

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 213 W. 20th St. Edmond OK

SELLER IS IS NOT X 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				X
Swimming Pool				X
Hot Tub/Spa				X
Water Heater ___ Electric <u>X</u> Gas ___ Solar	X			
Water Purifier				X
Water Softener ___ Leased ___ Owned				X
Sump Pump				X
Plumbing	X			
Whirlpool Tub				X
Sewer System <u>X</u> Public ___ Septic ___ Lagoon	X			
Air Conditioning System ___ Electric <u>X</u> Gas ___ Heat Pump	X			
Window Air Conditioner(s)				X
Attic Fan				X
Fireplaces				X
Heating System ___ Electric <u>X</u> Gas ___ Heat Pump	X			
Humidifier				X
Ceiling Fans	X			

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

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RB Seller's Initials _____

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 X

Flood and Water

Yes No

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

4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act? _____

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 ? number of layers, if known 1

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 (Continued on Page 3)

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 the existence of hazardous or regulated materials and other conditions having an environmental impact? _____

33. Are you aware of the 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 RB Seller's Initials _____

LOCATION OF SUBJECT PROPERTY _____

Environmental (Continued from Page 2)

- | | Yes | No |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 37. Are you aware of any wells located on the property? | | X |
| 38. Are you aware of any dams located on the property?
If yes, are you responsible for the maintenance of that dam? ____ YES ____ NO | | X |


Property Shared in Common, Easements, Homeowner's Associations and Legal

- | | Yes | No |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 39. 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 |
| 40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property? | | X |
| 41. Are you aware of encroachments affecting the property? | | X |
| 42. 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 |
| 43. Are you aware of any zoning, building code or setback requirement violations? | | X |
| 44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? | | X |
| 45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? | | X |
| 46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure? | | X |
| 47. 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 |
| 48. 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 |
| 49. Are you aware of other defect(s) affecting the property not disclosed above? | | X |
| 50. 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? _____

	<u>6-24-19</u>		
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
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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.

SQUARE FOOTAGE DISCLOSURE

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

Property Address: 213 W. Locust End OK

1. Licensee Measurement

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

<input type="checkbox"/> Standard/Methodology/Manner	<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:

<input type="checkbox"/> Source of Square Footage Information	<u>Date</u>	<u>Square Footage</u>
<input type="checkbox"/> Prior appraisal (Date of document)		
<input type="checkbox"/> Building plans (Date of document)		
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	<u>6-24-19</u>	<u>1,724</u>
<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] 6-24-19
Listing Licensee Date

The undersigned acknowledge receipt of this disclosure.

[Signature] 6-24-19
Seller Date

Seller Date

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) AB 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) AB 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) TDL 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>Sam Lippard</u> Seller	<u>6-24-19</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	<u>[Signature]</u> Purchaser	_____ Date
Troy D. Lippard			<u>6-24-19</u>
_____ Agent	_____ Date	<u>[Signature]</u> Agent	_____ Date

OKLAHOMA REAL ESTATE COMMISSION
This is a legally binding Contract; if not understood, seek advice from an attorney.
ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

Prior to entering into a Contract of Sale of Real Estate for the Property described as: _____,
the following items (as applicable) have been disclosed and/or delivered and hereby confirmed:

Buyer acknowledges and confirms that the Broker providing brokerage services to the Buyer has described and disclosed their duties and responsibilities to the Buyer prior to the Buyer signing this Contract.

- ☐ (Applicable for in-house transactions only) Buyer acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Buyer acknowledges receipt of Residential Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

- ☐ Buyer has received a Residential Property Condition Disclosure Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
☐ Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
☐ This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838.
☐ Disclosure not required under the Residential Property Condition Disclosure Act.

Buyer acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

- ☐ Buyer has signed the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form, which has been signed and dated by Seller and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled "Protect Your Family From Lead in Your Home."
☐ Property was constructed in 1978 or thereafter and is exempt from this disclosure.
☐ The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards.

Buyer acknowledges and confirms the above and further, Buyer acknowledges receipt of Estimate of Costs associated with this transaction and acknowledges that a Contract Information Booklet has been made available to the Buyer in print, or at www.orec.ok.gov.

Buyer Name (Printed): _____ Buyer Name (Printed): _____
Buyer Signature: _____ Buyer Signature: _____
Dated: _____ Dated: _____

Seller acknowledges and confirms that the Broker providing brokerage services to the Seller has described and disclosed their duties and responsibilities to the Seller prior to the Seller signing this Contract.

- ☐ (Applicable for in-house transactions only) Seller acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Seller further acknowledges receipt of Estimate of Costs associated with this transaction and that a Contract Information Booklet has been made available to the Seller in print, or at www.orec.ok.gov.

Seller Name (Printed): KEN BRUMFIELD Seller Name (Printed): _____
Seller Signature: [Signature] Seller Signature: _____
Dated: 6-24-19 Dated: _____

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
☒ Sales Agreement

- ☒ Listing Brokerage Agreement
☐ Exchange Agreement

- ☐ Option 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. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- 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. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

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. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

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 24 day of June, 2019.

(Print Name) KEN BRUMFIELD

(Signature) _____

(Print Name) Ken Brumfield

(Signature) _____