

**SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY**

PROPERTY: 7795 Perkins Rd- HOUSE City Mtn. Grove State MO Zip 65711

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 43 years. Seller has owned occupied for 8 years.
Property has been vacant for _____ months n/a 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 Titan Propane Electric Company Laclede Electric
Water Company _____ Cable TV _____
Sewer _____ Telephone Centurey Tel
Trash _____
Fire District Northern Wright Co. Vol Fire Dept 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 _____

SELLER'S DISCLOSURE – RESIDENTIAL PROPERTY

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

Approximate age of heating system N/A 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 serviced by heat and/or air systems _____

Fireplace(s) # 1 Woodburning Gas Electric Other Woodburning
Insulation Yes No R- _____ Ceiling R- _____ Walls _____ Unknown
Problems or explanations of heating and cooling systems _____

4. Electrical: 110v. 220v. 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 (# _____ 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 n/a _____ 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 6 years. Leaks ___ Yes ___ No
Explanation (if Yes) _____

Roof repairs? _____

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

Recent updates Fixed leak around fireplace chimney

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

Other: Lagoon

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. *n/a* _____

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.

Seller
Date _____

Seller
Date _____

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 _____

**SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY**

PROPERTY: 7765 Perkins Rd- CABIN City Mtn. Grove State MO Zip 65711

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 5 years. Seller has owned occupied for 5 years.
Property has been vacant for months n/a 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 Titan Propane Electric Company Laclede Electric
Water Company Cable TV
Sewer Telephone Centurey Tel
Trash
Fire District Northern Wright Co. Vol Fire Dept 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

SELLER'S DISCLOSURE – RESIDENTIAL PROPERTY

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

Approximate age of heating system 5 yrs Serviced by Knight Heat & Air
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) #³ Woodburning Gas Electric Other Woodburning
Insulation Yes No R-_____ Ceiling R-_____ Walls _____ Unknown
Problems or explanations of heating and cooling systems Heat Pump

4. Electrical: 110v. 220v. 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:

- | | | |
|--|--|---|
| <input type="checkbox"/> Fans: Attic, Ceiling Exhaust | <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Garage Door Openers (# _____ remotes) | <input type="checkbox"/> Fireplace Equipment and Doors | <input type="checkbox"/> Exterior lighting |
| <input checked="" type="checkbox"/> Smoke Alarms | <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> BBQ Grill |
| <input type="checkbox"/> Fireplace Logs | <input type="checkbox"/> Door Locks | <input type="checkbox"/> Lighting Fixtures |
| <input type="checkbox"/> Installed Humidifier | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Installed Microwaves | <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Security & Alarms System |
| <input checked="" type="checkbox"/> LP Gas Tank | <input type="checkbox"/> Sprinkler System | <input checked="" type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Satellite Remotes | <input type="checkbox"/> Cable TV Wiring |
| <input type="checkbox"/> Satellite Receiver | <input type="checkbox"/> Central Vacuum | <input checked="" type="checkbox"/> Water Heater Gas/Elec |
| <input type="checkbox"/> Television Antenna | <input checked="" type="checkbox"/> Installed Range Gas/Elec | |
| <input checked="" type="checkbox"/> Installed Oven Gas/Elec | <input checked="" type="checkbox"/> Clothes Dryer Gas/Elec | |
| <input checked="" type="checkbox"/> Washing Machine | | |
| <input type="checkbox"/> # 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 5 yrs 60 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 5 years. Leaks ___ Yes ___ No
Explanation (if Yes) _____

Roof repairs? _____

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

Recent updates Fixed leak around fireplace chimney

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? _____

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. *n/a*

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.

Seller
Date _____

Seller
Date _____

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 _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser 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 (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead In Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- (f) 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.

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.

<u>Spencer Atson</u>	<u>7-22-10</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date