

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: 2125 APRIL LAKE, GUTHRIE

SELLER IS X **IS NOT** **OCCUPYING THE SUBJECT PROPERTY.**

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

| Circle below | | | | Circle below | | | |
|---------------------|-------|-------|-----|-----------------------|-------|-------|-----|
| | Yes | No | Unk | | Yes | No | Unk |
| Sprinkler System | (N/A) | | | Humidifier | (N/A) | | |
| Swimming Pool | (N/A) | | | Gas Supply | N/A | (Yes) | |
| Hot Tub/Spa | (N/A) | | | X Public ___ Propane | | | |
| Water Heater | N/A | (Yes) | | ___ Butane | | | |
| X Electric X Gas | | | | Propane Tank | (N/A) | | |
| ___ Solar | | | | ___ Leased ___ Owned | | | |
| Water Purifier | (N/A) | | | Ceiling Fans | N/A | (Yes) | |
| Water Softener | N/A | (Yes) | | Electric Air Purifier | (N/A) | | |
| ___ Leased X Owned | | | | Garage Door Opener/ | | | |
| Sump Pump | (N/A) | | | Control (3) | N/A | (Yes) | |
| Plumbing | N/A | (Yes) | | Intercom NOT USED | N/A | | |
| Whirlpool Tub | N/A | (Yes) | | Central Vacuum | (N/A) | | |
| Sewer System | N/A | (Yes) | | Security System | N/A | (Yes) | |
| ___ Public X Septic | | | | ___ Rent ___ Own | | | |
| ___ Lagoon | | | | X Monitored | | | |
| Air Conditioning | | | | Smoke Detectors | N/A | (Yes) | |
| System | N/A | (Yes) | | Dishwasher | N/A | (Yes) | |
| X Electric ___ Gas | | | | Electrical Wiring | N/A | (Yes) | |
| ___ Heat Pump | | | | Garbage Disposal | N/A | (Yes) | |
| Window Air | | | | Gas Grill | (N/A) | | |
| Conditioner(s) | (N/A) | | | Vent Hood | N/A | (Yes) | |
| Attic Fan | (N/A) | | | Microwave Oven | N/A | (Yes) | |
| Fireplaces | N/A | (Yes) | | Built-in Oven/Range | N/A | (Yes) | |
| Heating System | N/A | (Yes) | | Kitchen Stove | (N/A) | | |
| ___ Electric X Gas | | | | Trash Compactor | (N/A) | | |
| ___ Heat Pump | | | | | | | |

Seller's Initials JA Seller's Initials GM

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

2125 APRIL LANE GUTHRIE

Source of Household Water _____ Other Items _____ Yes No Unk
 _____ Public _____ Private ☒ Well ☒ Yes No Unk
 _____ Other _____ 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
 _____ agricultural _____ industrial _____ office
 _____ urban conservation _____ other _____ unknown
2. What is the flood zone status of the property? _____ 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 2008 number of layers, if known 1 ☒ Yes ☒ No ☒ Unk
15. Do you know of any current problems with the roof? GUTTERS 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? Yes ☒ No ☒ Unk
- (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 ja Seller's Initials ja
 (OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

2125 APRIL LANE CHURCH

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 \$ _____ 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.

UPSTAIRS ENCLOSED AROUND 2008 w/ ADDED BALCONY

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?

[Signature] 2/6/14 [Signature] 2/6/14

Seller's Signature Date Seller's Signature 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: 2125 APRIL LANE, ONTARIO
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.

[Signature]
Seller's signature

2/6/14
Date

[Signature]
Seller's signature

2/6/14
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