This document has legal consequences. If you do not understand it, consult your attorney. The text of this form may not be altered in any manner without written acknowledgement of all parties.

Form # 2091 01/20

## **SELLER'S DISCLOSURE STATEMENT**

Tol	be completed by <b>SELLER</b> concerning	1145 Nina Drive, Warrenton, M	(Property Address) located
	he municipality of <i>Warrenton</i>	(if incorporated), County of	Warren , Missouri.
			the property being sold or adversely affect
	Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property		
			ct the property for defects, and they cannot
	rantee the accuracy of the information in		
ТО	SFLLFR. Vour truthful disclosure of th	e condition of your property gives yo	u the best protection against future charges
			fect(s), lead-based paint, use as a site for
			aw. Your knowledge of the property prior to
			information that you possess indicates some
			d be included in this disclosure in order to
			e, either way, may have legal consequences,
			isclosure obligation, but it may not cover all
			ubstantially lower the value of the property,
			1 to buy your property, then use the space at
the	end of this form to describe that condition	n.	
то	<b>BUVER: THIS INFORMATION IS A</b>	DISCLOSURE ONLY AND IS NO	T INTENDED TO BE A PART OF ANY
			ase the property, that contract, and not this
			pect certain items, appliances, or equipment
			on the Seller's knowledge, you cannot be sure
			not aware of them. The answers given by the
			ion your offer on a professional inspection of
			e to the variety of insurance, requirements,
	ducts, and arrangements Buyer should co		
			r be taken into account in the purchase price
	you should make the correction of these co		
SUB (a) (b)	BDIVISION, CONDOMINIUM, VILLA, Development Name Contact	CO-OP OR OTHER SHARED COST	DEVELOPMENT (if applicable)            Phone
	□ Type of Property: (check all that apply	) Single-Family Residence D Multi-	Family Condominium Townhome
	□ Villa □ Co-Op	-	
(c)	Mandatory Assessment: #1	\$	per: □ month □quarter □ half-year □ year per: □ month □ quarter □ half-year □ year
		\$	$\_$ per: $\Box$ month $\Box$ quarter $\Box$ half-year $\Box$ year
(d)	Mandatory Assessment(s) include:		
		intenance  Common ground	□ snow removal of common area
	$\Box$ snow removal specific to this dwelling		□ landscaping specific to this dwelling
			y $\Box$ water $\Box$ sewer $\Box$ trash removal
	□ doorman □ cooling □ heating		
	$\Box$ assigned parking space(s): how many		
	$\Box$ other specific item(s):		
(	L Exterior Maintenance of this dwelling	covered by Assessment:	
(e)	Optional Assessment(s)/Membership(s) P	lease explain	
(f)	Are you aware of any existing or proposed	d special assessments? $\Box$ Ves $\Box$ Ve	
(f) (g)	Are you aware of any existing or proposed Are you aware of any special taxes and/or		es Tho
(g) (h)	Are you aware of any special taxes and/or Are you aware of any condition or claim w		
(i)	Are you aware of any condition of chain w Are you aware of any material defects in a		
(j)	Are you aware of any material defects in a Are you aware of any existing indentures/		
(k)	Are you aware of any violation of the inde		ers? 🗆 Yes 🗔 🕠
(k) (l)	Is there a recorded street/road maintenance	respectively on a structure of the str	
(n) (m)			
	Please explain any "Yes" answer you gave	e for (e) (f) (g) (h) (i) (i) or (k) above	
(m)	Please explain any "Yes" answer you gave	e  for  (e), (f), (g), (h), (i), (j)  or  (k)  above:	

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SELLER SELLER Doc ID: a633974f83eec19aed7af72a7c24c3091155a18a

53		LITIES		
54 55	<u>Utili</u> Gas/		<u>Current Provider</u>	if Propane, is tank □Owned □Leased
56		tric: ameren	пто	
57		er: warrenton		
58	Sew	er:		
59	Tras	II		
60	Кесу	ycle:		
61	muer	net.		
62				
63			OLING AND VENTILATING (Seller is not agreeing that all items	
64 65	(a) (b)		uipment: ☑ Forced Air □ Hot Water Radiators □ Steam Radiators □ I eating: □ Electric □ Natural Gas □ Propane □ Fuel Oil □ Other	Radiant 🗆 Baseboard
65 66	(b) (c)	Type of air	conditioning: $\begin{tabular}{l} \begin{tabular}{ll} Contral Cas $\Box$ Propane $D$ Propane$	Jumber of window units )
67	(d)		use not served by central heating/cooling:	
68	(e)		□ Humidifier □ Electronic Air Filter □ Media Filter □ Attic Fan □O	ther:
69	(f)	Are you aw	are of any problems or repairs needed with any item in this section? $\Box$	Yes I No If "Yes", please explain
70				
71	(g)	Other detail	S:	
72	FIR	EPLACE(S)		
73	(a)		eplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  V	Wood Burning Stove □Natural Gas □Propane
74 75	(b)	Type of flu		
75 76		□ Function	nal: (properly vented for wood burning and vented gas logs) Number of firepactional: Number of fireplace(s)Location(s)Please explain	place(s)Location(s)
70	(c)	Are you aw	vare of any problems or repairs needed with any item in this section?	Yes □ No. If "Yes" please explain
78	(0)	nie you un		
79	PLT	IMBING SY	STEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAK	F/HOT TUB
80	(a)		er: Clectric DNatural Gas DPropane DTankless DOther:	
81	(b)	Ice maker s	supply line:  Yes  No	
82	(c)	Jet Tub: 📮	Yes DNo	
83	(d)		Pool/Spa/Hot Tub:  Yes No	
84	()		tach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclo	
85 86	(e) (f)	Lawn Sprir	nkler System: $\Box$ Yes $\Box$ No If yes, date of last backflow device inspection vare of any problems or repairs needed in the plumbing system? $\Box$ Yes	on certificate:
80 87	(1)	Ale you aw	are of any problems of repairs needed in the plumbing system? $\Box$ i es	
88	W۵	TER (If well	l exists, attach Form #2165, Septic/Well Addendum to Seller's Discl	losure Statement)
89			source of your drinking water? $\square$ Public $\square$ Community $\square$ Well $\square$ Oth	
90	(b)	If Public, id	lentify the utility company: warrenton water	
91	(c)	Do you hav	e a softener, filter or other purification system? Ves DNo DOwned D	Leased/Lease Information
92	(d)	Are you aw	vare of any problems relating to the water system including the quality	or source of water or any components such as
93				
94	SEV		f Septic or Aerator exists, attach Form #2165, Septic/Well Addendu	
95	(a)		type of sewerage system to which the house is connected? Public	Private $\Box$ Septic $\Box$ Aerator $\Box$ Other
96 07	( <b>b</b> )	If "Other" ]	please explain	tion? D Voc D No
97 98	(b) (c)	When was t	ewerage lift system?  Yes No If "Yes", is it in good working condition the septic/aerator system last serviced?	
99	(d)	Are vou aw	the septic/aerator system last serviced?	o the sewerage system? $\Box$ Yes $\Box$ Xo
100	()		lease explain	
101	АРР	PLIANCES (	Seller is not agreeing that all items checked are being offered for sa	ale.)
102	(a)		Appliances and Equipment: DElectric Stove/Range/Cook top DOver	
103		🗖 Dishwas	sher 🗖 Garbage Disposal 🛛 Trash Compactor 🗖 Wire	ed smoke alarms $\Box$ Electric dryer (hook up)
104		Ceiling	Fan(s) 🛛 Intercom System 🗆 Central Vaccum System 🛛 Other	· · · · · · · · · · · · · · · · · · ·
105	(b)		nces & Equipment:  A Natural Gas  Propane	ester 🗖 Teulalose Weter Heste
106			Gas Stove/Range/Cook top $\Box$ Exterior Lights $\Box$ Barbecue $\Box$ Water h	
107		Loas di ye	er (hook up) □ Other	
108	(c)	Other Equi	pment: □TV Antenna □Cable Wiring □Phone Wiring □Netw	vork/Data Wiring
109	. /	Electric	Garage Door Opener(s) Number of controls	-
110		Security	Alarm System  Owned  Leased /Lease information:	
				m m M/ Page 2 of 6
			/ Initials BUYER and SELLER acknowledge they have BUYER BUYER	
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111		□ Satellite Dish □ Owned □ Leased/LeaseInformation:
112		Electronic Pet Fence System Number of Collars: Other:
113 114	(d)	Are you aware of any items in this section in need of repair or replacement?  Yes No If "Yes", please explain
115	ELF	CTRICAL
116		e of service panel:
117	(a)	Type of wiring: Copper Aluminum Knob and Tube Mnknown
118 119	(b)	Are you aware of any problems or repairs needed in the electrical system? DYes DNo If "Yes", please explain
120	RO	DF, GUTTERS AND DOWNSPOUTS
121	(a)	What is the approximate age of the roof?4 mo's Years. Documented? $\Box$ Yes $\Box$ No
122	(b)	Has the roof ever leaked during your ownership? DYes No If "Yes" please explain
123		-
124 125	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? □/ es □No If "Yes", please explain storm damage; replaced may 2020
126 127	(d)	Are you aware of any problems with the roof, gutters or downspouts? DYes No If "Yes", please explain
128	CO	INSTRUCTION
120	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
130 131	(u)	decks/porches or other load bearing components? $\Box$ Yes $\Box$ Yos If "Yes" please describe in detail
131	(b)	Are you aware of any repairs to any of the building elements listed in (a) above? The t
133	(0)	location, extent, date and name of the person/company who did the repair or control effort
134		
135	(c)	Are you aware that any of the work in (b) above was completed without required permits? $\Box$ Yes
136 137	(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership:
138	(e)	Were required permits obtained for the work in (d) above?  Yes  No
139	BAS	EMENT AND CRAWL SPACE (Complete only if applicable)
140	(a)	□Sump pit □Sump pit and pump
141	(b)	Type of foundation: Concrete Stone Cinder Block Wood Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
142	(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? $\Box$ Yes $\Box$ Yo If "Yes", please
143		describe in detail
144 145		
145	(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
140	(u)	□Yes □ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
148		effort
149		
150	PES	TS OR TERMITES/WOOD DESTROYING INSECTS
151	(a)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements?  Yes
152		Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects?  Yes
153	(c)	Is your property currently under a warranty contract by a licensed pest/termite control company?  Yes No
154	(d)	Are you aware of any pest/termite control reports for the property?  Yes  No
155	(e)	Are you aware of any pest/termite control treatments to the property? Ves I No
156 157	(f)	Please explain any "Yes" answers you gave in this section micks exterminating set traps for mice
158	SOI	L AND DRAINAGE
159	(a)	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? 🗆 Yes 🗔 Yo
160	(b)	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
161		property?  Yes  No
162	(c)	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
163		the property?  Yes  No
164	(d)	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
165		stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
166	()	e.g. retention ponds, rain gardens, sand filters, permeable pavement) $\Box$ Yes $\Box$ No
167	(e)	Please explain any "Yes" answers you gave in this section
168		

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 BUYER
 Initials BUYER and SELLER acknowledge they have read this page
 Move 1
 Move 1
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 BUYER
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 Buyer
 Seller
 Seller
 Seller

226 227		Please explain any "Yes" answers you gave in this section
225		Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?
223 224	(d)	Do you have a survey of the property? $\Box$ Yes $\Box$ No (If "Yes", please attach) Does it include all existing improvements on the property? $\Box$ Yes $\Box$ No
222		Is any portion of the property located within the 100-year flood hazard area (flood plain)? $\Box$ Yes $\Box$ No
221	(b)	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?  Yes No
219		Are you aware of any shared or common features with adjoining properties?  Yes Vo
218 219	SUI	RVEY AND ZONING
217		explain
216		electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? 🗆 Yes 🗔 No If "Yes", please
214	(11)	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
213	(h)	Other Environmental Concerns
212 213		in writing. Please provide such information, including a copy of such report, if available.
211		material or other hazardous material? 🗆 Yes 🔤 No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
210	(8)	Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
209	(g)	Radioactive or Hazardous Materials
207		Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
206 207		information.
205		If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information
204	. /	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? 🗆 Yes 🕠 No
203	(f)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
202		, , , , , , , , , , , , , , , ,
200		□ Yes □ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
199 200		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 <u>of a crime</u> related to methamphetamine or a derivative controlled substance related thereto?
198	(e)	Methamphetamine Are you guare if the property is or used as a lab, production or storage site for mothemphetamine or uses the residence of
197		of the person/company who did the mitigation
196		<ul> <li>and test results</li> <li>(2) Are you aware if the property has ever been mitigated for radon gas? □ Yes □ No If "Yes", please provide the date and name</li> </ul>
195		and test results
193 194	(u)	(1) Are you aware if the property has been tested for radon gas? $\Box$ Yes $\Box$ Yos If "Yes", please give date performed, type of test
192	(d)	Radon
191 192		(4) Flease explain any ites answers you gave in this section
190 101		<ul> <li>(4) Please explain any "Yes" answers you gave in this section</li></ul>
189		
188		<ul> <li>(2) Are you aware of anything with mold on the property that has ever been covered or removed? □ Yes □ No</li> <li>(3) Are you aware if the property has ever been tested for the presence of mold? □ Yes □ No If "Yes", please give date performed,</li> </ul>
187	(0)	(1) Are you aware of the presence of any mold on the property? $\Box$ Yes $\Box$ No
186	(c)	Mold
184 185		(4) Please explain any "Yes" answers you gave in this section
183		<ul> <li>(4) Please explain any "Yes" answers you gave in this section</li></ul>
182		(3) Are you aware if the property has been tested for the presence of asbestos? $\Box$ Yes $\Box$ No If "Yes", please give date performed,
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? $\Box$ Yes $\Box$ No
180		pipe wrap, etc.? □ Yes ∎ No
178 179	(b)	Asbestos Materials (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
177	( <b>h</b> .)	A shashas Matariala
176		results         (4) Please explain any "Yes" answers you gave in this section
175		results
173 174		<ul> <li>(2) Are you aware if it has ever been covered or removed? □ Yes □ No</li> <li>(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</li> </ul>
172		(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? $\Box$ Yes $\Box$ No
171		Paint and/or Lead-Based Paint Hazards, form #2049.)
170	(a)	Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
169	HA	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

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#### **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 

233		
234	MIS	SCELLANEOUS
235	(a)	The approximate age of the residence is <u>34</u> years. The Seller has occupied the property from <u>1996</u> to <u>2020</u> .
236 237	(b)	Has the property been continuously occupied during the last twelve months? The Yes No If "No", please explain we moved out in feb 2020
238 239 240	(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
241 242	(d)	Is the property located in an area that requires any specific disclosure(s) from the city or county? $\Box$ Yes $\nabla$ No If "Yes", please explain
243 244	(e)	Is the property designated as a historical home or located in a historic district? 🗆 Yes 🗔 No If "Yes", please explain
245	(f)	Is property tax abated?  Yes No Expiration date Attach documentation from taxing authority.
246 247	(g)	Is property tax abated?  Yes No Expiration date Attach documentation from taxing authority. Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain we have a dog
248	(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes Wo
249	(i)	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes No
250	(j)	Are you aware of any existing or threatened legal action affecting the property? $\Box$ Yes $\Box$ No Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? $\Box$ Yes $\Box$ No Please surfair one "Ves" exercise for (i) (i) (i) an (i) shows
251	(k)	Are you aware of any existing or threatened legal action affecting the property?  Yes No
252	(1)	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? TYes TNo
253 254	(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above

#### **Additional Comments:**

#### 

Seller attaches the following document(s):

### 262 SELLER'S ACKNOWLEDGEMENT:

- 263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
- 264 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.

266	ma	09 / 25 / 2020	MMana	09 / 26 / 2020
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
268	nibaldo mora		Michelle Mora	
269	Seller Printed Name		Seller Printed Name	

## 270 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.

276 277	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
278 279	Buyer Printed Name		Buyer Printed Name	

/	Initials BUYER and SELLER acknowledge they have read th	<i>سر</i> nis page	mar, ML	Page 6 of 6
<b>BUYER BUYER</b>			ELLER SELLER	

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# **HELLOSIGN**

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AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	<ul> <li>Completed</li> </ul>

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## Document History

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