#### **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 disclosed their duties and responsibilities to the Buyer prior to the Buyer	e services to the Buyer has described and ver signing this Contract.		
(Applicable for in-house transactions only) Buyer acknowledge both Parties to the transaction prior to the Parties signing this (	es and confirms that the broker is providing brokerage services to 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:			
<ul> <li>Buyer has received a Residential Property Condition Disclosure Star days of receipt.</li> </ul>	tement Form (completed and signed by the Seller) and dated within 180		
Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.			
$\hfill\square$ This transaction is exempt from disclosure requirements pursuant to	Title 60, O.S., Section 838.		
$\hfill \square$ Disclosure not required under the Residential Property Condition Dis	sclosure 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 the	nis disclosure.		
$\square$ 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 Name (Printed):	Buyer/Tenant Name (Printed):		
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): Bonny Michael	Seller/Landlord Name (Printed):		
Seller/Landlord Signature: Sylly Library  Dated: 8/76/24	Dated:		

## SQUARE FOOTAGE DISCLOSURE

1 Liannana Mr.	and the same and		
1. Licensee Me	asurement		
	icensee 🗌 Has 🖾 Has Not me g standard, methodology or mann	asured the square footage of the	residence according to the
	dard/Methodology/Manner	Date Measured	Square Footage
Exte	erior measurement		
FAD			
ANS	31		
☐ Cithe	al standard		
L Ome	ar		
2. Other Source	ce of Measurement:		
	-X-V		
		g information on square footage of	of the residence from another
source(s)	as indicated below;		
Sour	rce of Square Footage Informatio	n Date	Square Footage
	r appraisal (Date of documen		
	ding plans (Date of documen	t)	
	essor's office (Date obtained)	8/26/24	1,437
	essor's office (Date obtained)	8/26/24	1,437
☑ Asse	essor's office (Date obtained)		
	essor's office (Date obtained) or for the purpose of marketing, ma	y not be exact and is <u>not</u> for loan	, valuation or other purpose.
☐ Othe  Measurement is	essor's office (Date obtained) or for the purpose of marketing, ma		, valuation or other purpose.
☐ Other  Measurement is  If exact square	essor's office (Date obtained) er for the purpose of marketing, ma footage is a concern, the prope	y not be exact and is <u>not</u> for loan	n, valuation or other purpose.
☐ Asset ☐ Othe  Measurement is If exact square  Buyer and Seller	essor's office (Date obtained) er for the purpose of marketing, ma footage is a concern, the prope	y not be exact and is not for loan rty should be independently mentation. Any independent measure	n, valuation or other purpose.
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Asset  Other  Measurement is If exact square  Buyer and Seller be completed on	for the purpose of marketing, marketing is a concern, the proper are advised to verify this inform or before the Inspection Objection	y not be exact and is not for loan rty should be independently mentation. Any independent measure	n, valuation or other purpose.
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Asset    Other   Measurement is     If exact square     Buyer and Seller     be completed on     By	for the purpose of marketing, marketing is a concern, the proper are advised to verify this inform or before the impection Objection Chicago	y not be exact and is not for loan rty should be independently mentation. Any independent measure	n, valuation or other purpose.

# APPENDIX B. RESID! TIAL PROPERTY CONDITION DIS AIMER STATEMENT FORM

Seller instructions: Oklahoma Law (the "Residential Property Condition Disclosure Act," 60, O.S. Section 831 et. seq., effective July 1, 1995) requires a seller of 1 and 2 residential dwelling units to deliver, or cause to be delivered, a disclaimer statement to a purchaser as soon as practicable, but in any event before acceptance of an offer to purchase if you, the seller: 1) have never occupied the property and make no disclosures concerning the condition of the property; and 2) have no actual knowledge of any defect concerning the property.

If, however, you occupied the property or know of a defect in regard to the property, you must complete and deliver, or cause to be delivered, a "Residential Property Condition Disclosure Statement" to the purchaser.

Also, if you become aware of a defect <u>after</u> delivery of this disclaimer statement to a purchaser, but before you accept an offer to purchase, you must complete and deliver, or cause to be delivered, a "Residential Property Condition Disclosure Statement" to a purchaser.

Completion of this form by you may not be more than 180 days prior to the date this form is received by a purchaser.

Note: If this disclaimer statement is delivered to a purchaser after an offer to purchase has been made by the purchaser, the offer to purchase shall be accepted by you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase.

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.

(For more information on the requirements of the law, please refer to the Residential Property Condition

Seller's Disclaimer Statement

The undersigned seller states that seller has never occupied the property located at

1112 2 Grand Ave Cherokee OK 73703, Oklahoma; makes no disclosures concerning the condition of the property; AND has no actual knowledge of any defect.

Seller's Signature Date

Purchaser's Acknowledgment

The purchaser shall sign and date this acknowledgment. The purchaser is urged to carefully inspect the subject property and, if desired, to have the property inspected by an expert. The purchaser acknowledges that purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase you make on the property identified above.

Purchaser's Signature	Date	Purchaser's Signature	Date

Note to seller and purchaser: A real estate licensee has no duty to the seller or 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 this disclaimer statement.

The disclosure and disclaimer statement forms and the Residential Property Condition Disclosure Information Pamphlet are made available by the Oklahoma Real Estate Commission, 1915 N. Stiles Ave., Suite 200 (Denver N. Davison Building), Oklahoma City, Oklahoma 73105-4919. Visit the Commission's web site: www.orec.ok.gov

OREC (07-2014)

### 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:		
☐ Option Agreement	Listing Brokerage	Agreement	
☐ Contract of Sale of Real Estate	☐ Exchange Agreeme	ent  ☐ Other	
		ervices to one or both parties shall describe and c ning a contract to sell, purchase, option, or excha	
A Broker shall have the following duties and whether working with one party, or working w		are mandatory and may not be abrogated or wai	ved by a Broker,
3. present timely all written offers c. inform, in writing, the party for whom expected to pay certain closing costs, d. keep the party for whom the Broker is e. timely account for all money and prop f. keep confidential information receive disclosed by a Broker without the corwriting by the party or prospective party confidential and shall be the only infor 1. that a party or prospective party 2. that a party or prospective party 3. the motivating factors of the party information specifically designary disclose information pertaining to the shall be the only with all requirements of the Oli. when working with one party or both palace for both parties.	y a party to the transaction teroffers; of a written form upon requand counteroffers. In the Broker is providing brokerage service costs a providing Brokerage Serty received by the Broker of the party disclosing the information considered confictions from a source of the party disclosing the information considered confictions from a source of the party disclosing the information considered confictions from a source of the party disclosing the information considered confictions from a source of the party of	puest of any party to a transaction; and  Brokerage Services when an offer is made that and the approximate amount of the costs; rvices informed regarding the transaction; ser; ective party confidential. The confidential information unless consent to the disclostation, the disclosure is required by law, or the infoother than the Broker. The following information shadential in a transaction:  It accept less than what is being offered, ancing terms that are different from those offered, purchasing, selling, optioning or exchanging the property unless such information is public.  Residential Property Condition Disclosure Act; the and all applicable statutes and rules; the duties and responsibilities set forth in this section.	ntion shall not be sure is granted in ormation is made all be considered operty, and
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 p h a Seller to sell their pro nake an offer on the prop skerage Services to both	ion. The Oklahoma broker relationships law (Tit rovide Brokerage Services to both parties to the operty and a prospective Buyer contacts that samperty, the Firm must now provide a written notice parties to the transaction. The law states that the ach party.	transaction. This e Firm to see the to both the Buyer
transaction, the Broker shall provide written of	lisclosure to the party for on that the Broker will no	te fewer Brokerage Services than those require whom the Broker is providing services. The disclost provide and state that the Broker assisting the ny manner.	sure shall include
in writing by each party in a separate provision	on, incorporated in or atta	luties and responsibilities disclosed by the Broker sached to the contract to purchase, option or exchange	ange real estate.
		on 16 day of August	
Seller's Printed Name Bonny Mic	choe) :	Seller's Signature 5 1 Mm	hal
Seller's Printed Name	;	Seller's Signature	

#### 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.

	operty dress:	1112 3 Grand Ave Ch	nerokeeOK 73728		
Seller's Disclosure					
(a)	Presence	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).			
(b)			-based paint and/or lead-based paint hazar	ds in the housing.	
(U)	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)X	Seller has no reports or records hazards in the housing.	pertaining to lead-based paint and/or lead	l-based paint	
Put	rchaser's	Acknowledgment (initial)			
(c)		Purchaser has received copies o	f all information listed above.		
(d)		Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.			
(e)	(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.				
Age	ent's Ackr	owledgment (initial)			
(f)	LW	Agent has informed the seller of aware of his/her responsibility to	f the seller's obligations under 42 U.S.C. 48 o ensure compliance.	352d and is	
Cer	tification	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.					
13	ngt	Makael 8/26/2	Ч		
Sell	er /	// Date	Seller	Date	
Pur	chaser	Date 8 / 16 / 144	Purchaser	Date	
Age	Agent Agent Date				