

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT [NEW]

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., Sections 831 et seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a Purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know the facts, circle Unk (unknown). (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

LOCATION OF SUBJECT PROPERTY: 7162 CHAMPION CIRCLE

SELLER IS ☒ **IS NOT** ☐ **OCCUPYING THE SUBJECT PROPERTY.**

Appliances/Systems/Services: (The items below are in **NORMAL** working order)

<u>Circle below</u>					<u>Circle below</u>				
	Yes	No	Unk		Yes	No	Unk		
Sprinkler System	N/A			Humidifier	N/A				
Swimming Pool	N/A			Gas Supply	N/A				
Hot Tub/Spa	N/A			___ Public ___ Propane					
Water Heater	N/A	Yes	No	___ Butane					
☒ Electric ___ Gas				Propane Tank	N/A	Yes	No		
___ Solar				___ Leased ___ Owned					
Water Purifier	N/A	Yes	No	Ceiling Fans	N/A	Yes	No		
Water Softener	N/A	Yes	No	Electric Air Purifier	N/A	Yes	No		
___ Leased ___ Owned				Garage Door Opener/					
Sump Pump	N/A	Yes	No	Control (1)	N/A	Yes	No		
Plumbing	N/A	Yes	No	Intercom	N/A	Yes	No		
Whirlpool Tub	N/A	Yes	No	Central Vacuum	N/A	Yes	No		
Sewer System	N/A	Yes	No	Security System	N/A	Yes	No		
___ Public ☒ Septic				___ Rent ___ Own W. RED FOR					
___ Lagoon AEROBIC				___ Monitored					
Air Conditioning				Smoke Detectors	N/A	Yes	No		
System	N/A	Yes	No	Dishwasher	N/A	Yes	No		
☒ Electric ___ Gas				Electrical Wiring	N/A	Yes	No		
___ Heat Pump				Garbage Disposal	N/A	Yes	No		
Window Air				Gas Grill	N/A	Yes	No		
Conditioner(s)	N/A	Yes	No	Vent Hood	N/A	Yes	No		
Attic Fan Hook-up	N/A	Yes	No	Microwave Oven	N/A	Yes	No		
Fireplaces 1, 4, 5 only	N/A	Yes	No	Built-in Oven/Range	N/A	Yes	No		
Heating System	N/A	Yes	No	Kitchen Stove	N/A	Yes	No		
☒ Electric ___ Gas				Trash Compactor	N/A	Yes	No		
___ Heat Pump									

Seller's Initials BY Seller's Initials KY
(OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

7162 CHAMPION CIRCLE

Source of Household Water

Other Items _____ Yes No Unk

Other _____ Yes No Unk

____ Public ____ Private X Well Yes No Unk

Other _____ Yes No Unk

IF YOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature(s).

Zoning, Flood and Water

Circle below

1. Property is zoned: (**Check one**) ____ residential ____ commercial ____ historical

X agricultural ____ industrial ____ office

____ urban conservation ____ other ____ unknown

2. What is the flood zone status of the property? NA

Yes No Unk

3. Are you aware of any flood insurance requirements concerning the property?

Yes No Unk

4. Do you have flood insurance on the property?

Yes No Unk

5. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems?

Yes No Unk

6. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains?

Yes No Unk

7. Has there been any occurrence of water in the heating and air conditioning duct system?

Yes No Unk

8. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property?

Yes No Unk

Additions/Alterations/Repairs

9. Have any additions or alterations been made without required permits?

Yes No Unk

10. Are you aware of previous foundation repairs?

Yes No Unk

11. Are you aware of any alterations or repairs having been made to correct defects or problems?

Yes No Unk

12. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?

Yes No Unk

13. Has the roof ever been repaired or replaced during your ownership of the property?

Yes No Unk

14. Approximate age of roof covering, if known 2010 number of layers, if known 1

Yes No Unk

15. Do you know of any current problems with the roof?

Yes No Unk

16. Are you aware of treatment for termite or wood-destroying organism infestation?

Yes No Unk

17. Do you have a termite bait system installed on the property?

Yes No Unk

18. If yes, is it monitored by a licensed exterminating company?

(**Check one**) ____ yes ____ no Annual cost \$ _____

19. Are you aware of any damage caused by termites or wood-destroying organisms?

Yes No Unk

20. Are you aware of major fire, tornado, hail, earthquake or wind damage?

Yes No Unk

21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?

Yes No Unk

Environmental

22. Are you aware of the presence of asbestos?

Yes No Unk

23. Are you aware of the presence of radon gas?

Yes No Unk

24. Have you tested for radon gas?

Yes No Unk

25. Are you aware of the presence of lead-based paint?

Yes No Unk

26. Have you tested for lead-based paint?

Yes No Unk

27. Are you aware of any underground storage tanks on the property?

Yes No Unk

28. Are you aware of the presence of a landfill on the property?

Yes No Unk

29. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact?

Yes No Unk

30. Are you aware of existence of prior manufacturing of methamphetamine?

Yes No Unk

31. Have you had the property inspected for mold?

Yes No Unk

32. Have you had any remedial treatment for mold on the property?

Yes No Unk

33. Are you aware of any condition on the property that would impair the health or safety of the occupants?

Yes No Unk

Property Shared in Common, Easements, Homeowner's Association, Legal

34. Are you aware of features of the property shared in common with adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an affect on the property?

Yes No Unk

35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property?

Yes No Unk

Seller's Initials BY Seller's Initials KY

Buyer's Initials _____ Buyer's Initials _____

(OREC-7/12)

LOCATION OF SUBJECT PROPERTY

7162 CHAMPION Circle

36. Are you aware of encroachments affecting the property? Yes ☒ No ☐ Unk ☐
37. Are you aware of a mandatory homeowner's association? Yes ☒ No ☐ Unk ☐
 Amount of dues \$ 120.00 Special Assessment \$ _____
 Payable: (Check one) _____ monthly _____ quarterly ☒ annually
 Are there unpaid dues or assessments for the Property? (Check one) _____ yes ☒ no
 If yes, amount \$ _____ Manager's Name: _____
 Phone No. _____
38. Are you aware of any zoning, building code or setback requirement violations? Yes ☐ No ☒ Unk ☐
39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes ☐ No ☒ Unk ☐
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? Yes ☐ No ☒ Unk ☐
41. Is the property located in a fire district which requires payment? Yes ☐ No ☒ Unk ☐
 Amount of fees \$ _____ To Whom Paid _____
 Payable (Check one) _____ monthly _____ quarterly _____ annually
42. Is the property located in a private utility district? Yes ☐ No ☒ Unk ☐
 (Check applicable) water _____ garbage _____ sewer _____ other _____
 If other, explain: _____
 Initial membership fee \$ _____ annual membership fee \$ _____
 (If more than one (1) utility, attach additional pages.)

Miscellaneous

43. Are you aware of other defect(s), affecting the property, not disclosed above? Yes ☐ No ☒ Unk ☐
44. Are you aware of any other fees or dues required on the property that you have not disclosed? Yes ☐ No ☒ Unk ☐

If you answered "YES" to any of the items 1-44 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.)

13. New Roof 34. Fencing 37. HOA

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure (circle one): Yes No. If yes, how many? _____

Brent D. Yates
Seller's Signature

2/25/14
Date

Lee S. Yates
Seller's Signature

2/25/14
Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in this disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement is not a warranty of condition. The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, Oklahoma 73105, or visit OREC's Web site www.orec.ok.gov.



SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 7162 CHAMBERLAIN CIRCLE
SELLER is ☒ is not ☐ occupying the subject property.

Are you aware of the presence of mold in the property?

- ☒ no
☐ unknown
☐ yes; where (describe) _____

Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property?

- ☒ no
☐ unknown
☐ yes; where (describe) _____

If you answered yes to either of the above questions, please give all additional information you have concerning the questions, if needed please attach additional pages, signed and dated. **it is imperative that both questions be answered!

On the date this disclosure is signed, the Seller states that based on Seller's CURRENT ACTUAL KNOWLEDGE of the property, the information contained above is true and accurate.

Brent D. Yates 2/25/14 Heidi Yates 2/25/14
Seller's signature Date Seller signature Date

The Buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The Buyer acknowledges that the Buyer has read and received a signed copy of this statement. (This disclosure should accompany any offer to purchase on the property identified above.)

Buyer's signature Date Buyer's signature Date