

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: 4613 Chisholm Creek Blvd OK, 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): Henry F Theilen Seller Name (Printed): Melinda Theilen
 Seller Signature: [Signature] Seller Signature: [Signature]
 Dated: 3-8-2020 Dated: 3-8-2020

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 4612 Chisholm Creek End of 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 ___ Electric <input checked="" type="checkbox"/> Gas ___ Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener ___ Leased <input checked="" 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 ___ Septic ___ Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric ___ Gas ___ 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 ___ Electric <input checked="" type="checkbox"/> Gas ___ 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 ___ Propane ___ Butane	<input checked="" type="checkbox"/>			
Propane Tank ___ Leased ___ 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 ___ Rent <input checked="" type="checkbox"/> Own <input checked="" 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 ___ Well ___ Private/Rural District	<input checked="" type="checkbox"/>			

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials NET Seller's Initials MT

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? <u>none</u>		
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?		X
5. Are you aware of any flood insurance requirements concerning the property?		X
6. Are you aware of any flood insurance on the property?		X
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading problems?		X
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"		X
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?		X
10. Are you aware of water seepage, leakage or other draining problems in any of the improvements on the property?		X

Additions/Alterations/Repairs

	Yes	No
11. Are you aware of any additions being made without required permits?		X
12. Are you aware of any previous foundation repairs?	X	
13. Are you aware of any alterations or repairs having been made to correct defects or problems?		X
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?		X
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	X	
16. Approximate age of roof covering, if known <u>12 yrs</u> number of layers, if known <u>1</u>		
17. Do you know of any current problems with the roof covering?		X
18. Are you aware of treatment for termite or wood-destroying organism infestation?		X
19. Are you aware of a termite bait system installed on the property?		X
20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____		X
21. Are you aware of any damage caused by termites or wood-destroying organisms?		X
22. Are you aware of major fire, tornado, hail, earthquake or wind damage?		X
23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		X
24. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?		X

Environmental (Continued on Page 3)

	Yes	No
25. Are you aware of the presence of asbestos?		X
26. Are you aware of the presence of radon gas?		X
27. Have you tested for radon gas?		X
28. Are you aware of the presence of lead-based paint?		✓
29. Have you tested for lead-based paint?		X
30. Are you aware of any underground storage tanks on the property?		X
31. Are you aware of the presence of a landfill on the property?		X
32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		X
33. Are you aware of the existence of prior manufacturing of methamphetamine?		X
34. Have you had the property inspected for mold?	X	
35. Are you aware of any remedial treatment for mold on the property?		X
36. Are you aware of any condition on the property that would impair the health or safety of the occupants?		X

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials HET Seller's Initials MT

SQUARE FOOTAGE DISCLOSURE

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

Property Address: 4613 Chisholm Creek

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"/>	<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:

<input type="checkbox"/>	<u>Source of Square Footage Information</u>	<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>1/786</u>	<u>1,786</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 Roder Timm 3-8-20
 Listing Licensee Date

The undersigned acknowledge receipt of this disclosure

[Signature] 3-8-2020 Melinda Shelden 3/8/2020
 Seller Date Seller Date

Buyer _____ Date _____ Buyer _____ Date _____