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Form # 2091

01/15

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 3400 LOLLAR BRANCH RD. SULLIVAN, MO (Property Address)
located in the municipality of SULLIVAN (if incorporated), County of FRANKLIN, Missouri.

Note: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision to buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO THE SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to a Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect a Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO THE BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract.

Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.

Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name _____ Type of Ownership: ☐ Fee-Simple ☐ Condominium ☐ Co-Op
Contact _____ Phone _____
- (b) Mandatory Assessment: #1 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
Mandatory Assessment: #2 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (c) Mandatory Assessment(s) include:
- ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area
 - ☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling
 - ☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal
 - ☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility _____
 - ☐ assigned parking space(s): how many _____ identified as _____ ☐ some insurance ☐ real estate taxes
 - ☐ other specific item(s) _____
 - ☐ Exterior Maintenance of this dwelling covered by Assessment: _____
- (d) Optional Assessment(s)/Membership(s): Please explain. _____
- (e) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No
- (f) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No
- (g) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No
- (h) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No
- (i) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No
- (j) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No
- (k) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No
- (l) Please explain any "yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above. _____

UTILITIES

Utility _____ Current Provider _____

Gas/Propane: _____

Electric: CRAWFORD ELECTRIC

Water: WELL WATER

Sewer: SEPTIC

Trash: N/A WEEKEND USE ONLY - WE BRING TRASH

Recycle: N/A AND RECYCLING BACK HOME

HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☒ Window/Wall (Number of window units _____) ☐ Other: _____
- (b) Source of heating: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other _____
- (c) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard ☐ Other _____
- (d) Areas of house not served by central heating/cooling: _____
- (e) Additional: ☒ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other: DE-HUMIDIFIER IN BASEMENT
- (f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "yes", please explain _____
- (g) Other details: A/C CENTRAL AIR 1ST FLOOR / WINDOW UNITS 2ND FLOOR
HEAT - ELECTRIC FURNACES 1ST + 2ND FLOOR

FIREPLACE(S)

- (a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
- (b) Type of flues/venting:
☐ Functional (properly vented for wood burning and vented gas logs). Number of fireplace(s) _____ Location(s) _____
☐ Non Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____
- (c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☐ No If "yes", please explain _____

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

- (a) Water Heater: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other: NEW JULY 2014
- (b) Ice maker supply line: ☒ Yes ☐ No
- (c) Jet Tub: ☐ Yes ☒ No
- (d) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: _____
- (e) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "yes", please explain _____

WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the source of your drinking water? ☐ Public ☐ Community ☒ Well ☐ Other (explain): _____
- (b) If Public, identify the utility company: _____
- (c) Do you have a softener, filter or other purification system? ☒ Yes ☐ No ☐ Owned ☐ Leased/Lease Information _____
- (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "yes", please explain _____

SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the type of sewerage system to which the house is connected? ☐ Public ☐ Private ☒ Septic ☐ Aerator ☐ Other. If other please explain: _____
- (b) Is there a sewerage lift system? ☐ Yes ☒ No If "yes", is it in good working condition? ☐ Yes ☐ No
- (c) When was the septic/aerator system last serviced? _____
- (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No If "yes", please explain _____

APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☒ Built-in Microwave Oven
☒ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☒ Electric dryer (hook up)
☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____
- (b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane
☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater
☐ Gas dryer (hook up) ☐ Other _____
- (c) Other Equipment: ☐ TV Antenna ☐ Cable Wiring ☒ Phone Wiring ☐ Network/Data Wiring
☒ Electric Garage Door Opener Number of transmitters 2
☒ Security Alarm System ☐ Owned ☐ Leased/Lease information: _____
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Sauna/ Pool/Spa Equipment (list): _____
(If Pool or Spa exists, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____
☒ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____
- (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ No If "yes", please explain. _____

ELECTRICAL

- (a) Type of service panel: ☐ Fuses ☒ Circuit Breakers
- (b) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- (c) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "yes", please explain. _____

ROOF, GUTTERS AND DOWNSPOUTS

- (a) What is the approximate age of the roof? 12-14 Years. Documented? ☒ Yes ☐ No
- (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "yes" please explain. _____
- (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "yes", please explain _____
- (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "yes", please explain. _____

CONSTRUCTION

- (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? ☐ Yes ☒ No If "yes" please describe in detail. _____
- (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☐ No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort. VARIOUS ELECTRICAL IMPROVEMENTS SINCE 2010 (GFCI'S, SWITCHES, GARAGE BOX, ETC.)
- (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No
- (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
- (e) Were required permits obtained for the work in (d) above? ☐ Yes ☐ No

* T.R.E. - SULLIVAN LICENSED ELECTRICIAN

BASEMENT AND CRAWL SPACE (Complete only if applicable)

- (a) ☐ Sump pit ☐ Sump pit and pump
- (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
- (c) Are you aware of any dampness water accumulation or leakage, in the basement or crawl space? ☐ Yes ☐ No If "yes", please describe in detail. DE-HUMIDIFIER IN BASEMENT IS USED DURING SPRING
- (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☐ Yes ☒ No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort.

PESTS OR TERMITES/WOOD DESTROYING INSECTS

- (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No
- (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
- (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
- (d) Are you aware of any pest/termite control reports for the property? ☒ Yes ☐ No
- (e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☐ No
- (f) Please explain any "yes" answers you gave in this section: 2010 PRIOR OWNER HAD DETACHED GARAGE TREATED FOR TERMITES. 2017 WE REPLACED ALL AFFECTED BASE BOARDS & STUDS.

SOIL AND DRAINAGE

- (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No
- (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No
- (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☒ No
- (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
- (e) Please explain any "yes" answers you gave in this section.

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Lead: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results.
- (4) Please explain any "yes" answers you gave in this section.
- (b) Asbestos Materials
- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results.
- (4) Please explain any "yes" answers you gave in this section.

(c) Mold

- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results. _____
- (4) Please explain any "yes" answers you gave in this section. _____

(d) Radon

- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "yes", please give date performed, type of test and test results. _____
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "yes", please provide the date and name of the person/company who did the mitigation. _____

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of crimes related to methamphetamine? ☐ Yes ☒ No If "yes", please explain. _____

(f) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "yes", please explain. _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☒ Yes ☐ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☒ Yes ☐ No
- (c) Is any portion of the property located within the 100 year flood hazard area (flood plain)? ☐ Yes ☐ No
- (d) Do you have a survey of the property? ☐ Yes ☐ No (If "yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☐ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☐ No
- (f) Please explain any "yes" answers you gave in this section. EASEMENT ON EASTERN SIDE OF
PROPERTY FOR GRAVEL DRIVEWAY TO NEIGHBORING PROPERTY

INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed. _____

MISCELLANEOUS

- (a) The approximate age of the residence is 50-60 years. The Seller has occupied the property from 2010 to 2018.
- (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "no", please explain. WEEKEND USE
- (c) Is the property located in an area that requires an occupancy (code compliance) inspection? ☐ Yes ☒ No If "yes", please explain. _____
- (d) Are you aware if this property is located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "yes", please explain. _____
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "yes", please explain. _____

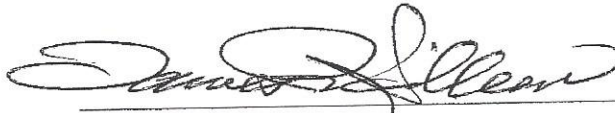
- (f) Is property tax abated? ☐ Yes ☒ No Expiration date _____ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☐ Yes ☒ No If "yes" please explain. _____
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☒ Yes ☒ No (If "yes", please attach)
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
- (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
- (m) Please explain any "yes" answers you gave for (i), (j), (k), or (l) above. _____


Additional comments: _____

Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:


Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

 5/16/18
 SELLER SIGNATURE DATE
 JAMES P KILLEEN
 Seller Printed Name

 5/16/18
 SELLER SIGNATURE DATE
 Julie C Killeen
 Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.


 BUYER SIGNATURE DATE
 Buyer Printed Name

 BUYER SIGNATURE DATE
 Buyer Printed Name

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

(It should be understood that the preamble to the Seller's Disclosure Statement applies to this Addendum)

To be completed by SELLER concerning 3400 LOLLAR BRANCH ROAD - SULLIVAN, MO (Property Address)

Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

POOL *ABOVE-GROUND (16') POOL. CAN BE TAKEN DOWN IF NEEDED.

(A) General Information: (Give closest approximation that is known)

(1) Age _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (5) Volume (gallons) _____

(6) Type:

Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other _____

In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass

☐ Vinyl liner ☐ Other _____

(7) Pool Builder _____

(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Saltwater ☐ Other _____

(9) Pool service provider _____ Last serviced _____ (date)

(10) Last opened by _____ Last closed by _____

(11) Age of heater _____ Heating source _____ **(12) Age of pump** _____

(13) Age of filter _____ Type of filter ☐ Sand ☐ DE ☐ Other _____

Additional comments/information:

(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):

Tile and grouting, coping, interior finish, caulking/expansion joints, and deck

(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board, and covers

(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):

Pump(s)/motor, filter, heater, piping, valves, chemical feeders, gauges, automatic cleaning equipment, time clocks/controls, switches, fountain, and aerator

(E) Leaks and/or Defects:

(1) Are you aware of any leaks in the pool or pool components ☐ Yes ☐ No

(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☐ No

Explain any "yes" answers in this section:

SPA:**General Information: (Give closest approximation that is known)**

- (1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____ (4) Construction _____
 (5) Type of chemical sanitizer? ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other _____ (date) _____
 (6) Spa service provider _____ Last serviced _____
 (7) Age of heater _____ Heat source _____
 (8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____
 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) _____

 (12) Are you aware of any defects ☐ Yes ☐ No If yes, please explain _____

PONDS and LAKES:**General Information: (Give closest approximation that is known)**

- (1) Number of Ponds/Lakes 1 (2) Age 50-60 (3) Depth 12-15' (4) Size (e.g. gallons, acreage) 1-2 ACRES
 (5) Type ☐ Natural ☒ Artificial
 (6) Construction ☐ Concrete ☐ Plastic ☐ Other EARTHEN DAM
 (7) Water source GRAVITY FED
 (8) Does any sewage run into the Pond/Lake ☐ Yes ☒ No
 (9) Is the Pond/Lake shared ☐ Yes ☒ No
 (10) Is the Pond/Lake stocked ☒ Yes ☐ No
 (11) Pond service provider N/A Last serviced _____ (date) _____
 (12) If heated, age of heater _____ Heat Source _____
 (13) Is there a pump ☐ Yes ☒ No Age of pump _____
 (14) Have any chemicals been added ☐ Yes ☒ No
 (15) Is there a filtration system ☐ Yes ☒ No Age of filter _____
 (16) Is there an overflow system ☒ Yes ☐ No
 (17) If there is an overflow system, does overflow run onto adjoining properties ☒ Yes ☐ No
 (18) Are there any leaks ☐ Yes ☒ No
 (19) Is there a fountain(s) ☐ Yes ☒ No
 (20) Have any repairs been performed during your ownership on the Pond/Lake or any components of the Pond/Lake ☐ Yes ☒ No
 (21) Are you aware of any defects ☐ Yes ☒ No

Explanation of any "yes" answers (8-10, 14-18, 20, and 21 above):

OVERFLOW IS A SIMPLE SPILLWAY THAT FEED CREEKBED IN VALLEY.
THIS CREEK RUNS BETWEEN PROPERTY LINE

SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

[Signature] 5/16/18
 SELLER DATE

[Signature] 5/16/18
 SELLER DATE

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER

DATE

BUYER

DATE

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: 3400 LOLLAR BARNH RD. DATE: 5/16/18
SULLIVAN, MO 63080

SEPTIC (Explain any "yes" answers)

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- (a) How many people occupy the property? WEEKEND USE ONLY (2-5 PEOPLE)
- (b) Has the property been vacant over any period during the last 12 months? ☒ Yes ☐ No
- (c) Does any other property owner share this system? ☐ Yes ☒ No
- (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- (f) Does the system have an aerator? ☐ Yes ☒ No
- (g) Of what is the bottom of the tank constructed? ☐ gravel ☐ concrete ☒ unknown
- (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☒ Yes ☐ No
- (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☒ Yes ☐ No
- (j) Are any of the pipes exposed? ☐ Yes ☒ No
- (k) Is there any seepage or surface discharge (effluence) from the septic system? ☐ Yes ☒ No
If yes, is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- (o) Is there a current maintenance service agreement covering your system? ☐ Yes ☒ No If yes, what is the annual cost and who is the current provider?
- (p) Does any government authority require a maintenance service agreement for the new homeowner? ☐ Yes ☒ No
- (q) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- (s) Are you aware of any defects? ☐ Yes ☒ No
- (t) Have you expanded, updated, or modified the septic system? ☐ Yes ☒ No
- (u) Have you cleaned or pumped the system during your ownership of the property? ☐ Yes ☒ No
If yes, when was it done and who did the work?

WELLS (Explain any "yes" answers)

- (a) Is any part of the well located on a neighbor's property? ☐ Yes ☒ No
- (b) Is the well shared with any other properties? ☐ Yes ☒ No
If yes, is there a recorded well agreement? ☐ Yes ☐ No
- (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☒ No
- (d) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☒ No
- (f) Are you aware of any defects? ☐ Yes ☒ No
- (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☒ No

Explanation of any "yes" answers and additional comments for either of the above sections:

SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

SELLER

DATE

SELLER

DATE

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Septic/Well Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Septic/Well Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER

DATE

BUYER

DATE

Form # 2049

01/15

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

SALE CONTRACT DATED: 5/16/18
PROPERTY: 3400 COLLAR BRANCH RD. SULLIVAN, MO

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.

Seller's Disclosure

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

- ☒ Seller certifies that this home was built in 1978 or later
- ☒ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

(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):
NOTHING REPORTED TO US WHEN BOUGHT HOME IN 2010
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial appropriate blanks)

- ____ Buyer has received copies of all information listed above. (Leave blank if none provided to Buyer.)
- ____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
- ____ Buyer has (check one below):
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint 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.

Listing Agent's Acknowledgment (initial)

- 10/ Listing 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. (Leave blank if Seller is not represented by a licensee.)

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.

SELLER SIGNATURE

JAMES P KILLEEN

DATE

5/16/18

Seller Printed Name

James P Killeen

DATE

5/16/18

SELLER SIGNATURE

James P Killeen

DATE

5/16/18

Seller Printed Name

James P Killeen

DATE

5/16/18

Listing Agent Signature

DATE

5/17/18

BUYER SIGNATURE

DATE

Buyer Printed Name

BUYER SIGNATURE

DATE

Buyer Printed Name

Selling Agent Signature

Date

(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)