

SELLER'S DISCLOSURE STATEMENT

To be completed by **SELLER** concerning 3060 East Highway 47, Old Monroe MO 63369 (Property Address)
located in the municipality of _____ (if incorporated), County of Lincoln, 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 _____
(b) Contact _____ Phone _____

Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
 Villa Co-Op

(c) Mandatory Assessment: #1 _____ \$ _____ per: month quarter half-year year
Mandatory Assessment: #2 _____ \$ _____ per: month quarter half-year year

(d) 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: _____

(e) Optional Assessment(s)/Membership(s): Please explain _____

- (f) Are you aware of any existing or proposed special assessments? Yes No
(g) Are you aware of any special taxes and/or district improvement assessments? Yes No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
(i) Are you aware of any material defects in any common or other shared elements? Yes No
(j) Are you aware of any existing indentures/restrictive covenants? Yes No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
(l) Is there a recorded street/road maintenance agreement? Yes No
(m) Please explain any "yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above _____

Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER E-Signed SELLER SELLER

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(s) Number of controls 2
 Security Alarm System Owned Leased /Lease information: _____
 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

- Type of service panel: Fuses Circuit Breakers Other: _____
- (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (b) 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? ?? 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 some shingles blew off so handyman replaced those & secured all shingles & made it more serviceable
- (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. when I bought the house, the inspector found 2 small cracks in the foundation & they were repaired by the sellers.
- (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: See attached List of Improvements
- (e) Were required permits obtained for the work in (d) above? Yes No

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 I don't know what type of foundation the house has. Tax records say concrete

Initials BUYER and SELLER acknowledge they have read this page
 BUYER BUYER E-Signed SELLER SELLER

- (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
A new "Crawlsheild" was installed in the crawl space of the house right before I moved in. I have the paperwork. Midwest Basement Tech. PO Box 38, Brighton, IL 62012; 1-800-848-9805

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 _____

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 _____
 Please explain any "yes" answers you gave in this section _____

Initials BUYER and SELLER acknowledge they have read this page
 BUYER BUYER E-Signed SELLER SELLER

(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 a crime related to methamphetamine or a derivative controlled substance related thereto? Yes No If "yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____

(f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No If "yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. _____

Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.

(g) Radioactive or Hazardous Materials

Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? Yes No If "yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. _____

(h) 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 There is an easement or right of way between my house & the pole barn for the service trucks to get to the cell tower behind the house

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 when the shingles blew off the roof. I had Amica send out an adjuster to look at the roof. They did not determine I needed a new roof but paid out enough for me to have the handyman replace some shingles and do repairs as needed to make sure the roof was serviceable. That was back in the spring of 2019.

MISCELLANEOUS

- (a) The approximate age of the residence is 50 years. The Seller has occupied the property from June 2016 to Oct 2019.
- (b) Has the property been continuously occupied during the last twelve months? Yes No If "no", please explain I moved out in October 2019
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? Yes No If "yes", please explain. I dont know

Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER E-Signed SELLER SELLER

List of improvements.

- The interior walls have all been repaired and repainted to a neutral color.
- All new baseboards throughout the house.
- The bathroom walls have been completely redone and painted. I also had a new vanity/sink/mirror combination put in and new flooring in the bathroom.
- We put new six-panel doors in place of all slab doors. Both of the front doors have been repainted on the inside, and one had a new lockset, including a deadbolt, installed.
- I didn't have them installed, but all windows in the house are newer aluminum, tilt-in windows except those in the dining room. Those old windows have been taken apart and cleaned up, re-glazed, all the peeling and cracked paint has been removed and they've been repainted in between the panes and also on the window trim around the outside of the windows inside the house.
- One of the glass panels on that patio door had to be replaced back in the summer because it cracked.
- New blinds have been installed on all of the windows.
- The hardwood floors in the dining room, both bedrooms, and down the hallway are original to the house and have been refinished (touched up, repaired where needed and a top coat put on it)
- The living room is an add-on to the original house so it doesn't have hardwood. I had new laminate put in there.
- The master bedroom used to be 2 bedrooms so there are 2 closets and 2 separate fans. A prospective buyer could easily turn this back into a 3-bedroom house by adding a wall and door.
- Newer 50-gallon water heater. It was installed on 5-24-2018. I had the handyman add a bladder and a new hot water regulator to make it safe.
- The sewer pump was also replaced this summer. The tank was also pumped out this summer so that's something a buyer wouldn't need to worry about for years.
- I also have the receipt from Midwest Basement Tech of Brighton, IL. They installed the "Crawlshield" which keeps the crawlspace high and dry. It was done immediately before I moved into the house just 3 years ago.
- The shutters and other window trim on the front of the house has been repainted and the paint on the siding has been touched up.
- The handyman has scraped and repainted the soffits and the fascia boards.
- I'm leaving the washer and dryer and refrigerator in the house. All those appliances are only 3 years old. I bought them new when I moved in back in June 2016.

