

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

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: 3171 Midway Rd.

Leiloon, OK 73463

SELLER IS ☒ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

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

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

Seller's Initials X Seller's Initials X

(OREC-7/10)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

3171 Midway Rd.

Dulles, OK 73013

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 \$ _____ annually

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's) 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.

20. 34 fences. No. 35 - easement not being used.

No. 16 termite treatment was done in 2008, 4 yrs. ago. Have

sewer contract with Odette Pest Control.

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

Sharon Rign 6-13-2011

Seller's Signature

Date

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

Purchaser's Signature

Date

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), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.ok.gov.

LAND PROPERTY CONDITION DISCLOSURE STATEMENT FORM

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 AND STATEMENTS CONTAINED IN THIS DISCLOSURE STATEMENT ARE DECLARATIONS AND REPRESENTATIONS OF THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE REAL ESTATE LICENSEE.

The subject property located at: 3171 Midway Rd. Wilson, OK 73463

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, check N/A (non-applicable). If you do not know the facts, check Unknown (Unk). (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.

1. Property is zoned: Residential	☒ Commercial	☒ Historical	☒ Agricultural	☐ Industrial	☐ Office	☐ Urban Conservation/Other	Yes	No	Unk	N/A
2. Is this property in a flood zone?							☒			
3. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage, or grading problems?							☒			
4. Are you aware of features of the property shared in common with adjoining landowners such as fences, driveways, and roads whose use or responsibility have an effect on the property?							☒			
5. Are you aware of easements, right of way or encroachments affecting the property?							☒			
6. Are you aware of a mandatory association dues?							☒			
7. Are you aware of the presence of asbestos on or near the property?							☒			
8. Are you aware of the presence of lead based paint? Yes ☐ No ☒ Unk ☐							☒			
9. Are you aware of any underground storage tanks on or near the property?							☒			
10. Are you aware of the presence of a landfill or private dumps on or near the property?							☒			
11. Are you aware of substances, materials, or products, which may be an environmental hazard?							☒			
12. Are you aware of any zoning, building code or set back requirement violations?							☒			
13. Are you aware of any threatened or existing litigation affecting the property?							☒			
14. Are you aware of any defect or condition affecting the improvements on the property, if any?							☒			
15. Is any of your property within an area currently designated by any governmental agency to be environmentally damaged, ie, Superfund or							☒			
16. Is your property subject to any known or proposed noise, such as airports, freeways, or rail lines that may contribute to noise pollution?							☒			

(A) IF YOU ANSWERED "YES" TO ANY OF THE ITEMS 1-16, OR (B) IF YOU HAVE KNOWLEDGE OF OTHER DEFECTS, THEN YOU MUST EXPLAIN. PLEASE REFER TO THE ITEM NUMBER. Attach additional pages, with your signature, if necessary.

No. 3. fence. No. 5. easements not used.

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.

Seller's Signature Sharon Ryan 6-13-2011 (Date)

Seller's 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 completeness of any statement made by the Seller in this disclosure statement. (Date)

The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. 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 you make on the property identified above.

Purchaser's Signature _____ (Date)

Purchaser's Signature _____ (Date)