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.

"Defect"means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property, 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 1702 E Cypress Enid, OK 73701
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 (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/ Not Included	
Sprinkler System				K	
Swimming Pool				K	
Hot Tub/Spa				<i>k</i> -	
Water Heater ☐ Electric ☐ Gas ☐ Solar	K				
Water Purifier				X	
Water Softener ☐ Leased ☐ Owned				X	
Sump Pump	1			X	
Plumbing	X			1	
Whirlpool Tub				X.	
Sewer System ☑ Public ☐ Septic ☐ Lagoon	X				
Air Conditioning System	∞				
Window Air Conditioner(s)				X.	
Attic Fan		X			
Fireplaces	X				
Heating System ☐ Electric ☑Gas ☐ Heat Pump	X				
Humidifier				K	
Ceiling Fans	X				
Gas Supply ☑Public ☐ Propane ☐ Butane	X				
Propane Tank ☐ Leased ☐ Owned				X	
Electric Air Purifier				X	
Garage Door Opener				×	
Intercom				X	
Central Vacuum				x	
Security System ☐ Leased ☐ Owned ☐ Monitored ☐ Financed				X	

Intercom				X
Central Vacuum				X
Security System Leased Owned Monitored Financed				X
Buyer's Initials Buyer's Initials	Seller's Initi	als //	Seller's Init	tials
APPENDIX A RPCD STATEMENT (1-1-2024)		. ,	91	Page 1 of

Appliances/Systems/Services (Continued from Page 1)	Working	Not Working	Do Not Know if Working		e/ Not uded
Smoke Detectors	X				
Dishwasher	X				
Electrical Wiring	X				
Garbage Disposal	X				
Gas Grill				X	<u></u>
Vent Hood	X				
Microwave Oven	X				
Built-in Oven/Range	X				
Kitchen Stove	X				
Trash Compactor				K	
Solar Panels & Generators ☐ Leased ☐ Owned ☐ Financed				X	
Source of Household Water Public Well Private/Rural District	X				
Zoning and Historical		i plajenja			
1. Property is zoned: (Check One) ☑ residential ☐ commercial ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ no			agricultural		
2. Is the property designated as historical or located in a registered h					
		t ar historia	procession		
	istorical distric	t or historic	preservation		
overlay district? ☐ Yes ☑ No ☐ Unknown	ISTORICAL DISTRIC	at or historic	preservation	Yes	N
overlay district? ☐ Yes 赵 No ☐ Unknown Flood and Water	istorical distric	et or historic	preservation	Yes	N
overlay district?				Yes	
overlay district? ☐ Yes ☑ No ☐ Unknown Flood and Water 3. What is the flood zone status of the property?	the Oklahom			Yes	×
overlay district?	the Oklahom			Yes	X
overlay district?	the Oklahom	a Floodplair		Yes	X X X
overlay district? Yes No Unknown Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we e.g. "French Drains?"	the Oklahom property? storm run-off	a Floodplair , sewer back draining the	n kup, draining	Yes	X X X X
overlay district? Yes No Unknown Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we e.g. "French Drains?" 9. Are you aware of any occurrence of water in the heating and air contents.	the Oklahom property? storm run-off thich assist in	a Floodplair , sewer back draining the	kup, draining	Yes	×
overlay district? Yes No Unknown Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we e.g. "French Drains?" 9. Are you aware of any occurrence of water in the heating and air country?	the Oklahom property? storm run-off thich assist in	a Floodplair , sewer back draining the	kup, draining	Yes	X X X X
overlay district? Yes No Unknown Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we e.g. "French Drains?" 9. Are you aware of any occurrence of water in the heating and air control of the property? Additions/Alterations/Repairs (Continued on Page 3)	the Oklahom property? storm run-off thich assist in enditioning due ts in any of th	a Floodplair , sewer back draining the	kup, draining	Yes	X X X X
overlay district? ☐ Yes ☑ No ☐ Unknown Flood and Water 3. What is the flood zone status of the property?	the Oklahom property? storm run-off thich assist in enditioning due ts in any of th	a Floodplair , sewer back draining the	kup, draining		X
Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we.g. "French Drains?" 9. Are you aware of any occurrence of water in the heating and air content of the property? Additions/Alterations/Repairs (Continued on Page 3) 11. Are you aware of any additions being made without required permanagement of the property?	the Oklahom property? storm run-off thich assist in anditioning due ts in any of th	a Floodplair , sewer back draining the et system? e improvem	kup, draining		X X X X
Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we.g. "French Drains?" 9. Are you aware of any occurrence of water in the heating and air continued on the property? Additions/Alterations/Repairs (Continued on Page 3) 11. Are you aware of any additions being made without required permanents. Are you aware of any previous foundation repairs? 13. Are you aware of any alterations or repairs having been made to	the Oklahom property? storm run-off thich assist in onditioning due ts in any of th	a Floodplair , sewer back draining the ct system? e improvem	kup, draining property,		X
Flood and Water 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 Management Act? 5. Are you aware of any flood insurance requirements concerning the 6. Are you aware of any flood insurance on the property? 7. Are you aware of the property being damaged or affected by flood, or grading defects? 8. Are you aware of any surface or ground water drainage systems we.g. "French Drains?" 9. Are you aware of any occurrence of water in the heating and air content of the property? Additions/Alterations/Repairs (Continued on Page 3) 11. Are you aware of any additions being made without required permanagement of the property?	the Oklahom property? storm run-off thich assist in enditioning du ts in any of th nits? correct defect exterior walls,	a Floodplair , sewer back draining the et system? e improvem	kup, draining property,		X

APPENDIX A RPCD STATEMENT (1-1-2024)

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Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known number of layers, if known		
17. Do you know of any current defects 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? If yes, annual cost \$		X
20. Are you aware of any damage caused by termites or wood-destroying organisms?	X	
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?		X
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		×
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		X
Environmental	Yes	No
24. Are you aware of the presence of asbestos?		X
25. Are you aware of the presence of radon gas?		K
26. Have you tested for radon gas?		X
27. Are you aware of the presence of lead-based paint?		X
28. Have you tested for lead-based paint?		K
29. Are you aware of any underground storage tanks on the property?		X
30. Are you aware of the presence of a landfill on the property?		X
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		X
32. Are you aware of the existence of prior manufacturing of methamphetamine?		X
33. Have you had the property inspected for mold?		×
34. Are you aware of any remedial treatment for mold on the property?		+
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		メ
36. Are you aware of any wells located on the property?	X	
37. 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 (Continued on Page 4)	Yes	No
38. 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?		\times
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		X
40. Are you aware of encroachments affecting the property?		X
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ Special Assessment \$ Payable: (check one)		1
42. Are you aware of any zoning, building code or setback requirement violations?		X
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		X
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		X

LOCATION OF SUBJECT PROPERTY 1702 E Cypress Enid, OK 73701

Seller's Initials	Seller's Initials
	Page 2 of 4

Buyer's Initials _____ Buyer's Initials _____

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Pa	ge 3) Yes	No
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		X
46. 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		×
47. Is the property located in a private utility district? Check applicable		X
attach additional pages)		
Miscellaneous	Yes	N
48. Are you aware of other defect(s) affecting the property not disclosed above?		×
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required of the property that you have not disclosed?	n	×
Dy ORVIN		
THERE IS A WATER well used for watermy Lawn a sarden no pro.	some 74	411
		as cC
there is also abandoned well.		
There is also a bandoned well. On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prion contained above is true and accurate. Are there any additional pages attached to this disclosure? YES YES, how many?		
There is also a bandoned well. On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prion contained above is true and accurate. Are there any additional pages attached to this disclosure? YES ANO If yes, how many?		
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There is also a bandoned well. On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prion contained above is true and accurate. Are there any additional pages attached to this disclosure? YES ANO If yes, how many?	operty, the i	nforn
There is also a bandoned well. On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prior contained above is true and accurate. Are there any additional pages attached to this disclosure? YES NO If yes, how many? Seller's Signature Date Seller's Signature A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no	Date duty to indep of conditi rt. For speci	nform
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prion contained above is true and accurate. Are there any additional pages attached to this disclosure? YES NO If yes, how many?	Date duty to indep of conditi rt. For speci	oende
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SQUARE FOOTAGE DISCLOSURE

Property Addre	Measurement	Cypres		
			0	
	ng Licensee Has Has No wing standard, methodology or r		quare footage of the re	sidence according to the
	Standard/Methodology/Manner Exterior measurement	Date	e Measured	Square Footage
	fha ansi			
	Local standard			
	Other			
2. Other Sc	ource of Measurement:			
	ng Licensee Als Is Not prove(s) as indicated below:	iding information	n on square footage of t	he residence from another
	Source of Square Footage Inform		<u>Date</u>	Square Footage
	Prior appraisal (Date of docu Building plans (Date of docu		-	
	Assessor's office (Date obtaine	d)	8-29-24	1550
	Other			
	t is for the purpose of marketing			
If exact squa	are footage is a concern, the pr	operty should b	e independently meas	ured.
	eller are advised to verify this in			ent or investigation should
be completed	on or before the Inspection Ob	jection Deadline	of the contract.	
Ву	of life	8-29-	24	
Li	sting Licensee	Date	100	
The undersigned	d acknowledge receipt of this disclosu	re.		
/ 30	2 And a som			
Seller	Date	Seller		Date
	0			-
Posses	Flori	D		Dan
Buyer	Date	Buyer		Date

OKLAHOMA REAL ESTATE COMMISSION DISCLOSURE TO SELLER OF BROKERAGE DUTIES, **RESPONSIBILITIES AND SERVICES**

This notice may be part of or attached to	any of the following:	j :
☐ Option Agreement	☑ Listing Brokerage	e Agreement
☐ Contract of Sale of Real Estate	☐ Exchange Agreem	ement
		e Services to one or both parties shall describe and disclose in writing signing a contract to sell, purchase, option, or exchange real estate.
A Broker shall have the following duties and whether working with one party, or working w		h are mandatory and may not be abrogated or waived by a Broker,
 present timely all written offers inform, in writing, the party for whom expected to pay certain closing costs, keep the party for whom the Broker is timely account for all money and prop keep confidential information receive disclosed by a Broker without the conwriting by the party or prospective papublic or becomes public as the result confidential and shall be the only infor that a party or prospective part that a party or prospective part the motivating factors of the path information specifically designar disclose information pertaining to the comply with all requirements of the Oli. when working with one party or both palace for both parties. 	y a party to the transaction of a written form upon reand counteroffers. the Broker is providing brokerage service costs providing Brokerage Serty received by the Brod from a party or prosponsent of the party disclority disclosing the inform of actions from a source mation considered confly is willing to pay more of its willing to agree to firsty or prospective party ted as confidential by a Property as required by dahoma Real Estate Contaction, the service of the s	request of any party to a transaction; and ng Brokerage Services when an offer is made that the party will be sets and the approximate amount of the costs; Services informed regarding the transaction; roker; spective party confidential. The confidential information shall not be closing the information unless consent to the disclosure is granted in rmation, the disclosure is required by law, or the information is made ce other than the Broker. The following information shall be considered infidential in a transaction: e or accept less than what is being offered, financing terms that are different from those offered, by purchasing, selling, optioning or exchanging the property, and a party unless such information is public. by Residential Property Condition Disclosure Act; Code and all applicable statutes and rules; , the duties and responsibilities set forth in this section shall remain in
Statutes, Section 858-351 – 858-363) allow could occur when a Firm has contracted with property. If the prospective Buyer wants to n	s a real estate Firm to n a Seller to sell their pr nake an offer on the pro kerage Services to both	action. The Oklahoma broker relationships law (Title 59, Oklahoma or provide Brokerage Services to both parties to the transaction. This property and a prospective Buyer contacts that same Firm to see the roperty, the Firm must now provide a written notice to both the Buyer of parties to the transaction. The law states that there are mandatory reach party.
transaction, the Broker shall provide written of	lisclosure to the party fo on that the Broker will n	ovide fewer Brokerage Services than those required to complete a for whom the Broker is providing services. The disclosure shall include not provide and state that the Broker assisting the other party in the n any manner.
		e duties and responsibilities disclosed by the Broker shall be confirmed attached to the contract to purchase, option or exchange real estate.
I understand and acknowledge that I have	e received this notice	ce on $\frac{29}{}$ day of $\frac{9}{}$, $\frac{2024}{}$.
Seller's Printed Name <u>Curtis Howard</u>		Seller's Signature
Seller's Printed Name <u>Trecca Howard</u>		_ Seller's Signature

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

It is hereby confirmed that prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered:

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) Duyer 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 Guide has been made available to the Buyer in print, or at www.orec.ok.gov. Buyer/Tenant Signature: ______ Buyer/Tenant 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 Guide has been made available to the Seller in print, or at www.orec.ok.gov. Seller/Landlord Name (Printed): Curtis Howard Seller/Landlord Signature: Selfer/Landlord Signature: 59 24 Dated:_____