

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: 3 Dove Tree Rd
Wewoka OK 74884-3741

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

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

	<u>Circle below</u>			
	Yes	No	Unk	
Sprinkler System	N/A			
Swimming Pool	N/A			
Hot Tub/Spa	N/A			
Water Heater	N/A	Yes		
___Electric <input checked="" type="checkbox"/> Gas				
___Solar				
Water Purifier	N/A			
Water Softener	N/A			
___Leased ___Owned				
Sump Pump	N/A			
Plumbing	N/A	Yes		
Whirlpool Tub	N/A			
Sewer System	N/A	Yes		
<input checked="" type="checkbox"/> Public ___Septic				
___Lagoon				
Air Conditioning				
System	N/A	Yes		
<input checked="" type="checkbox"/> Electric ___Gas				
___Heat Pump				
Window Air				
Conditioner(s)	N/A			
Attic Fan	N/A			
Fireplaces	N/A	Yes		
Heating System	N/A	Yes		
<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas				
___Heat Pump				

	<u>Circle below</u>			
	Yes	No	Unk	
Humidifier	N/A			
Gas Supply	N/A	Yes		
<input checked="" type="checkbox"/> Public ___Propane				
___Butane				
Propane Tank	N/A			
___Leased ___Owned				
Ceiling Fans	N/A	Yes		
Electric Air Purifier	N/A			
Garage Door Opener/				
Control	N/A	Yes		
Intercom	N/A			
Central Vacuum	N/A			
Security System	N/A	Yes	No	
___Rent ___Own				
___Monitored				
Smoke Detectors	N/A	Yes		
Dishwasher	N/A	Yes		
Electrical Wiring	N/A	Yes		
Garbage Disposal	N/A	Yes		
Gas Grill	N/A	Yes		
Vent Hood	N/A	Yes		
Microwave Oven	N/A	Yes		
Built-in Oven/Range	N/A	Yes		
Kitchen Stove	N/A	Yes		
Trash Compactor	N/A	Yes		

Seller's Initials gm Seller's Initials LM
(OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY 3 Dove Tree Rd

Wewoka

OK

74884-3741

Source of Household Water	Other Items	Yes	No	Unk
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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).

Security system is installed just does not have service.

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?		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 _____ number of layers, if known _____		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) <input type="checkbox"/> yes <input type="checkbox"/> 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 gm Seller's Initials [Signature]

Buyer's Initials _____ Buyer's Initials _____

(OREC-7/12)

LOCATION OF SUBJECT PROPERTY 3 Dove Tree Rd

Wewoka

OK

74884-3741

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.)

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? _____

Jacky O. McCoy 6/8/13 Leslie McCoy 6/8/13
Seller's Signature Jacky McCoy Date Seller's Signature Leslie McCoy 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.

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS**
(Target Housing Sales)

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Address of Property: 3 Dove Tree Rd Wewoka, Oklahoma

Seller's Disclosure
(Initial on lines below)

- jm (a) Presence of lead-based paint or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- jm (b) Records and reports available to the Seller (Check one below):
☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- jm (c) Seller has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the information provided by Seller is true and accurate.

Seller's signature Jacky McCoy

Date: 6/8/13

Seller's signature Leslie McCoy

Date: 6/8/13

Buyer's Acknowledgment
(Initial on lines below)

- ____ (d) Initial by Buyer only if Buyer has received from Seller copies of either (i) information about known lead-based paint/hazards per paragraph (a) above, or (ii) records or reports pertaining to lead-based paint per paragraph (b) above.
- ____ (e) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- ____ (f) Buyer has (check one below):
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer has reviewed the information above and certifies, the best of Buyer's knowledge, that the information provided by Buyer is true and accurate.

Buyer's signature _____

Date: _____

Buyer's signature _____

Date: _____

Broker's Acknowledgment - (Initial - NOTE: Only if no Listing Broker, Selling Broker shall initial unless Selling Broker receives all compensation from Buyer.)

- BB (g) Broker has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibilities to ensure compliance.

Broker has reviewed the information above and certifies, to the best of Broker's knowledge, that the information provided by Broker is true and accurate.

Pam Robinson Real Estate Inc
(Listing Broker)

Date: 6-8-13

By Bobby Bennett
Signature Bobby Bennett

(Selling Broker)

Date: _____

By _____
Signature _____