted or unpermitted)? ☐ Yes ☒ No If "Yes," RSMo 260.213 (1990) requires you to disclose the location of the site:

(If "Yes," a buyer should be aware that they may be held liable to the State for any remedial action at the site)

VOLUNTARY DISCLOSURES

Current statutes in Missouri do not require the Seller to make disclosure of information other than the above circumstances relating to the property. Nevertheless, under Missouri case law, a seller of real estate who has knowledge of facts about the property that materially and adversely affect its value has a duty to disclose those defects to a buyer who cannot discover the defects in exercise of due care or reasonable diligence. The Greater Springfield Board of REALTORS® encourages the use of the remainder of this Seller's Disclosure Statement to assist the Seller in meeting its disclosure obligations. Furthermore, your broker may have an office policy requiring this portion of the form to be completed in all of that brokerage's listings.

4. ACQUISITION/OCCUPANCY.

- (a) Approximate Year Built: _____ (b) Date Acquired: _____
(c) Occupancy. Does Seller currently occupy this property? Yes ☒ No ☐ If not, how long has it been since Seller occupied or inspected the property? _____

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51 **PROPERTY ADDRESS:** 14816 LC 1225, Aurora, MO. 65605 (vacant land in sections 10 & 15, township 27, range 25)

52 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES).**

- 53 (a) Has any part of the property been filled other than in ordinary construction? Yes ☐ No ☒
- 54 (b) Is the property located in a flood zone, established flood plain or wetlands area? Yes ☒ No ☐ Unknown ☐
- 55 (c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties?
- 56 Yes ☒ No ☐
- 57 (d) Do you know of any encroachments, boundary line disputes, or easements (other than standard utility and road right of
- 58 way easements that are of record) affecting the property? Yes ☐ No ☒
- 59 (e) Fences: Does the property have a fence? Yes ☒ No ☐
- 60 If "yes" is the fence owned by you? Yes ☐ No ☐ Partial ☒ Unknown ☐ If not "Yes", explain: _____
- 61

62 If any of your answers to (a) through (d) are "Yes," please explain: Land along creek bottom floods when rain is heavy.

63

64

65

66 **IF THIS IS A LAND ONLY LISTING PROCEED TO ITEM #14.**

67

68 **6. ROOF.** (Defined as outer layer of roof)

- 69 (a) Age: _____ years.
- 70 (b) Has the roof ever leaked during your ownership? Yes ☐ No ☐
- 71 (c) Has the roof ever been replaced or repaired during your ownership? Yes ☐ No ☐
- 72 (d) Do you know of any problems with the roof or rain gutters? Yes ☐ No ☐
- 73 If any of your answers in this section are "Yes," explain in detail: _____
- 74
- 75
- 76

77 **7. TERMITES, DRYROT, PESTS.**

- 78 (a) Do you have any knowledge of termites, wood destroying insects, dryrot, or pests on or affecting the property? Yes ☐ No ☐
- 79 (b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot, or pests?
- 80 Yes ☐ No ☐
- 81 (c) Is your property currently under warranty or other coverage by a licensed pest control company? Yes ☐ No ☐
- 82 If any of your answers in this section are "Yes," explain in detail: _____
- 83
- 84
- 85

86 **8. STRUCTURAL ITEMS.**

- 87 (a) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes ☐ No ☐
- 88 (b) Are you aware of any past or present water leakage or seepage in the house? Yes ☐ No ☐
- 89 (c) Are you aware of any past or present defects in the chimney, fireplace, or anything related thereto, regardless of its cause?
- 90 Yes ☐ No ☐
- 91 (d) Are you aware of any fire damage or other casualty to the property? Yes ☐ No ☐
- 92 (e) Have there been any repairs or other attempts to control any problem described above? Yes ☐ No ☐
- 93 (f) Have you received any insurance payments for damage to the property which were not spent for repairs? Yes ☐ No ☐
- 94 If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the loca-
- 95 tion, extent, date, and name of the person who did the repair or control effort:
- 96
- 97
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- 99
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101 **PROPERTY ADDRESS:** 14816 LC 1225, Aurora, MO. 65605 (vacant land in sections 10 & 15, township 27, range 25)

102
103 **9. BASEMENTS AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE).**

104 (a) Does the property have a sump pump? Yes ☐ No ☐

105 (b) Has there ever been any water leakage, seepage, accumulation, or dampness within the basement or crawlspace?
106 Yes ☐ No ☐

107 If "Yes," describe in detail: _____

108
109
110 (c) Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawlspace?
111 Yes ☐ No ☐

112 If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:
113 _____

114
115
116 **10. ADDITIONS/REMODELS.**

117 (a) Is this either new construction, or have you made any additions, structural changes, or other alterations to the property?
118 Yes ☐ No ☐

119 If "Yes" did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes ☐ No ☐

120
121 If your answer is "No," explain: _____

122
123
124
125 **11. HEATING AND AIR CONDITIONING.**

126 (a) Air Conditioning: _____ Central Electric _____ Central Gas _____ Window _____ (#) Units

127 (b) Heating: _____ Electric _____ Propane _____ Natural Gas _____ Other: _____

128 (c) Water Heating: _____ Electric _____ Gas _____ Solar

129 Are you aware of any problems regarding these items? Yes ☐ No ☐ If "Yes," explain in detail: _____

130
131
132
133 **12. ELECTRICAL SYSTEM.** Are you aware of any problems with the electrical system? Yes ☐ No ☐ If "Yes," explain in
134 detail: _____

135
136
137 **13. OTHER EQUIPMENT AND ITEMS.** Indicate the **NUMBER** of items being sold with property.

138 _____ Electric Garage Door Opener _____ Transmitters _____ Water Softener _____ Smoke Detectors

139 _____ Security Alarm System _____ Disposal _____ Lawn Sprinklers _____ Automatic Timers

140 _____ Spa/Hot Tub _____ Refrigerator _____ Dishwasher _____ Ceiling Fans

141 _____ Fireplace Doors and Covering _____ Stove _____ Microwave Oven _____ FP Insert

142 _____ TV Antennas _____ Washer _____ Dryer _____ Propane Tank

143 _____ Wood Stove _____ Swimming Pool _____ Pool Heater

144 _____ Pool/Spa Equipment (list) _____

145
146 Other (describe): _____

147
148 If any of the above are not in working order, or are not owned by Seller, explain: _____

149
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Reserve Items: Any unattached gates, panels or feeders to be removed before closing.

14. PLUMBING-RELATED ITEMS.

(a) What is your drinking water source? ☐ Public ☐ Private System ☒ Well on Property ☐ Shared Well ☐ None

(b) If non-public, date last tested: unknown

Results: unknown

(c) What is the type of sewage system? ☐ Public Sewer ☐ Private Sewer ☐ Septic Tank ☐ Lagoon

☐ Public sewer available but not connected ☒ None ☐ Other

Explanation

(d) Is there a sewage lift pump? Yes ☐ No ☒

(e) When was the septic system last serviced?

(f) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?

Yes ☐ No ☒

If your answer is "Yes," explain in detail:

15. NEIGHBORHOOD.

Are you aware of any annexation, school redistricting, threat of condemnation, zoning changes, or street changes?

Yes ☐ No ☒ If "Yes," explain in detail:

16. ENVIRONMENTAL HAZARDS.

(a) Are you aware of any underground tanks, toxic or hazardous substances, or dump sites present on the property (structure or soil) such as asbestos, PCBs, accumulated radon, lead paint, or others? Yes ☐ No ☒ If "Yes," explain in

detail:

(b) Has the property been tested for radon or other toxic or hazardous substances? Yes ☐ No ☒ If "Yes," please explain

in detail:

(c) Are you aware if the property has ever had toxigenic mold/fungi such as *Stachybotrys*, or any mold or fungi on any building materials, flooring, or furnishings (not including small amounts of common mold in showers and tubs)?

Yes ☐ No ☐ Unknown ☐ If "Yes," please explain in detail:

(d) Has there ever been interior water flooding or accumulation which has not been removed and remedied within 24 hours of

its occurrence? Yes ☐ No ☐ Unknown ☐ If "Yes," please explain in detail:

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201 **PROPERTY ADDRESS:** 14816 LC 1225, Aurora, MO. 65605 (vacant land in sections 10 & 15, township 27, range 25)

203 **17. HOMEOWNER'S ASSOCIATIONS AND CONDOMINIUMS.**

- 204 (a) Is the property subject to covenants, conditions, and restrictions (CC & R's)? Yes ☐ No ☒ Unknown ☐
205 (b) Is the property part of a condominium, other common ownership or homeowner's association? Yes ☐ No ☒ Unknown ☐
206 **(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).**
207 (c) Is there any condition or claim which may result in an increase in assessments or fees? Yes ☐ No ☐ Unknown ☐ If

208
209 your answer to (c) is "yes," explain in detail: _____
210 (d) Are all association dues, fees, charges and assessments related to property current? Yes ☐ No ☐ Unknown ☐ If
211
212 your answer to (d) is "No," explain in detail: _____
213

214 **18. OTHER MATTERS.**

- 215 (a) Do you know of any existing legal action which would prevent Seller from conveying the property? Yes ☐ No ☒
216 (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes ☐ No ☒
217 (c) Do you know of any loans, liens or other restrictions that could affect your ability to sell? Yes ☐ No ☒
218 (d) Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes ☐ No ☒
219

220 If any of your answers in this section are "Yes," explain in detail: _____
221 (use extra sheets if necessary)
222

223 (e) Other disclosures: Well is very old and has no guarantee to be functional.
224

225 ☐ **DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**
226

227 **The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and**
228 **complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby author-**
229 **izes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales**
230 **people. Seller understands and agrees that Seller will notify the Broker in writing immediately if any information set forth**
231 **in this disclosure statement becomes inaccurate, incorrect, or incomplete in any way through the passage of time. Seller**
232 **warrants that Seller has full authority to sell the property, and nothing could prevent/restrict Seller's ability to sell.**
233

234 Seller: Ricky Stine 11-22-16 Seller: Ashley Stine 11-22-16
235 Ricky Stine Date Ashley Stine Date
236

237 **RECEIPT AND ACKNOWLEDGMENT OF BUYER**

239 I/WE HAVE CAREFULLY INSPECTED THE PROPERTY. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAM-
240 INED BY PROFESSIONAL INSPECTORS, AND THAT THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR SUCH
241 INSPECTIONS. I/WE ACKNOWLEDGE THAT NO BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT
242 DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.

243 I/WE UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING
244 SOLD IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTEE OF ANY KIND BY SELLER OR ANY
245 BROKER OR AGENT. I/WE STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE
246 BEING RELIED UPON BY ME EXCEPT AS STATED WITHIN THE SALE CONTRACT.
247

248 Buyer: _____ Buyer: _____
249 _____ Date _____ Date _____
250

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