

SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY

PROPERTY: 201 County Rd 126 City Higbee State MO Zip 65257

Notice: While the following disclosure may help a Buyer in the evaluation of the above referenced property, it is not to be considered a warranty nor should it be considered a substitute for inspections or warranties the Buyer may wish to obtain.

THIS DOCUMENT WAS COMPLETED BY SELLER AGENT IN SELLER'S PRESENCE

GENERAL.

Age of Residence _____ years. Seller has owned _____ occupied for 34 years.
Property has been vacant for _____ months _____ years. Occupancy permit req'd ___ Yes ___ No.
Survey ___ Yes ___ No. Designated historical home or district ___ Yes ___ No.
Pets occupying property Yes ___ No Explain _____
Home Warranty Plan offered by Seller ___ Yes No. 100 year flood plain ___ Yes No
Features shared with other properties ___ Walls ___ Fences ___ Sewer ___ Well ___ Road
Encroachments to property by neighboring landowners ___ Yes ___ No. Legal action ___ Yes ___ No
Notice of zoning, legal, building code, permit violations ___ Yes No.
Explanations regarding any of the above _____

Utilities. Gas Company Propane-Howard Electric Electric Company Howard Electric
Water Company Thomas Hill Watershed Cable TV Directv _____
Sewer SEPTIC TANK Telephone AT&T _____
Trash N/A
Fire District Howard County St#3 Dues in taxes ___ Yes No
Explanations of any of the above _____

SPECIFIC

1. Subdivision, Condominium or Association Name N/A
_____ Annual _____ Monthly Assessment Fee \$ _____ includes _____

Existing or proposed Special Assessments or pending claims that may result in a Special Assessment? ___ Yes No. If Yes, describe _____

Written subdivision rules, covenants, restrictions, regulations ___ Yes No
Association Contact _____ Phone _____
Comments _____

2. _____ Boat docks, _____ slips, _____ lifts included in the sale (must be included in personal property on sale contract). _____ Owned _____ Leased from _____
Assessment? ___ Yes No \$ _____ Annual _____ Monthly
Permit required? ___ Yes ___ No Pending Assessment Increase? ___ Yes ___ No
Comments _____

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3. Heating & Cooling: ___ Natural Gas LP Gas ___ Electric Wood ___ Oil forced air furnace. Other heating system _____

Approximate age of heating system 3 years Serviced by _____ LP Gas or other fuel tank is ___ Owned ___ Leased from _____

Cooling Central or ___ (#) Window Units (must be included in personal property on contract). Areas of dwelling not services by heat and/or air systems _____

Fireplace(s) # Woodburning Gas Electric Other Hardy Outdoor Stove
Insulation ___ Yes ___ No R-___ Ceiling R-___ Walls ___ Unknown
Problems or explanations of heating and cooling systems none
Wood heat system is superb. Keeps house warm and stove is filled twice a day

4. Electrical: ___ 110v. ___ 220v. 200 Amp Breaker Box ___ Fuse Box
Wiring: Copper ___ Aluminum ___ Knob & Tube ___ Romex ___ Unknown
Attention needed in electrical system. Problems, repairs _____

Recent Updates _____

5. Appliances/Fixtures/Equipment. (must be included in personal property on sale contract). The following items are included in the sale of the property and are in working condition unless otherwise noted:

- Fans: Attic, Ceiling Exhaust ___ Dishwasher ___ Trash Compactor
- Garage Door Openers (# 2 remotes) ___ Exterior lighting
- Smoke Alarms ___ Fireplace Equipment and Doors
- ___ Fireplace Logs Garbage Disposal ___ BBQ Grill
- ___ Installed Humidifier Door Locks Lighting Fixtures
- Installed Microwaves ___ Water Softener ___ Sump Pump
- LP Gas Tank Refrigerator ___ Security & Alarms System
- ___ Intercom ___ Sprinkler System ___ Satellite Dish
- ___ Satellite Receiver ___ Satellite Remotes ___ Cable TV Wiring
- ___ Television Antenna ___ Central Vacuum Water Heater Gas/Elec
- Installed Oven Gas/Elec ___ Installed Range Gas/Elec
- Washing Machine ___ Clothes Dryer Gas/Elec
- ___ # Window Air Conditioning Units

Notes regarding the above inclusions, needed repairs, needed replacements, recent replacements, etc. _____

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing Copper ___ Galvanized ___ PVC
Water Heater Electric ___ Gas ___ Other Age 8-10 yrs old Gallon 80 gallon
Hot Tub/Jacuzzi _____

Lawn Sprinkler System _____
Water Source Public ___ Well ___ Other ___ Approx well depth _____
Well tested ___ Yes ___ No Results _____
Water Softener, Purifier, Filter? ___ Yes ___ No ___ Owned ___ Leased from _____

Attention needed in plumbing or water systems. Problems, repairs _____

Recent Updates _____

7. Roof, Gutters & Downspouts. Approximate age of roof 10-15yrs. Leaks ___ Yes No
Explanation (if Yes) _____

Roof repairs? _____

Attention needed in roof, gutter & downspout systems. Problems, repairs _____

Recent updates 2016 siding, soffit, gutters, wrapped windows in aluminum (Paint free)

8. Sewer System. ___ Public ___ Private Septic ___ Aerator ___ Tank/laterals/drain field
Other: _____

Septic service record _____

Back ups/leaks/problems with sewage system _____

Recent Updates _____

9. Construction. Problems with footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches, other load bearing or structural components ___ Yes ___ No.

Exterior. Synthetic Stucco (EIFS) ___ Yes ___ No ___ Unknown

Installed by (if known) _____

Inoperable windows, doors or broken seals _____

Repairs or replacements to above _____

Recent Updates _____

10. Lead, Asbestos, Mold, Radon, Methamphetamine. Any of the foregoing found on property?
___ Lead ___ Asbestos ___ Mold ___ Radon ___ Methamphetamine

Do any of the above exist on the property? N/A

To what Extent? _____

Has there been any remediation of any of the above? _____

Other information pertaining to the above _____

11. Basement, ~~Crawl~~ Space. Dampness, water leakage, accumulation in basement or crawl space? ___ Yes No. Attempts to control water or dampness problems ___ Yes ___ No.

Other information pertaining to the above _____

12. Termites, Dry Rot, Wood Destroying Insects or Pests.

Termite inspection ___ Yes No. Year _____.

Termite or other damage known _____

Termite or pest control warranties _____

Other information pertaining to the above _____

13. Soils & Drainage. Fill soils, expansive soils or sinkholes on property _____ Yes No.
Soil movement, flooding, drainage or grading problems _____ Yes _____ No.
Other information pertaining to the above _____

14. Insurance claims in the past five years. NONE

15. Roads, Streets, Alleys, Shared Road Agreements, Access Easements.
Is the access to this property from a public roadway? Yes _____ No. **If not, explain below.**
Any recorded or unrecorded easements affecting the property _____ Yes No.
Shared road agreements in place _____ Yes _____ No. If Yes, duties of landowner are as follows:

Other information pertaining to the above _____

Seller's Acknowledgement: Broker is hereby authorized to distribute this information to potential Buyers for the property first above mentioned. Seller has carefully examined this disclosure and acknowledges that the information contained herein is true and accurate to the best of the Seller's knowledge. Seller agrees to notify agent if substantial changes in condition or statements occur.

Clare Dougherty
Seller _____
Date 6-26-2018

Julie Dougherty
Seller _____
Date 6/26/18

Buyer's Acknowledgement: Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the property and, if desired, have the property inspected by independent, professional experts at Buyer's own expense. Buyer understands that Seller may not have full knowledge of all items mentioned above and is completing this form to the best of Seller's knowledge. Buyer further acknowledges that Buyer or Buyer's agent has received a signed copy of this disclosure statement from Seller or listing broker and that neither of these is an expert in the detection or repair of physical property defects.

Buyer _____
Date _____

Buyer _____
Date _____