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 | 2031 | High Hill | | |
|---------------------------------|--------------|-----------|----|-------|
| | McAlester | | OK | 74501 |
| SELLER IS IS NOT _X OCCUPYING T | HE SUBJECT P | ROPERTY. | | |

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 | | | | X | |
| Swimming Pool | | | | × | |
| Hot Tub/Spa | | | | X | |
| Water Heater | V | | | | |
| Water Purifier | | | | X | |
| Water Softener ☐ Leased ☐ Owned | | | | V | |
| Sump Pump | | | † | X | |
| Plumbing | X | | | | |
| Whirlpool Tub | | | | X | |
| Sewer System Public Septic Lagoon New acrobic 202 | 5 X | | | | |
| Air Conditioning System Electric Gas Heat Pump | | | | | |
| Window Air Conditioner(s) in loft | X | | | | |
| Attic Fan | X | | | *************************************** | |
| Fireplaces | X | | | | |
| Heating System | X | | † † | | |
| Humidifier | | | | X | |
| Ceiling Fans | | | | X | |
| Gas Supply ☐ Public ☐ Propane ☐ Butane | | | | | |
| Propane Tank Leased Downed | | | | *************************************** | |
| Electric Air Purifier | | | | X | |
| Garage Door Opener | X | | | | |
| Intercom | | | | × | |
| Central Vacuum | | | X | | |
| Security System ☐ Leased ☐ Owned ☐ Monitored ☐ Financed | | • | 1 | V | |

| uyer's Initials | Buyer's Initials | Seller's Initials 🔣 | Seller's Initials |
|-------------------------|------------------|---------------------|-------------------|
| DDENDIV A DDCD CTATEMEN | T (4 4 0004) | | |

1111

В

| LOCATION OF SUBJECT PROPERTY 2031 High | Hill | | | | |
|--|--|--|--|----------|----------------------------------|
| McAlester | | OK | 74: | 501 | |
| Appliances/Systems/Services (Continued from Page 1) | Working | Not Working | Do Not Know | | ne/ Not |
| Smoke Detectors | | Working | X | 1110 | Judea |
| Dishwasher | | | | + | - |
| Electrical Wiring | 1 2 | | | + | |
| Garbage Disposal | X | | | + | |
| Gas Grill | | | † | × | 9 |
| Vent Hood | 1 | | † | | |
| Microwave Oven | 1. | | | × | |
| Built-in Oven/Range | | | | | |
| Kitchen Stove | X | | | / | |
| Trash Compactor | | | | + | |
| Solar Panels & Generators ☐ Leased ☐ Owned ☐ Financed | | | | | |
| Source of Household Water Public Well Private/Rural District | | | | | |
| | | | | | |
| Zoning and Historical | | | | | _ |
| | | | | Vac | N |
| 1. Property is zoned: (Check One) ☐ residential ☐ commercial ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ no | historical D | office 🗖 aç | gricultural | Yes | No |
| Property is zoned: (Check One) ☐ residential ☐ commercial ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ no Is the property designated as historical or located in a registered reverlay district? ☐ Yes ☒ No ☐ Jnknown | zoning classifi | cation | | Yes | No |
| ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ no Is the property designated as historical or located in a registered hoverlay district? ☐ Yes ☐ No ☐ Jnknown | zoning classifi | cation | | | |
| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes ☑ No ☐ Jnknown Flood and Water 3. What is the flood zone status of the property? ☐ Not in floor | zoning classifi | cation t | | Yes | No |
| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes □ No □ Jnknown Flood and Water 3. What is the flood zone status of the property? □ No+ in flood. | zoning classifi | cation t | | | |
| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes ☒ No ☐ Jnknown Flood and Water 3. What is the flood zone status of the property? ☐ No+ in flood 4. Are you aware if the property is located in a floodway as defined in Management Act? | o zoning classifi historical district oxal Plain hi the Oklahoma | cation t | | | No |
| ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ nother ☐ unknown ☐ nother ☐ unknown 2. Is the property designated as historical or located in a registered hoverlay district? ☐ Yes ☐ No ☐ Jnknown Flood and Water 3. What is the flood zone status of the property? ☐ Nother flood in floodway as defined in Management Act? 5. Are you aware of any flood insurance requirements concerning the | o zoning classifi historical district oxal Plain hi the Oklahoma | cation t | | | No X |
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| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes ☒ No □ Jnknown Flood and Water 3. What is the flood zone status of the property? □ No | e property? | cation to rhistoric particular for historic particular | up, draining | Yes | No X |
| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes ☒ No ☐ Jnknown Flood and Water 3. What is the flood zone status of the property? ☐ No+ in flood 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 flood. 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?" | e property? Attorney of the Oklahoma Attor | cation to rhistoric particles from the particles fr | up, draining | Yes | No X |
| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes □ No □ Jnknown Flood and Water 3. What is the flood zone status of the property? □ No | a zoning classification istorical distriction istorical distriction is property? The Oklahoma is property? Thich assist in deponditioning ductioning duc | t or historic particles of the particles | up, draining property, | Yes | No X |
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| □ industrial □ urban conservation □ other □ unknown □ nother □ verlay district? □ Yes □ No □ Jnknown □ nother □ Nother □ Yes □ No □ Jnknown □ nother □ | a zoning classification istorical distriction istorical distriction is property? The Oklahoma is property? Thich assist in districtioning ductioning duction in the original is in any of the interest in the interest in any of the interest in the interest interest in the interest interest in the interest interest in the interest i | t or historic particles of the particles | up, draining property, | Yes | No X X X No |
| Lindustrial Lurban conservation other Lunknown no 2. Is the property designated as historical or located in a registered hoverlay district? Yes No Junknown Flood and Water 3. What is the flood zone status of the property? Nothin flood. 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 contour you aware of any occurrence of water in the heating and air contour you aware of water seepage, leakage or other draining defect property? Additions/Alterations/Repairs (Continued on Page 3) 11. Are you aware of any additions being made without required permits. | a zoning classification istorical distriction istorical distriction is property? The Oklahoma is property? Thich assist in districtioning ductioning duction in the original is in any of the interest in the interest in any of the interest in the interest interest in the interest interest in the interest interest in the interest i | t or historic particles of the particles | up, draining property, | Yes | No X X X No X |
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| □ industrial □ urban conservation □ other □ unknown □ no 2. Is the property designated as historical or located in a registered hoverlay district? □ Yes ☒ No □ Jnknown Flood and Water 3. What is the flood zone status of the property? □ No+ in flood in Management Act? 5. 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 flood in 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 countered to the property of the pr | a zoning classification istorical distriction istorical distriction istorical distriction is the Oklahoma property? The Oklahoma property? Thich assist in distriction in any of the interior walls contact the correct defects and interior walls contact in any of the interior wall and i | sewer backuraining the particular improvements. | up, draining property, | Yes | No X X X No X |

Page 2 of 4
TRANSACTIONS
TransactionDesk Edition

| McAlester OK 74: | 501 | |
|---|--|-----|
| Additions/Alterations/Repairs (Continued from Page 2) | | TNI |
| 16. Approximate age of roof covering, if known 2012 number of layers, if known | Yes | No |
| 17. Do you know of any current defects with the roof covering? | | TV |
| 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? | + | × |
| Environmental | Yes | No |
| 24. Are you aware of the presence of asbestos? | 103 | 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? | +- | Ŷ |
| 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? | | |
| 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? | 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? | | X |
| 41. Are you aware of a mandatory homeowner's association? Amount of dues \$ Special Assessment \$ Payable: (check one) | | X |
| 42. Are you aware of any zoning, building code or setback requirement violations? | | V |
| 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 |

2031

High Hill

Seller's Initials _____

LOCATION OF SUBJECT PROPERTY _

| 18. Are you aware of other defect(s) affecting the property not disclosed above? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. After 25 to be it allowed and because of the subject property. 19. After 25 to be it allowed and basemat cleaned, skylic eached, was fixed in cellury repaired. 19. French datains in front of home and allowed the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informance of the property and have no duty to independently and the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informance of the property and have no duty to independently and the seller of the property and have no duty to independently if the accuracy or completeness of any statement made by the Seller on this statement are not a warranty of condition. The chaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, front and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to chase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date c | 45. Are you aware of any foreclosure? 46. Is the property located If yes, amount of feet Payable: (check one) 47. Is the property located Check applicable If other, explain Initial membership feet attach additional page Miscellaneous 48. Are you aware of other | d in a fire district which Description of lawsu d in a fire district which Paid to verified properties d in a private utility dist Water | meowner's Associatis directly or indirectly or indirectly or indirectly requires payment? | ations and Legal (Continently affecting the property Hill Voluntar Fire do | ued from Page 3) , including a | | 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? 47. Is the property located in a fire district which requires payment? 48. Is the property located in a fire district which requires payment? 49. If yes, amount of fee \$ \frac{70}{20}\$ Paid to Whom Manually 40. Is the property located in a private utility district? Check applicable Water Gerbage Sewer Other 41. Is the property located in a private utility district? Check applicable Water Gerbage Sewer Other 42. If other, explain Initial membership fee \$ | 45. Are you aware of any foreclosure? 46. Is the property located If yes, amount of fee any able: (check one) 47. Is the property located Check applicable If other, explain Initial membership fee attach additional page Miscellaneous 48. Are you aware of other | d in a fire district which Description of lawsu d in a fire district which Paid to verified properties d in a private utility dist Water | requires payment? Whom High annually crict? | tly affecting the property | , including a | Yes | X |
| Ac St the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom High Hill Valunce For dept Payable: (check one) monthly quarterly Dannually | 46. Is the property located If yes, amount of fee Spayable: (check one) 47. Is the property located Check applicable If other, explain Initial membership fee attach additional page Miscellaneous 48. Are you aware of other | d in a fire district which | requires payment? Whom High riterly annually | Hill Volunter Fire de | | | X |
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| 47. Is the property located in a private utility district? Check applicable Water Garbage Sewer Other If other, explain Initial membership fee \$ | 47. Is the property located Check applicable If other, explain Initial membership fee attach additional page Miscellaneous 48. Are you aware of other | d in a private utility dist I Water □ Garbage | rict? | 30r | | | |
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| 18. Are you aware of other defect(s) affecting the property not disclosed above? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. All the with hose pages with you are paged on the put in the feet of the property. 19. All the put in the feet of the property, the information on the property of the property, the information on the property of the property of the property, the information of the property and has no duty to independent in the date this form is signature. 19. All the property inspects of the property, and, if desired, to have the property inspect of the property of the property and in desired, to have the property inspect of the property. For specific uses the property in the date that the disclosures given by the Seller on this statement are not a warranty of condition. The chase is urged to carefully inspect the property, and, if desired, to have the property inspect of by a licensed expert. For specific uses the property inspects the property, and, if desired, to have the property inspect of by a licensed expert. For specific uses the property inspect of the scale property inspect of the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date complet | | | | | | Voc | No |
| 19. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 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 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 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 you answered YES to any of the subject property. HI - With hosement venodel 50 galln tank put in After 25 yer it colleged on the page of the page of the page of the property. Tank how how been capped and basemat cleaned, skyleaded was fixed in Cellung repaired. #8 French datains in front of home and it was fixed in Cellung repaired. #8 French datains in front of home and it was fixed in Cellung repaired. #8 French datains in front of home and it was fixed in Cellung repaired. #8 French datains in front of home and it was fixed in the property, the informant on contained above is true and accurate. If the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informant contained above is true and accurate. If there any additional pages attached to this disclosure? If YES NO If yes, how many? All of the property and has no duty to independent in the first signature page attached to the first signature page attached to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific use to chase or the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed the Seller. | | er defect(s) affecting the | e property not disclo | sed above? | | res | INO V |
| HIT - With basement venade 50 galls tank put in After 25 you it colleged and basement cleaned, skyleaded basement. Tank has now been capped and basement cleaned, skyleaded basement. Tank has now been capped and basement cleaned, skyleaded basement. Tank has now been capped and basement cleaned, skyleaded basement. Front of home and provided the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informant contained above is true and accurate. The seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informant contained above is true and accurate. The seller's Signature and accurate the property of the Seller of the Seller of the property and has no duty to independently if the accuracy or completeness of any statement made by the Seller on this statement are not a warranty of condition. The chaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses trictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that chase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed the Seller. | the property that you h | other fees, leases, lier | | | required on | | X |
| Date Seller's Signature Date Seller's Signature Date Seller's Signature Date Seller's Signature Date Date Seller's Signature Date Date Date Seller's Signature Date Date Seller's Signature Date Date Seller's Signature Date Date Date Date Date Date Date Date Seller's Signature Date | Cooled basement Called, was fixed inveway. #15 - Roof New alchic system on the date this form is signed on contained above is true ar | replaced \$37. replac | previous well ised on seller's CURR | rench drains in S now capped, : | mat cheane froat of hom #39. Fences GE of the property, | d. s | ud, |
| e Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The chaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses trictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to chase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed the Seller. | eller's Signature | upe | • | er's Signature | Date | | |
| chaser's Signature Date Purchaser's Signature Date | ne Purchaser understands urchaser is urged to carefully strictions and flood zone state Purchaser has read and re | that the disclosures ginspect the property, and tus, contact the local planceived a signed copy of | iven by the Seller on if desired, to have the uning, zoning and/or enthis statement. This could be statement. | n this statement are not a property inspected by a lice | a warranty of cor ensed expert. For <u>s</u> Purchaser acknow | nditior pecific wledge | n. The uses |
| disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the | ırchaser's Signature | | | | | | |

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Residential Property Condition Addendum

Related Items: Water Seepage and Basement Condition

From April to June of this year, Oklahoma has experienced unprecedented rainfall. When the water table rises water may come through basement cracks. This has occurred to a small degree in the basement. The only items needed to deal with the issue were towels to wipe it up. Now that the rain has ceased and the weather warmed, the seepage has all but disappeared and should completely disappear in the next day or two as the water table continues to go lower.

This water seepage through the cracks has not happened before, but we have not had the amount of rainfall we've experienced in a short period of time as we have seen in the past three months.

Bobby & Stipe 6-21-2025 Bobbye D. Stipe