

SQUARE FOOTAGE DISCLOSURE

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

Property Address: 210 FRIEDMAN AVE., LOYAL

1. Licensee Measurement

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

| Standard/Methodology/Manner | Date Measured | Square Footage |
|---|---------------|----------------|
| <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:

| Source of Square Footage Information | Date | Square Footage |
|---|--------|----------------------|
| <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) | 8-6-25 | 2031 ft ² |
| <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 CHRIS CAMERON
Listing Licensee Date

Signed by:
Thao Eberhardt, Jr.
90109F5062D546E...

The undersigned acknowledge receipt of this disclosure.

Signed by:
Michael Eberhardt
Seller 2100AB7FB0EC43C... 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).

Initial Initial
 TEJ ME (ii) 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).

Initial Initial
 TEJ ME (ii) 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.

Signed by:

Michael Ehrhardt

2100AB7FB0EC43C...

Signed by:

Theo Ehrhardt, Jr.

| | | | |
|-----------------|------|---------------|------|
| Seller | Date | Seller | Date |
| Purchaser | Date | Purchaser | Date |
| Troy D. Lippard | | CHRIS CAMERON | |
| Agent | Date | Agent | Date |

APPENDIX B. RESIDENTIAL PROPERTY CONDITION DISCLAIMER 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 after 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 Disclosure Information Pamphlet.)

Seller's Disclaimer Statement

The undersigned seller states that seller has never occupied the property located at 210 FRIEDMAN AVE., LOTAL, Oklahoma; makes no disclosures concerning the condition of the property; AND has no actual knowledge of any defect.

Seller's Signature

Date

Signed by:

Thos Eberhardt, Jr.

Seller's Signature

Date

Purchaser's Acknowledgment

Signed by:

Michael Eberhardt

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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

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 210 FRIEDMAN AVE., LOYAL

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 (Continued on Page 2) | Working | Not Working | Do Not Know if Working | None/ Not Included |
|---|---------|-------------|------------------------|--------------------|
| Sprinkler System | | | | ✓ |
| Swimming Pool | | | | ✓ |
| Hot Tub/Spa | | | | ✓ |
| Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <u>PROPANE</u> | ✓ | | | |
| Water Purifier <u>RO SYSTEM</u> | ✓ | | | |
| Water Softener <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned <u>RO SYSTEM</u> | ✓ | | | |
| Sump Pump | | | | ✓ |
| Plumbing | ✓ | | | |
| Whirlpool Tub | | | | ✓ |
| Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon | ✓ | | | |
| Air Conditioning System <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump | ✓ | | | |
| Window Air Conditioner(s) | | | | ✓ |
| Attic Fan | | | | |
| Fireplaces | ✓ | | | |
| Heating System <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump | ✓ | | | |
| Humidifier | | | | ✓ |
| Ceiling Fans | ✓ | | | |
| Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane <u>ONG</u> | ✓ | | | |
| Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned | | | | |
| Electric Air Purifier | | | | ✓ |
| Garage Door Opener | ✓ | | | |
| Intercom | | | | ✓ |
| Central Vacuum | | | | ✓ |
| Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed | | | | ✓ |

Buyer's Initials Buyer's Initials

Seller's Initials Seller's Initials ME

LOCATION OF SUBJECT PROPERTY 210 FRIEDMAN AVE., LOYAL

| Appliances/Systems/Services (Continued from Page 1) | Working | Not Working | Do Not Know If Working | None/ Not Included |
|--|---------|-------------|------------------------|--------------------|
| Smoke Detectors | ✓ | | | |
| Dishwasher | ✓ | | | |
| Electrical Wiring | ✓ | | | |
| Garbage Disposal | | | | ✓ |
| Gas Grill | | | | |
| Vent Hood | ✓ | | | |
| Microwave Oven | | | | ✓ |
| Built-in Oven/Range | ✓ | | | |
| Kitchen Stove | ✓ | | | |
| Trash Compactor | | | | ✓ |
| Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed | | | | ✓ |
| Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District | | | | |

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.MAIN ST. SOUTH IS FLOOD

| | | |
|---|---|----------------------|
| Zoning and Historical | | |
| 1. Property is zoned: (Check One) <input checked="" type="checkbox"/> residential <input type="checkbox"/> commercial <input type="checkbox"/> historical <input type="checkbox"/> office <input type="checkbox"/> agricultural <input type="checkbox"/> industrial <input type="checkbox"/> urban conservation <input type="checkbox"/> other <input type="checkbox"/> unknown <input type="checkbox"/> no zoning classification | | |
| 2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown | | |
| Flood and Water | | Yes No |
| 3. What is the flood zone status of the property? <u>IN FLOOD</u> | | |
| 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? <u>NONE</u> | | ✓ |
| 7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects? | | ✓ |
| 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 defects in any of the improvements on the property? | | ✓ |
| Additions/Alterations/Repairs (Continued on Page 3) | | 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? | | ✓ |
| 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? <u>SUMMER OF 2024</u> | ✓ | |

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____ Seller's Initials ME

LOCATION OF SUBJECT PROPERTY 210 FRIEDMAN AVE., LOYAL

| Additions/Alterations/Repairs (Continued from Page 2) | | Yes | No |
|--|--|-----|----|
| 16. Approximate age of roof covering, if known <u>2024</u> number of layers, if known <u>1</u> | | | |
| 17. Do you know of any current defects 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? If yes, annual cost \$ _____ | | | ✓ |
| 20. Are you aware of any damage caused by termites or wood-destroying organisms? | | | ✓ |
| 21. Are you aware of major fire, tornado, hail, earthquake or wind damage? | | | ✓ |
| 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? | | | ✓ |
| Environmental | | Yes | No |
| 24. Are you aware of the presence of asbestos? | | | ✓ |
| 25. Are you aware of the presence of radon gas? | | | ✓ |
| 26. Have you tested for radon gas? | | | ✓ |
| 27. Are you aware of the presence of lead-based paint? | | | ✓ |
| 28. Have you tested for lead-based paint? | | | ✓ |
| 29. Are you aware of any underground storage tanks on the property? | | | ✓ |
| 30. Are you aware of the presence of a landfill on the property? | | | ✓ |
| 31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact? | | | ✓ |
| 32. Are you aware of the existence of prior manufacturing of methamphetamine? | | | ✓ |
| 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? | | | ✓ |
| 36. Are you aware of any wells located on the property? | | | ✓ |
| 37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | ✓ |
| 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? | | | ✓ |
| 39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property? | | | ✓ |
| 40. Are you aware of encroachments affecting the property? | | | ✓ |
| 41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____ | | | ✓ |
| 42. Are you aware of any zoning, building code or setback requirement violations? | | | ✓ |
| 43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? | | | ✓ |
| 44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? | | | ✓ |

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____ Seller's Initials _____

Initial

ME

LOCATION OF SUBJECT PROPERTY 210 FRIEDMAN AVE., LOYAL

| Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 3) | Yes | No |
|--|------------|-----------|
| 45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure? | | ✓ |
| 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually | | ✓ |
| 47. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages) | | ✓ |
| Miscellaneous | Yes | No |
| 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 on the property that you have not disclosed? | | ✓ |

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

ANSWERED BY THEO JR & SHERYL

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? ☐ YES ☐ NO If yes, how many? _____

Signed by:

Michael Ehrhardt
2100AB7FB0EC43C...

Signed by:

Theo Ehrhardt, Jr.

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 www.orec.ok.gov.

Initial

TEJ

Initial

ME

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____ Seller's Initials _____