

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 28 day of January, 2026.

(Print Name) Gary Scheffler

(Signature) Gary Scheffler

(Print Name) Laura Scheffler

(Signature) Laura Scheffler

OKLAHOMA REAL ESTATE COMMISSION

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.) 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 48601 S. CR 266 Ringwood, OK. 73768

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 <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input 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 type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> 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 <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump <u>wood/solar</u>	<input checked="" type="checkbox"/>			
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans				<input checked="" type="checkbox"/>
Gas Supply <input type="checkbox"/> Public <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Butane				<input checked="" type="checkbox"/>
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>

Buyer's Initials _____

Seller's Initials jj ds

Initials are for acknowledgment purposes only

Appliances/Systems/Services	(Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier					X
Garage Door Opener					X
Intercom					X
Central Vacuum					X
Security System	<input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed				X
Smoke Detectors					X
Fire Suppression System	Date of Last Inspection _____				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
Built-In Icemaker					X
Solar Panels & Generators	<input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Financed	X			
Source of Household Water	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	X			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, 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 no zoning classification

2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? Yes No Unknown

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 defects?		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 defects in any of the improvements on the property?		X

Buyer's Initials _____

Seller's Initials BS

Initials are for acknowledgment purposes only

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?		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>2022 + 2015</u> number of layers, if known <u>1</u>		
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?		X
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?		X
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?		X
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?		X
34. Are you aware of any remedial treatment for mold on the property?		X
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		X
36. Are you aware of any wells located on the property? <u>water well</u>	X	X
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 checked="" type="checkbox"/> No		X

Property Shared in Common, Easements, Homeowner's Associations and Legal	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?		X
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?		
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 _____		X
42. Are you aware of any zoning, building code or setback/requirement violations?		X

Buyer's Initials _____ Seller's Initials AS Initials are for acknowledgment purposes only

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)		Yes	No
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
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) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually			X
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)			X
Miscellaneous		Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?			X
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?			X

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.

3b - water well 25 ft deep

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? _____


Seller's Signature

1/28/26
Date


Seller's Signature

1/28/26
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

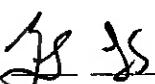
Date

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.

Buyer's Initials _____

Seller's Initials 

Initials are for acknowledgment purposes only

SQUARE FOOTAGE DISCLOSURE

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

Property Address: 48601 S. CR 266 Ringwood, OK.

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 checked="" type="checkbox"/> FPIA		
<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)		
<input checked="" type="checkbox"/> Other <u>seller measured</u>	<u>1/28/26</u>	<u>992</u>

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

Listing Licensee

1/28/26

Date

The undersigned acknowledge receipt of this disclosure.

Seller

Date

Seller

Date

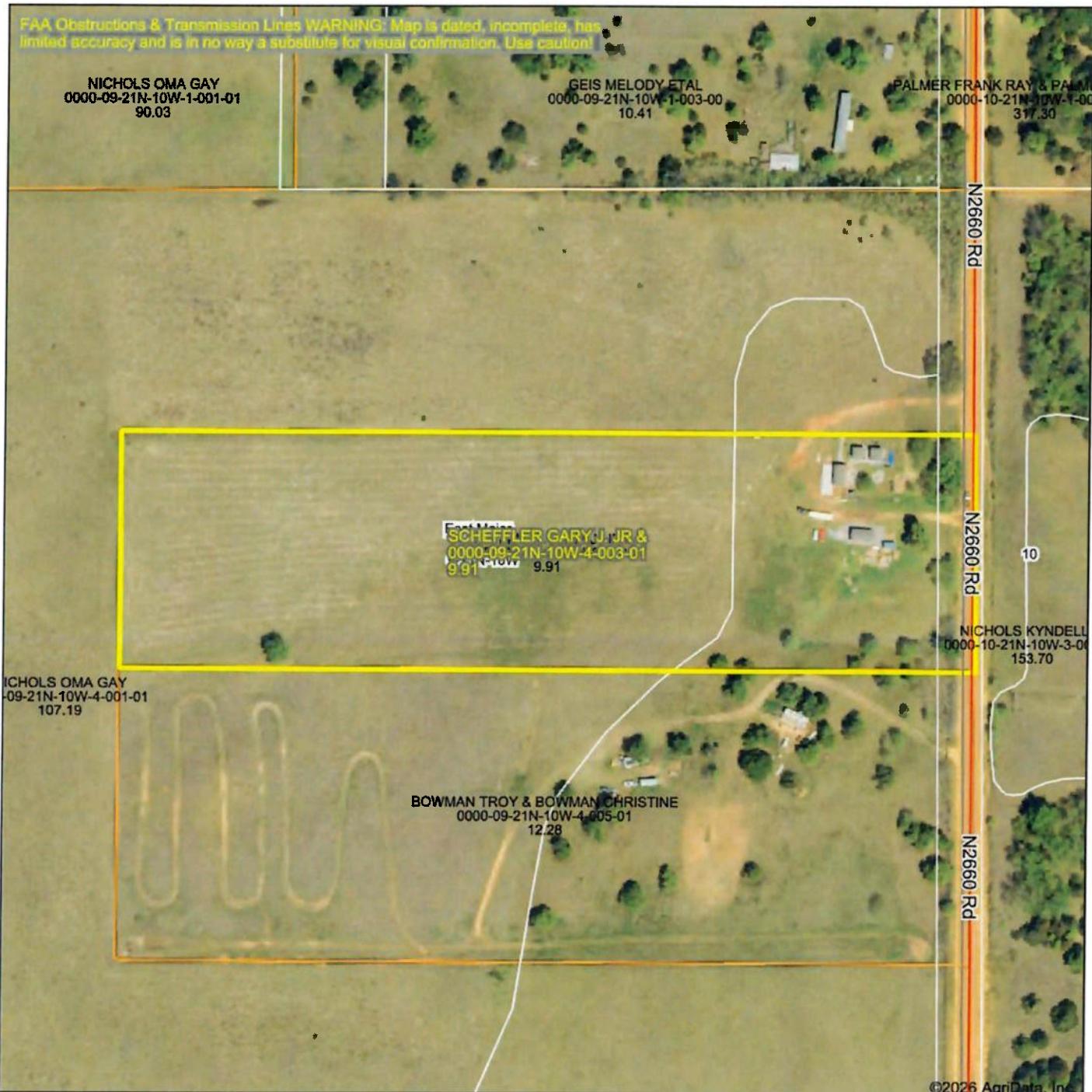
Buyer

Date

Buyer

Date

Aerial Map



LRA LIPPARD
REAL ESTATE AND AUCTION

Maps Provided By
 surety[®]
CUSTOMIZED ONLINE MAPPING
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Map Center: 36° 18' 36.04, -98° 16' 4.11

0ft 225ft 451ft

9-21N-10W
Major County
Oklahoma



1/15/2026

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA