

Seller's Initials AF

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Buyer's Initials _____

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LOCATION OF SUBJECT PROPERTY

266 Hance Rd., McAlester, OK 74501

Source of Household Water _____

Other Items 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

1. Property is zoned: (Check one) residential _____ office _____ commercial _____ historical _____

2. What is the flood zone status of the property? _____ urban conservation _____ other _____ unknown

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 19 yrs number of layers, if known _____ 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? 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 lead-based paint? 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

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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 \$ 50/yr To Whom Paid Sample Homekill VFD

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. See additional page

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? 1

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.

Gas Supply - house is supplied with free home gas from an existing gas well on the property.

6. - House has an existing french drain with exit @ pond.

11 & 16. - House had a small termite infestation. All repairs were made. Pro-kill Pest Control was called in. Termite treatment was made around the house and on all succeeding projects. Yearly inspections and all-around spray done every year to present. Damaged happened in 2005. No recurrence since then.

34435 XTO v Petroquest & MarkWest have existing easements for gas wells & pipeline repair.

36. Fence lines around cemetery not quite exactly on survey lines.

41. Live in Scipio/Lake Tannehill VFD area. Voluntary dues are approx ~~\$50~~ \$50/yr.

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