

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: 35988 E Highway 270
Seminole OK 74868-6908

SELLER IS ___ 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				✓Public ___Propane				
Water Heater	N/A	Yes	No	Unk	___Butane				
✓Electric ___Gas					Propane Tank	N/A	Yes	No	
___Solar					___Leased ___Owned			Unk	
Water Purifier	N/A	Yes	No	Unk	Ceiling Fans	N/A	Yes	No	
Water Softener	N/A	Yes	No	Unk	Electric Air Purifier	N/A	Yes	No	
___Leased ___Owned					Garage Door Opener/				
Sump Pump	N/A	Yes	No	Unk	Control	N/A	Yes	No	
Plumbing	N/A	Yes	No	Unk	Intercom	N/A	Yes	No	
Whirlpool Tub	N/A	Yes	No	Unk	Central Vacuum	N/A	Yes	No	
Sewer System	N/A	Yes	No	Unk	Security System	N/A	Yes	No	
___Public ___Septic					___Rent ___Own				
___Lagoon					___Monitored				
Air Conditioning					Smoke Detectors	N/A	Yes	No	
System	N/A	Yes	No	Unk	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	Unk	Vent Hood	N/A	Yes	No	
Attic Fan	N/A	Yes	No	Unk	Microwave Oven	N/A	Yes	No	
Fireplaces	N/A	Yes	No	Unk	Built-in Oven/Range	N/A	Yes	No	
Heating System	N/A	Yes	No	Unk	Kitchen Stove	N/A	Yes	No	
✓Electric ___Gas					Trash Compactor	N/A	Yes	No	
___Heat Pump									

Seller's Initials TW Seller's Initials NU
(OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

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Source of Household Water

Other Items _____ Yes

~~No~~ Unk

Other _____ Yes

~~No~~ Unk

Other _____ Yes

~~No~~ Unk

✓ Public _____ Private _____ Well 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?

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 _____

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 \$ _____

Yes ~~No~~ Unk

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?

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 TW Seller's Initials MD

Buyer's Initials _____ Buyer's Initials _____

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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 \$ _____ 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? _____

Seller's Signature Tony E Wells Date 1/13/13 Seller's Signature Nancy D Wells Date 1-13-13

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.