

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement, Listing Brokerage Agreement, Option Agreement, Sales Agreement, Exchange Agreement, Other

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
B. unless specifically waived in writing by a party to the transaction:
1) receive all written offer and counteroffers;
2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
3) present timely all written offers and counteroffers.
C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
E. timely account for all money and property received by the Broker;
F. keep confidential information received from a party or prospective party confidential.
G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 - 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on 26 day of February, 2019.

(Print Name) Ryan Staerkel (Signature) [Handwritten Signature]

(Print Name) (Signature)

SQUARE FOOTAGE DISCLOSURE

This disclosure is made to Buyer and Seller improved residential real estate. Check applicable boxes below.

Property Address: 3105 Raven Ridge Erid, OK.

1. Licensee Measurement

Listing Licensee Has Has Not measured the square footage of the residence according to the following standard, methodology or manner:

<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input type="checkbox"/> Exterior measurement	_____	_____
<input type="checkbox"/> FHA	_____	_____
<input type="checkbox"/> ANSI	_____	_____
<input type="checkbox"/> Local standard _____	_____	_____
<input type="checkbox"/> Other _____	_____	_____

2. Other Source of Measurement:

Listing Licensee Is Is Not providing information on square footage of the residence from another source(s) as indicated below:

<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input checked="" type="checkbox"/> Prior appraisal (Date of document)	<u>2010</u>	<u>3,968</u>
<input type="checkbox"/> Building plans (Date of document)	_____	_____
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	_____	_____
<input type="checkbox"/> Other _____	_____	_____

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

By [Signature] 2-26-19
Listing Licensee Date

The undersigned acknowledge receipt of this disclosure.

Seller [Signature] 2-26-19 Seller _____ Date _____
Date

Buyer _____ Date _____ Buyer _____ Date _____

ONLINE AND SIMULCAST AUCTION LISTING AGREEMENT ADDENDUM

LIPPARD AUCTIONEERS, INC.

1. This is an Addendum to and incorporated within that certain auction Listing Contract dated March 4, 2019, 2019, by and between Lippard Auctioneers, Inc. ["Auctioneer"] and Ryan and Cicily Staerkel as "Seller".
2. Seller has elected, in conjunction with the Listing Contract, to offer the property for auction _____ as an "Online Only Auction", in which there will be no physical public sale event, and the property for sale shall be offered only online via the Internet on Auctioneer's established online auction website;
OR
 as a "Simulcast Auction", in which the property will be offered for sale at a physical public auction, at a specified time and location, with live bidding at the sale site and simultaneous online bidding for the property via the Internet and/or telephonic communication, through the established online auction website.

Seller would like to use HiBid _____ Proxibid platform. Seller understands the Buyers Premium charged to the buyer on this auction will be paid to the Auction Company and will go to pay online platform fees, and other fees incurred in online.

Seller acknowledges the inherent risk in any online auction that Internet signal could be temporarily lost or interrupted during the Auction, either on the buyer's end or in the link established by Auctioneer. Auctioneer strives to insure, safeguard and when necessary promptly restore the Internet signal, but Seller understands, acknowledges and accepts all of the risk of loss resulting in the event that online bids or bidders become temporarily disabled through signal or connectivity loss. When and where possible or advisable, and in consultation with Seller, bidding may be temporarily suspended to allow for reconnection.

3. Online Bidders. Auctioneer will use reasonable care to pre-qualify online bidders based on prior registration submitted by prospective bidders, but Seller acknowledges the risk that some online winning bidders may not fulfill the obligation to pay for items following sale, and that in such event, Seller shall have no recourse against Auctioneer for such failure to pay. Property items not paid for will not be delivered to bidders, and Auctioneer will, if Seller desires, attempt to re-sell the unpaid item[s] in a subsequent online auction, or Seller shall retrieve any such unpaid-for item[s] from Auctioneer within five [5] days after notification from Auctioneer of non-payment by the bidder. No commission will be charged on sold but unpaid items in an Online Only or Simulcast sale.
4. No Withdrawal of Property. Once the online auction is opened, no item included may thereafter be withdrawn by Seller; all items must remain available for sale until the close of bidding. No exceptions.
5. Items Subject to Reserve. If any property offered for online sale is subject to a reserve price, and fails to meet the reserve, a sale fee will be imposed as to that item equal to the agreed commission percentage times the reserve value.
6. Unsold Items. Seller shall have five [5] days following close of bidding to retrieve all unsold items from Auctioneer's possession, unless otherwise agreed in writing. Any unsold items remaining in Auctioneer's possession without permission shall be deemed abandoned following the five [5] day period and Auctioneer may dispose of such items as it deems reasonable and prudent, with or without notice to Seller, and Seller shall have no further recourse against Auctioneer for the possession or value of such items.
7. Settlement. Seller acknowledges that clearing payments and arranging for pick-up or shipment of items sold to online bidders may take longer than for live auction items, and buyers shall generally be allowed about two [2] weeks to complete payment, pick-up and shipment. Settlement for costs, taxes, and commissions, and disbursement of net sale proceeds to Seller shall occur as soon as reasonable following confirmation of payment, or of default in payment, for all items.
8. Commission and Fees. Items offered for Online or Simulcast bidding shall be subject to the same provisions for commission, fees, costs, and taxes as set forth in the Listing Contract, provided that there may be an additional advertising cost for online auction items, as set forth below:

_____ No additional advertising cost.

\$ 0 additional advertising cost for the property or items offered online.

9. Insurance and Risk of Loss. Seller will continue to bear the risk of loss or damage by fire, weather damage, theft, vandalism or any other cause on all items delivered into and held in the possession of Auctioneer before, during and after the auction sale, as well as upon those items retained in the actual or constructive possession of Seller. While Seller's Home Owner's policy may wholly or partially cover such items, it is Seller's responsibility to confer with Seller's insurance provider to make sure they have adequate coverage for any such loss or damage to items. Seller agrees to indemnify and hold harmless Lippard Auctioneers, Inc. from any such loss.

10. This Addendum is incorporated within and made a part of the Listing Contract identified hereinabove, as if fully set forth therein.

Dated: _____



Seller

Seller

Seller

Seller

LIPPARD AUCTIONEERS, INC.

By: _____

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

LOCATION OF SUBJECT PROPERTY 3105 Raven Ridge Emid OK

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	<input checked="" type="checkbox"/>			
Swimming Pool	<input checked="" type="checkbox"/>			
Hot Tub/Spa				<input checked="" type="checkbox"/>
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>
Sump Pump				<input checked="" type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>			
Whirlpool Tub	<input checked="" type="checkbox"/>			
Sewer System <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Window Air Conditioner(s)				<input checked="" type="checkbox"/>
Attic Fan				<input checked="" type="checkbox"/>
Fireplaces	<input checked="" type="checkbox"/>			
Heating System <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>			

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="checkbox"/>			
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>
Electric Air Purifier				<input checked="" type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>
Central Vacuum				<input checked="" type="checkbox"/>
Security System <input type="checkbox"/> Rent <input type="checkbox"/> Own <input type="checkbox"/> Monitored				<input checked="" type="checkbox"/>
Smoke Detectors	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Electrical Wiring	<input checked="" type="checkbox"/>			
Garbage Disposal	<input checked="" type="checkbox"/>			
Gas Grill				<input checked="" type="checkbox"/>
Vent Hood				<input checked="" type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>			
Built-in Oven/Range	<input checked="" type="checkbox"/>			
Kitchen Stove	<input checked="" type="checkbox"/>			
Trash Compactor				<input checked="" type="checkbox"/>
Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	<input checked="" type="checkbox"/>			

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RS Seller's Initials RS

LOCATION OF SUBJECT PROPERTY _____

IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature.

Zoning and Historical

1. Property is zoned: (Check One) residential _____ commercial _____ historical _____ office _____ agricultural _____ industrial _____ urban conservation _____ other _____ unknown _____

2. Is the property designated as historical or located in a registered historical district? Yes _____ No _____

Flood and Water

Yes No

3. What is the flood zone status of the property? _____

4. What is the floodway status of the property? _____

5. Are you aware of any flood insurance requirements concerning the property?

6. Are you aware of any flood insurance on the property?

7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading problems?

8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"

9. Are you aware of any occurrence of water in the heating and air conditioning duct system?

10. Are you aware of water seepage, leakage or other draining problems in any of the improvements on the property?

Additions/Alterations/Repairs

Yes No

11. Are you aware of any additions being made without required permits?

12. Are you aware of any previous foundation repairs?

13. Are you aware of any alterations or repairs having been made to correct defects or problems?

14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?

15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?

16. Approximate age of roof covering, if known 7 number of layers, if known _____

17. Do you know of any current problems with the roof covering?

18. Are you aware of treatment for termite or wood-destroying organism infestation?

19. Are you aware of a termite bait system installed on the property?

20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____

21. Are you aware of any damage caused by termites or wood-destroying organisms?

22. Are you aware of major fire, tornado, hail, earthquake or wind damage?

23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?

24. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?

Environmental

Yes No

25. Are you aware of the presence of asbestos?

26. Are you aware of the presence of radon gas?

27. Have you tested for radon gas?

28. Are you aware of the presence of lead-based paint?

29. Have you tested for lead-based paint?

30. Are you aware of any underground storage tanks on the property?

31. Are you aware of the presence of a landfill on the property?

32. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact?

33. Are you aware of existence of prior manufacturing of methamphetamine?

34. Have you had the property inspected for mold?

35. Are you aware of any remedial treatment for mold on the property?

36. Are you aware of any condition on the property that would impair the health or safety of the occupants?

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RS Seller's Initials RS


LOCATION OF SUBJECT PROPERTY _____

Property Shared in Common, Easements, Homeowner's Associations and Legal		Yes	No
37. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?			X
38. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?			X
39. Are you aware of encroachments affecting the property?			X
40. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) _____ monthly _____ quarterly _____ annually Are there unpaid dues or assessments for the property? _____ YES _____ NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____			X
41. Are you aware of any zoning, building code or setback requirement violations?			X
42. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?			X
43. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?			X
44. Are you aware of any filed litigation or lawsuits directly or indirectly affecting property, including a foreclosure?			X
45. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) _____ monthly _____ quarterly _____ annually			X
46. Is the property located in a private utility district? Check applicable _____ Water _____ Garbage _____ Sewer _____ Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)			X
Miscellaneous		Yes	No
47. Are you aware of other defect(s) affecting the property not disclosed above?			X
48. Are you aware of any other fees or dues required on the property that you have not disclosed?			X

If you answered YES to any of the items on pages two and three, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property. _____

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? (circle one): YES **NO** If yes, how many? _____


2/26/19
 Seller's Signature _____ Date _____ Seller's Signature _____ Date _____

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature _____ Date _____ Purchaser's Signature _____ Date _____

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, OK 73105, or visit OREC's Web site www.orec.ok.gov.