

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 24561 Pike 9262 Clarksville MO (Property Address) located in the municipality of _____ (if incorporated), County of PIKE, Missouri.
Note: If Seller knows or suspects some condition which might lower the value of 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 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 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 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 Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO 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 Fairfield
- (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: _____

53 UTILITIES

54 Utility Current Provider

55 Gas/Propane: _____ if Propane, is tank Owned Leased

56 Electric: Ameren

57 Water: PWSO

58 Sewer: Septic

59 Trash: _____

60 Recycle: _____

61 Internet: _____

62 Phone: _____

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

64 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard

65 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other _____

66 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units: _____)

67 (d) Areas of house not served by central heating/cooling: _____

68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: _____

69 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____

70 _____

71 (g) Other details: _____

72 FIREPLACE(S) NA

73 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane

74 (b) Type of flues/venting:

75 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____

76 Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____

77 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____

78 _____

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other: _____

81 (b) Ice maker supply line: Yes No

82 (c) Jet Tub: Yes No

83 (d) Swimming Pool/Spa/Hot Tub: Yes No

84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)

85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____

86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____

87 _____

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

89 (a) What is the source of your drinking water? Public Community Well Other (explain) _____

90 (b) If Public, identify the utility company: PWSO

91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information _____

92 (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 _____

93 _____

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

95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other _____

96 If "Other" please explain _____

97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No

98 (c) When was the septic/aerator system last serviced? Nov in 2008

99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No

100 If "Yes", please explain _____

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

102 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven

103 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)

104 Ceiling Fan(s) Intercom System Central Vacuum System Other _____

105 (b) Gas Appliances & Equipment: Natural Gas Propane

106 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater

107 Gas dryer (hook up) Other _____

108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring

109 Electric Garage Door Opener(s) Number of controls _____

110 Security Alarm System Owned Leased /Lease information: _____

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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- 111 Satellite Dish Owned Leased/Lease Information: _____
 112 Electronic Pet Fence System Number of Collars: _____ Other: _____
 113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
 114 _____

ELECTRICAL

- 115 Type of service panel: Fuses Circuit Breakers Other: _____
 116 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
 117 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
 118 _____
 119 _____

ROOF, GUTTERS AND DOWNSPOUTS

- 120 (a) What is the approximate age of the roof? 3 Years. Documented? Yes No
 121 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
 122 _____
 123 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
 124 please explain _____
 125 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
 126 _____
 127 _____

CONSTRUCTION

- 128 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
 129 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
 130 _____
 131 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
 132 location, extent, date and name of the person/company who did the repair or control effort _____
 133 _____
 134 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
 135 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
 136 _____
 137 (e) Were required permits obtained for the work in (d) above? Yes No
 138 _____

BASEMENT AND CRAWL SPACE (Complete only if applicable)

- 139 (a) Sump pit Sump pit and pump
 140 (b) Type of foundation: Concrete Stone Cinder Block Wood
 141 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
 142 describe in detail _____
 143 _____
 144 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
 145 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
 146 effort _____
 147 _____
 148 _____
 149 _____

PESTS OR TERMITES/WOOD DESTROYING INSECTS

- 150 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
 151 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
 152 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
 153 (d) Are you aware of any pest/termite control reports for the property? Yes No
 154 (e) Are you aware of any pest/termite control treatments to the property? Yes No
 155 (f) Please explain any "Yes" answers you gave in this section _____
 156 _____
 157 _____

SOIL AND DRAINAGE

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

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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 SELLER SELLER

169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
 173 (2) Are you aware if it has ever been covered or removed? Yes No
 174 (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
 175 results _____
 176 (4) Please explain any "Yes" answers you gave in this section _____
 177 _____

178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
 180 pipe wrap, etc.? Yes No
 181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
 182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
 183 type of test and test results _____
 184 (4) Please explain any "Yes" answers you gave in this section _____
 185 _____

186 (c) Mold

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

193 (d) Radon

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

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
 200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
 201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
 202 _____

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

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

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

209 (g) Radioactive or Hazardous Materials

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

214 (h) Other Environmental Concerns


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


219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
 223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
 224 property? Yes No
 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
 226 (f) Please explain any "Yes" answers you gave in this section _____
 227 _____

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
265 their licensees to furnish a copy of this statement to prospective Buyers.

266  4-21-2021
267 SELLER SIGNATURE DATE
268 Lance Fox
269 Seller Printed Name

 4-21-2021
SELLER SIGNATURE DATE
Samantha Fox
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

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

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

BUYER SIGNATURE DATE

Buyer Printed Name