

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: 1212 Bluffview Drive, Wewoka, OK 74884

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

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

	Circle below								
Sprinkler System	N/A	Yes	No	Unk	Humidifier	N/A	Yes	No	Unk
Swimming Pool	N/A	Yes	No	Unk	Gas Supply	N/A	Yes	No	Unk
Hot Tub/Spa	N/A	Yes	No	Unk	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane				
Water Heater 180 gal.	N/A	Yes	No	Unk	<input type="checkbox"/> Butane				
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Propane Tank	N/A	Yes	No	Unk
<input type="checkbox"/> Solar					<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Water Purifier	N/A	Yes	No	Unk	Ceiling Fans	N/A	Yes	No	Unk
Water Softener	N/A	Yes	No	Unk	Electric Air Purifier	N/A	Yes	No	Unk
<input type="checkbox"/> Leased <input type="checkbox"/> Owned					Garage Door Opener/ Control	N/A	Yes	No	Unk
Sump Pump	N/A	Yes	No	Unk	Intercom	N/A	Yes	No	Unk
Plumbing	N/A	Yes	No	Unk	Central Vacuum	N/A	Yes	No	Unk
Whirlpool Tub	N/A	Yes	No	Unk	Security System	N/A	Yes	No	Unk
Sewer System	N/A	Yes	No	Unk	<input type="checkbox"/> Rent <input type="checkbox"/> Own				
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic					<input type="checkbox"/> Monitored				
<input type="checkbox"/> Lagoon					Smoke Detectors	N/A	Yes	No	Unk
Air Conditioning System	N/A	Yes	No	Unk	Dishwasher	N/A	Yes	No	Unk
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Electrical Wiring	N/A	Yes	No	Unk
<input type="checkbox"/> Heat Pump					Garbage Disposal	N/A	Yes	No	Unk
Window Air Conditioner(s)	N/A	Yes	No	Unk	Gas Grill	N/A	Yes	No	Unk
Attic Fan	N/A	Yes	No	Unk	Vent Hood	N/A	Yes	No	Unk
Fireplaces	N/A	Yes	No	Unk	Microwave Oven	N/A	Yes	No	Unk
Heating System	N/A	Yes	No	Unk	Built-in Oven/Range	N/A	Yes	No	Unk
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Kitchen Stove	N/A	Yes	No	Unk
<input type="checkbox"/> Heat Pump					Trash Compactor	N/A	Yes	No	Unk

Seller's Initials PR Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
(OREC-7/12)

Source of Household Water _____ Other Items _____ Yes No Unk
 Other _____ Yes No Unk
 Public ___ Private ___ Well 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? _____ 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, if known 9 number of layers, if known 2?
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 \$ _____
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 [Signature] Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 (OREC-7/12)

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.)

#16-Sump pumps in basement (no water problems)

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? _____

Joni Stephens 11-19-12
 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.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser 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.

Property 1212 Bluffview Drive
Address: Wewoka, OK 74884

Seller's Disclosure (initial)

(a) JS Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) JS Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

- (i) 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
- (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) JS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Joni Stephens 11-19-12
Seller Date Purchaser Date
Joni Stephens

Seller Date Purchaser Date

Pam Robinson Real Estate, Inc.
Listing Broker Selling Broker

By: Pam Robinson 11/19/12 By: _____
Signature Date Signature Date
Pam Robinson

MOTIVATED SELLER!!

Let's start with the entry that is grand and has beautiful front doors that open into a marble walk-way. The walk-way then leads into the large formal living/dining room with carpet and laminate wood flooring. Next to that we have the den, which is the hub of the family room.

Then we come to the grand kitchen, which was completely gutted and has all new cabinets that were handmade (not factory built). Behind the cabinets are a tile backsplash that come down to granite counter tops, and the counters come down to porcelain tile floors. Not to mention that the kitchen also has a double oven and 6-burner cook top stove that are all stainless steel. How sweet it is!

Next up is the Master Suite, which was also gutted and moved 3 feet to place a corner bath with jets, separate shower with 5 jets. This is a must see! There are "Jack and Jill" vanities with plenty of cabinet space and a beautiful window that you must check out for yourself!

All of the floors have been replaced within the last five years. Every window has been replaced and upgraded to be more energy efficient and roll out for easy cleaning. There is beautiful crown molding and all electric has been upgraded. There is also an RV hookup outside of the home and a completely fenced yard. The home has 6' overhangs, 3 bedrooms, 2 and a half baths, and a 2-car oversized attached garage. This home is valued at over \$200,000 with all the upgrades and is a steal at \$120,000!! But it gets even better!!! The Seller is willing to give the Buyer a credit for their closing costs! This deal cannot get any better!! Call today to see this gorgeous home for yourself!!