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.

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(OREC-7/12)

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SELLER IS IS NO	от	CCUPY	ING TI	HE SUBJEC	T PROPERTY.				
Appliances/Systems	/Service	s: (The i	tems b	elow are in	NORMAL working order)				
Sprinkler System Swimming Pool	N/A N/A	Circle Yes Yes	No No	Unk Unk	Humidifier Gas Supply	N/A N/A	Circle Yes Yes	No No	Unk Unk
Hot Tub/Spa Water Heater XElectricGas Solar	N/A	Yes	No No	Unk Unk	PublicPropane Butane Propane Tank LeasedOwned	(N/A)	Yes	No	Unk
Water Purifier Water Softener LeasedOwned	NA NA	Yes Yes	No No	Unk Unk	Ceiling Fans Electric Air Purifier Garage Door Opener	N/A	Yes Yes	No No	Unk Unk
Sump Pump Plumbing Whirlpool Tub Sewer System	NA NA NA NA	Yes Yes Yes	No No No	Unk Unk Unk Unk	Control Intercom Central Vacuum Security SystemRentOwn	N/A N/A N/A N/A	Yes Yes Yes Yes	No No No	Unk Unk Unk Unk
PublicSepticLagoon Air Conditioning SystemElectricGas	N/A	Yes	No	Unk	Monitored Smoke Detectors Dishwasher Electrical Wiring	N/A N/A N/A	Yes	No No No	Unk Unk Unk
Heat Pump Window Air Conditioner(s) Attic Fan Fireplaces Heating System XElectricGas	N/A N/A N/A N/A	Yes Yes Yes	No No No	Unk Unk Unk Unk	Garbage Disposal Gas Grill Vent Hood Microwave Oven Built-in Oven/Range Kitchen Stove		Yes Yes Yes Yes	No No No No No	Unk Unk Unk Unk Unk
Heat Pump Seller's Initials	✓ Selle	or's Initia	ls 📑	3.1	Trash Compactor Buyer's Initials	N/A	Yes er's Initia	No	Ur

Page 1 of 3

LOCATION OF SUBJECT PROPERTY 705 Twin Lake				
Seminole		OK	748	68
Source of Household Water	Other Items	Yes	No	Unk
	Other	Yes	No	Unk
YPublicPrivateWell Yes No Unk	Other	Yes	No	Unk
IF YOU HAVE ANSWERED $\underline{\mathbf{NO}}$ to any of the above, please exp	lain. Attach additional pa	ges with y	our sign	ature(s).
Zoning, Flood and Water 1. Property is zoned: (Check one) residential commercial agricultural industrial office	historical	Cir	cle belov	<u>v</u>
urban conservationother unknown				6
2. What is the flood zone status of the property?		_		Unk
3. Are you aware of any flood insurance requirements concerning the	e property?	Yes	(No)	Unk
4. Do you have flood insurance on the property?5. Has the property been damaged or affected by flood, storm run-or	f cower backup	Yes	MA	Unk
drainage or grading problems?	i, sewer backup,	Yes	No	Unk
Are you aware of any surface or ground water drainage systems was a surface or ground water drainage water drainage water drainage water drainage water drainage	hich assist in draining	100		Olik
the property, e.g. french drains?		Yes	(NO)	Unk
7. Has there been any occurrence of water in the heating and air cor		Yes		Unk
8. Are you aware of water seepage, leakage or other drainage proble	ems in any of the		-	
improvements on the property?		Yes	40	Unk
Additions/Alterations/Repairs				
9. Have any additions or alterations been made without required per	mits?	Yes	(M)	Unk
10. Are you aware of previous foundation repairs?		Yes	(P)	Unk
 Are you aware of any alterations or repairs having been made to con Are you aware of any defect or condition affecting the interior or 		Yes	No	Unk
slab/foundation, basement/storm cellar, floors, windows, doors, fence		Yes	(G)	Unk
13. Has the roof ever been repaired or replaced during your ownersh		(ES)	No	Unk
14. Approximate age of roof covering, if known number		_	112	Unk
15. Do you know of any current problems with the roof?		Yes		Unk
16. Are you aware of treatment for termite or wood-destroying organi	sm 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)yesno Annual cost \$	wing organisms?	Yes	No	Unk
20. Are you aware of major fire, tornado, hail, earthquake or wind da	mane?	Yes		Unk
21. Are you aware of major me, terridade, fiding earthquake of wind da	s or aerobic system?	Yes	6	Unk
Environmental	o or dorodio dydioiii.	100		OTIK
22. Are you aware of the presence of asbestos?		Yes	(Na	Unk
23. Are you aware of the presence of radon gas?		Yes	MO	Unk
24. Have you tested for radon gas?		Yes	No	Unk
25. Are you aware of the presence of lead-based paint?		Yes	CNO	Unk
26. Have you tested for lead-based paint?		Yes	1	Unk
27. Are you aware of any underground storage tanks on the prope	rty?	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 materia	is and other conditions	16		
having an environmental impact? 30. Are you aware of existence of prior manufacturing of metham;	shotomino?	Yes		Unk
31. Have you had the property inspected for mold?	onetamine r	Yes Yes		Unk
32. Have you had any remedial treatment for mold on the property	1?	Yes	No	Unk
33. Are you aware of any condition on the property that would imp		100		Onk
of the occupants?		Yes	(No)	Unk
Property Shared in Common, Easements, Homeowner's Asso	ciation, Legal			
34. Are you aware of features of the property shared in common v	vith adjoining landowners.			
such as fences, driveways, and roads whose use or responsibility has	an affect on the property?	Yes	(No)	Unk
 Other than utility easements serving the property, are you awa 	are of easements or		~	5000 (D) (D) (D) (D)
right-of-ways affecting the property?		Yes	(No)	Unk
Seller's Initials CL Seller's Initials	Demonds Initials	ъ		
	Buyer's Initials	Buyer's li	nitials	
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36. Are you aware of encroachments affecting the property? 37. Are you aware of a mandatory homeowner's association? Amount of dues \$	111			Seminole
Amount of dues \$special Assessment \$annually	Unk	Yes		
Payable: (Check one)monthlyquarteriyannually Are there unpaid dues or assessments for the Property? (Check one)yesno If yes, amount \$) Unk	Yes		
Are there unpaid dues or assessments for the Property? (Check one)yesno If yes, amount \$			t \$	nt of dues \$ Special Assessme
Are there unpaid dues or assessments for the Property? (Check one)yesno If yes, amount \$			annually	le: (Check one)monthlyquarterly
Prione No. 39. Are you aware of any zoning, building code or setback requirement violations? 39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? 40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? 41. Is the property, including a foreclosure? 42. Is the property located in a fire district which requires payment? 42. Is the property located in a private utility district? 42. Is the property located in a private utility district? 42. Is the property located in a private utility district? 42. Is the property located in a private utility district? 43. Are you aware of any other defect(s), affecting the property, not disclosed above? 45. Are you aware of other defect(s), affecting the property, not disclosed above? 46. Are you aware of any other fees or dues required on the property that you have not disclosed? 46. Are you aware of any other fees or dues required on the property that you have not disclosed? 47. Are you aware of any other fees or dues required on the property that you have not disclosed? 48. Are you aware of any other fees or dues required on the property that you have not disclosed? 49. Are you aware of any other fees or dues required on the property that you have not disclosed? 49. Are you aware of any other fees or dues required on the property that you have not disclosed? 40. The date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of property, the information contained above is true and accurate. Are there any additional pages attached to this disclosure (circle one): Yes Not if yes, how many additional pages attached to this disclosure (circle one): Yes Not if yes, how many additional pages attached to this disclosure of independently verify the accuracy or completened of any statement made by the seller in this disclosure planning, zoning and/or engineering department. Purchaser acknowledges t			(Check one)yesno	ere unpaid dues or assessments for the Property
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Affecting the property, including a foreclosure? 41. Is the property located in a fire district which requires payment? Amount of fees \$ To Whom Paid			or indirectly,	u aware of any filed litigation or lawsuit(s), directly
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Payable (Check one) _monthly _quarterly _annually 42. Is the property located in a private utility district? (Check applicable) water _ garbage_ sewer_ other_ If other, explain: Initial membership fee \$				
42. Is the property located in a private utility district? (Check applicable) water garbage sever other If other, explain: Initial membership fee \$				e (Check one) monthly quarterly annuall
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If you answered "YES" to any of the items 1-44 above, list the item number(s) and explain. (If needed, and additional pages, with your signature(s), date(s) and location of subject property. ### PRILS AROVE GARAGE REPAIRED APRIL 2013. ### On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of 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 Date Signature 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 completene 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. Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed exproved uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. This compacts acknowledges that the Purchaser has read and received a signed copy of this statement. This compacts acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this discipatement is not valid after 180 days from the date completed by the Seller.) Unk	Yes		
If you answered "YES" to any of the items 1-44 above, list the item number(s) and explain. (If needed, additional pages, with your signature(s), date(s) and location of subject property. ### - TRUSS ADDIE GARAGE REPAIRED APRIL 2013. On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of 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 Date Seller's Signature A real estate Hoensee 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. Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed experition in the purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This compacts acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this discrete the property identified. This is to advise that this discrete the property identified is not valid after 180 days from the date completed by the Seller.			property that you have not	u aware of any other fees or dues required on the
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Page 3 of 3

This form officially approved by the OKLAHOMA CITY METROPOLITAN ASSOCIATION OF REALTORS®

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.

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nitial on lin		
(a)	Presence of lead-based paint or lead-based pai	
	Known lead-based paint and/or lead-based	d paint hazards are present in the housing (explain):
	Seller has no knowledge of lead-based pai	nt and/or lead-based paint hazards in the housing.
(b)	Records and reports available to the Seller (Che	The state of the s
	Seller has provided the Buyer with all availa hazards in the housing (list documents below	able records and reports pertaining to lead-based paint and/or lead-based paint bw).
	Seller has no reports or records pertaining	to lead-based paint and/or lead-based paint hazards in the housing.
(c)	Seller has received the pamphlet Protect Your Fo	
ller has revi	ewed the information above and certifies, to the bes	st of Seller's knowledge, that the Information provided by Seller is true and accurate
/	177	5/3/2013
ler's signa	ture Chris Liky	Date:
		5/0/2013
eller's signa	ture	Date:
itial on line	Initial by Buyer only if Buyer has received from S	seller copies of either (i) information about known lead-based paint/hazards per
itial on line (d) (e) (f)	Initial by Buyer only if Buyer has received from S paragraph (a) above, or (ii) records or reports per Buyer has received the pamphlet Protect Your Forms Buyer has (check one below): Received a 10-day opportunity (or mutually a lead-based paint and/or lead-based paint has Waived the opportunity to conduct a risk assessing the second of	rtaining to lead-based paint per paragraph (b) above. amily from Lead in Your Home. greed upon period) to conduct a risk assessment or inspection for the presence of tards; or ment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
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