

Main Home



Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

163 Highway 5	Fayette	MO	65248	Howard
<u>Street Address</u>	<u>City</u>		<u>Zip Code</u>	<u>County</u>

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

- (a) Approximate year built: 1832
 - (b) Date acquired: 2024 inherited in family since 1991
 - (c) Is the Property vacant?..... Yes No
 - (d) Does Seller occupy the Property?..... Yes No
 - (e) Has Seller ever occupied the Property?..... Yes No
 - (f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No
- A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual. For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof:

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

1. **METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? Yes No
If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.
2. **LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? Yes No
If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.
3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)
Are you aware of a solid waste disposal site or demolition landfill on the Property? Yes No
If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.
4. **RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? Yes No
If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: Central electric Central gas Window/Wall (# of units: _____) Solar Other: _____ Approx. age: ?
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Solar Other: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant Baseboard Geothermal Solar Other: _____ Approx. age: _____
- (d) Area(s) of house not served by central heating/cooling: up stairs has heat in area above kitchen only
- (e) Fireplace: Wood burning Gas Other: _____
- (f) Chimney/Flue: Operational? Yes No If "Yes", date last cleaned: _____
- (g) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (h) Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # _____ Other: _____
- (i) Insulation: Known Unknown (Describe type if known, include R-Factor): Basement has R-19 unfaced
- (j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? Yes No
- (k) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: 110V 220V AMPS: 200
- (b) Type of service panel: Fuses Circuit Breakers
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (d) Is there a Surveillance System?..... Yes No If "Yes", what type? Audio Video Security Alarm
- (e) Is there a Garage Door Opener System?..... Yes No If "Yes", # of remotes? _____
- (f) Is there a Central Vacuum System?..... Yes No
- (g) TV/Cable/Phone Wiring: Satellite Cable TV Antenna (if attached) Phone N/A
- (h) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: _____
- (i) Is there an electronic Pet Fence?..... Yes No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? Yes No
- (k) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC Other: 1 pipe
- (b) Water Heater: Gas Electric Other: _____ Approx. Age: 2021
- (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in) Oven/Range Gas BBQ Grill (built-in) Other: Tridge
- (d) Jetted Bath Tub(s):..... Yes No;
- (e) Sauna/Steam Room: Yes No
- (f) Swimming pool/Hot Tub: Yes No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): _____
- (h) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: Public (e.g., City/Water District) Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
 - (b) Do you have a softener, filter or other purification system? Yes No If "Yes": Owned or Leased
 - (c) Are you aware of any problem relating to the quality or source of water?..... Yes No
 - (d) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased equipment (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? Public (e.g., City/Sewer District) Septic or Lagoon (e.g., private, shared or community) Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
 - (b) Is there a sewage lift system?..... Yes No
 - (c) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? new years. Documented?..... Yes No
 - (b) Has the roof ever leaked during your ownership?..... Yes No
 - (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?..... Yes No
 - (d) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?..... Unknown.. Yes No
If "Yes", identify date installed, brand name and installer: _____
 - (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?..... Yes No
If "Yes", was any money received for the claim?..... Yes No
 - (c) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from the contractor completing the work?..... Yes No If "Yes," please attach a copy.
 - (b) Are you aware of any room addition, structural modification, alteration or repair?..... Yes No
 - (c) Are you aware if any of the above were made without necessary permit(s)?..... Yes No
 - (d) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?..... Yes No
 - (b) Are you aware of any repair or replacement made to any item listed in (a) above?..... Yes No
 - (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes No
 - (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?..... Yes No
 - (e) Do you have a sump pump or other drainage system?..... Yes No
 - (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?..... Yes No
 - (g) Are you aware of any repair or other attempt to control any water or dampness condition?..... Yes No
 - (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?.... Yes No
 - (i) Is any portion of the Property located within a flood hazard area?..... Unknown.. Yes No
 - (j) Do you pay for any flood insurance?..... Yes No If "Yes", what is the premium? _____
 - (k) Do you have a Letter of Map Amendment ("LOMA")?..... Yes No If "Yes", please provide a copy.
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?..... Yes No
- (b) Are you aware of any uncorrected damage to the Property caused by any of the above?..... Yes No
- (c) Is the Property under a service contract by a pest control company?..... Yes No
- (d) Is the Property under a warranty by a pest control company?..... Yes No
If "Yes," is it transferable?..... Yes No
- (e) Are you aware of any termite/pest control report for or treatment of the Property?..... Yes No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?... Yes No
- (2) Are you aware of any ACM that has been encapsulated or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of asbestos?..... Yes No

(b) Mold

- (1) Are you aware of the presence of any mold on the Property?..... Yes No
- (2) Are you aware if any mold on the Property has been covered or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of mold?..... Yes No
- (4) Are you aware if the Property has been treated for the presence of mold?..... Yes No

(c) Radon

- (1) Are you aware of the presence of any radon gas at the Property?..... Yes No
- (2) Are you aware if the Property has been tested for the presence of radon gas?..... Yes No
- (3) Are you aware if the Property has been mitigated for radon gas?..... Yes No

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?..... Yes No
- (2) Are you aware of the presence of any lead in the soils?..... Yes No
- (3) Are you aware if lead has ever been covered or removed?..... Yes No
- (4) Are you aware if the Property has previously been tested for the presence of lead?..... Yes No

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any casualty loss to the Property during your ownership?..... Yes No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?..... Yes No
- (c) Are you aware of anything that would adversely impact the insurability of the Property?..... Yes No

Please explain any "Yes" answer in this section. and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed):

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are..... public private
- (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?..... Yes No
- (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?..... Yes No

Please explain any "Yes" answer in this section (attach additional pages if needed):

14. SUBDIVISION/HOME OWNERS ASSOCIATION

N/A

- (a) Subdivision Name (Insert "N/A" if not applicable);
(b) Is there a home owners association ("HOA")?
(c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?
(d) Are you aware of any violation or alleged violation of the above by you or others?
(e) Are you aware of any additional one-time fees that would be incurred by Buyer upon transfer of the Property (i.e., capital reserve fee, initiation fee, transfer fee, etc.)?
(f) General Assessment/Dues: \$ per month quarter half-year year
(g) Amenities include (check all that apply): street maintenance clubhouse pool tennis court entrance sign/structure gated other:
(h) Are you aware of any existing or proposed special assessments?
(i) Are you aware of any condition or claim which may cause an increase in assessments or fees?
Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?
(b) Is the Property designated as a historical home or located in a historic district?
(c) During your ownership, has the Property been used for any non-residential purpose?
(d) Do you have a survey that includes existing improvements of any kind regarding the Property?
(e) Have you allowed any pets in the home at the Property?
(f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?
(g) Are you aware if carpet has been laid over a damaged wood floor?
(h) Are you aware of any:
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?
Lease or other agreement for the use of the Property or any part thereof?
Encroachment?
Existing or threatened legal action affecting the Property?
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?
Consent required of anyone other than the signer(s) of this form to convey title to the Property?
Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?)
Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

(i) Current Utility/Service Providers:

Note: Please identify if any part of the systems below is leased:

- Electric Company: AmerenUE
Water Service: City of Fayette
Cable/Satellite/Internet Service: Airtel
Security System:
Sewer: Sepco
Telephone: AT&T
Gas/Propane Tanks: Spire
Garbage: RTS
Fire District: Howard CO

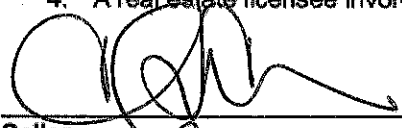
18. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (*check all that apply*):

- Water Well/Sewage System (DSC-8000A) Condo/Co-Op/Shared Cost Development (DSC-8000C)
- Lakes & Ponds/Waterfront Property (DSC-8000B) Pool/Hot Tub (DSC-8000D)
- Other (e.g., reference any other statements or other documents attached): _____

Additional Comments/Explanation (*attach additional pages if needed*):

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading (*DSC-8003 may be used for this purpose*).
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.


 Seller _____ Date 10/25/24
 Print Name: Courtney Brannon

Seller _____ Date _____
 Print Name: _____

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer _____ Date _____
 Print Name: _____

Buyer _____ Date _____
 Print Name: _____

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclosure Statement, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclosure Statement be made.
 Last Revised 07/29/24. ©2024 Missouri REALTORS®



Cottage



Seller's Disclosure Statement for Residential Property

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Street Address	City	State	Zip Code	County

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ACQUISITION/OCCUPANCY

- (a) Approximate year built: 2008
- (b) Date acquired: 2021
- (c) Is the Property vacant? Yes No
- (d) Does Seller occupy the Property? Yes No
- (e) Has Seller ever occupied the Property? Yes No
- (f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof:

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Are you aware of a solid waste disposal site or demolition landfill on the Property? Yes No
If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.
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Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: Central electric Central gas Window/Wall (# of units: _____) Solar Other: _____ Approx. age: 2008/2020
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Solar Other: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant Baseboard Geothermal Solar Other: _____ Approx. age: 2008/2020
- (d) Area(s) of house not served by central heating/cooling: _____
- (e) Fireplace: Wood burning Gas Other: _____
- (f) Chimney/Flue: Operational? Yes No If "Yes", date last cleaned: _____
- (g) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (h) Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # _____ Other: _____
- (i) Insulation: Known Unknown (Describe type if known, include R-Factor): 2x6 Well Cellulose - New
- (j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? Yes No
- (k) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: 110V 220V AMPS: 200
- (b) Type of service panel: Fuses Circuit Breakers
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (d) Is there a Surveillance System?..... Yes No If "Yes", what type? Audio Video Security Alarm
- (e) Is there a Garage Door Opener System?..... Yes No If "Yes", # of remotes? 2
- (f) Is there a Central Vacuum System?..... Yes No
- (g) TV/Cable/Phone Wiring: Satellite Cable TV Antenna (if attached) Phone N/A
- (h) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: _____
- (i) Is there an electronic Pet Fence?..... Yes No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? Yes No
- (k) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

*Subpanel services garage upstairs
barn services off main*

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC Other: Pex
- (b) Water Heater: Gas Electric Other: On demand Approx. Age: 2008
- (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in) Oven/Range Gas BBQ Grill (built-in) Other: None
- (d) Jetted Bath Tub(s):..... Yes No;
- (e) Sauna/Steam Room: Yes No
- (f) Swimming pool/Hot Tub: Yes No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): _____
- (h) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: Public (e.g., City/Water District) Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
 - (b) Do you have a softener, filter or other purification system? Yes No If "Yes": Owned or Leased
 - (c) Are you aware of any problem relating to the quality or source of water?..... Yes No
 - (d) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased equipment (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? Public (e.g., City/Sewer District) Septic or Lagoon
(e.g., private, shared or community) Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
 - (b) Is there a sewage lift system?..... Yes No
 - (c) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 16 years. Documented?..... Yes No
 - (b) Has the roof ever leaked during your ownership?..... Yes No
 - (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?..... Yes No
 - (d) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?..... Unknown.. Yes No
If "Yes", identify date installed, brand name and installer: _____
 - (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?..... Yes No
If "Yes", was any money received for the claim?..... Yes No
 - (c) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from the contractor completing the work?..... Yes No If "Yes," please attach a copy.
 - (b) Are you aware of any room addition, structural modification, alteration or repair?..... Yes No
 - (c) Are you aware if any of the above were made without necessary permit(s)?..... Yes No
 - (d) Are you aware of any problem or repair needed or made for any item above?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?..... Yes No
 - (b) Are you aware of any repair or replacement made to any item listed in (a) above?..... Yes No
 - (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes No
 - (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?..... Yes No
 - (e) Do you have a sump pump or other drainage system?..... Yes No
 - (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?..... Yes No
 - (g) Are you aware of any repair or other attempt to control any water or dampness condition?..... Yes No
 - (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?.... Yes No
 - (i) Is any portion of the Property located within a flood hazard area?..... Unknown.. Yes No
 - (j) Do you pay for any flood insurance?..... Yes No If "Yes", what is the premium? _____
 - (k) Do you have a Letter of Map Amendment ("LOMA")?..... Yes No If "Yes", please provide a copy.
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?..... Yes No
- (b) Are you aware of any uncorrected damage to the Property caused by any of the above?..... Yes No
- (c) Is the Property under a service contract by a pest control company?..... Yes No
- (d) Is the Property under a warranty by a pest control company?..... Yes No
If "Yes," is it transferable?..... Yes No
- (e) Are you aware of any termite/pest control report for or treatment of the Property?..... Yes No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?... Yes No
- (2) Are you aware of any ACM that has been encapsulated or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of asbestos?..... Yes No

(b) Mold

- (1) Are you aware of the presence of any mold on the Property?..... Yes No
- (2) Are you aware if any mold on the Property has been covered or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of mold?..... Yes No
- (4) Are you aware if the Property has been treated for the presence of mold?..... Yes No

(c) Radon

- (1) Are you aware of the presence of any radon gas at the Property?..... Yes No
- (2) Are you aware if the Property has been tested for the presence of radon gas?..... Yes No
- (3) Are you aware if the Property has been mitigated for radon gas?..... Yes No

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?..... Yes No
- (2) Are you aware of the presence of any lead in the soils?..... Yes No
- (3) Are you aware if lead has ever been covered or removed?..... Yes No
- (4) Are you aware if the Property has previously been tested for the presence of lead?..... Yes No

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any casualty loss to the Property during your ownership?..... Yes No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?..... Yes No
- (c) Are you aware of anything that would adversely impact the Insurability of the Property?..... Yes No

Please explain any "Yes" answer in this section. and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed):

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are..... public private
- (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?..... Yes No
- (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?..... Yes No

Please explain any "Yes" answer in this section (attach additional pages if needed):

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (*Insert "N/A" if not applicable*): _____
 - (b) Is there a home owners association ("HOA")?..... Yes No If "Yes", are you a member?..... Yes No
If "Yes", please provide website/contact info: _____
 - (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?..... Yes No
 - (d) Are you aware of any violation or alleged violation of the above by you or others?..... Yes No
 - (e) Are you aware of any additional one-time fees that would be incurred by Buyer upon transfer of the Property (*i.e.*, capital reserve fee, initiation fee, transfer fee, etc.)? Yes No
 - (f) General Assessment/Dues: \$ _____ per month quarter half-year year
 - (g) Amenities Include (*check all that apply*): street maintenance clubhouse pool tennis court
 entrance sign/structure gated other: _____
 - (h) Are you aware of any existing or proposed special assessments?..... Yes No
 - (i) Are you aware of any condition or claim which may cause an increase in assessments or fees?..... Yes No
- Please explain any "Yes" answers you gave in this section (*attach additional pages if needed*):

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (*Including boat docks, slips and lifts*)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?..... Unknown Yes No
 - (b) Is the Property designated as a historical home or located in a historic district?..... Unknown Yes No
 - (c) During your ownership, has the Property been used for any non-residential purpose?..... Yes No
 - (d) Do you have a survey that includes existing improvements of any kind regarding the Property?..... Yes No
 - (e) Have you allowed any pets in the home at the Property?..... Yes No
 - (f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?..... Yes No
 - (g) Are you aware if carpet has been laid over a damaged wood floor?..... Yes No
 - (h) Are you aware of any:
 - Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?..... Yes No
 - Lease or other agreement for the use of the Property or any part thereof?..... Yes No
 - Encroachment?..... Yes No
 - Existing or threatened legal action affecting the Property?..... Yes No
 - Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?... Yes No
 - Consent required of anyone other than the signer(s) of this form to convey title to the Property?..... Yes No
 - Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?) Yes No
- Please explain any "Yes" answers you gave in this section (*attach additional pages if needed*):

(i) Current Utility/Service Providers:

Note: Please identify if any part of the systems below is leased:

- Electric Company: American Ute
- Water Service: City of Layette
- Cable/Satellite/Internet Service: AT&T
- Security System: _____
- Sewer: SPARC
- Telephone: AT&T
- Gas/Propane Tanks: SPARC
- Garbage: RTS
- Fire District: Howard CO

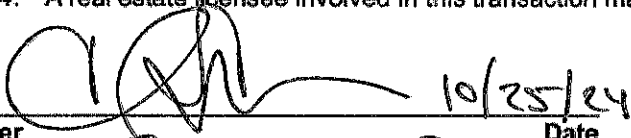
16. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (*check all that apply*):

- Water Well/Sewage System (DSC-8000A) Condo/Co-Op/Shared Cost Development (DSC-8000C)
- Lakes & Ponds/Waterfront Property (DSC-8000B) Pool/Hot Tub (DSC-8000D)
- Other (e.g., reference any other statements or other documents attached): _____

Additional Comments/Explanation (*attach additional pages if needed*):

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading (DSC-8003 may be used for this purpose).
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.


10/25/24

Seller	Date	Seller	Date
Print Name: <u>Courtney S Bremer</u>		Print Name: _____	

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer	Buyer
Print Name: _____	Print Name: _____
Date	Date

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclosure Statement, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclosure Statement be made.
 Last Revised 07/29/24. ©2024 Missouri REALTORS®





Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

The following is a disclosure statement made by Seller concerning the following property (the "Property"):

163 Highway 5 Fayette MO 65248 Howard
Street Address **City** **Zip Code** **County**
15 50 16 353-8-349.15
Section Township Range **Parcel No(s).** **Farm No(s)** **# of Acres (more or less)**

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.

SELLER: Please complete the following form, including past history and known problems. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach additional pages if more space is required.

BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

- A. When did you purchase the Property? 2024
- B. Has the Property been surveyed? Yes No
Year surveyed 1950
- C. What company or person performed the survey?
Name OK Phone _____
- D. If this is platted land, has a certificate of survey been completed? Yes No
If "Yes," by whom? _____ When? _____
- E. Has the plat been recorded in the land records? Yes No
If "Yes," Plat Book # 10 Page # 80 Survey # 40
- F. Are there any encroachments or boundary line disputes? Yes No
- G. Are there any easements other than utility or drainage easements? Yes No
- H. Is the Property in a designated flood plain or floodway of any kind? Yes No
- I. Do you have a Flood Certificate regarding the Property? Yes No
- J. Has there ever been a flood at the Property? Yes No
- K. Have there ever been drainage problems affecting the Property? Yes No
- L. Have you ever purchased flood insurance? Yes No
- M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
 (check box if additional pages are attached) _____

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2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

- A. Do any of the following exist regarding the Property:
- (1) Subdivision or other recorded indentures, covenants, conditions or restrictions?.....Yes No
 - (2) A right of first refusal to purchase?.....Yes No
 - (3) Variances, special use permits or other zoning restrictions specific to this Property?.....Yes No
 - (4) Have any mineral rights been severed or transferred?.....Yes No
- B. Have you ever received notice from any person or authority of a breach of any of the above? Yes No
- C. Are there any farming or crop-share agreement rights in the Property?.....Yes No
- D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at the Property? (if "Yes", please identify Class size and any permits issued below)..... Yes No
- E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?..... Yes No
- F. Are there any leasehold interests or tenant rights in the Property?.....Yes No
- G. If any of the above questions are answered "Yes," briefly describe the details.
 (check box if additional pages are attached) _____
- _____
- _____
- _____

3. CONDITION OF THE PROPERTY. To the best of your knowledge:

- A. Are there any structures, improvements or personal property available for sale?.....Yes No
Are there any problems or defects with any of these items?.....Yes No
- B. Are there any operating or abandoned oil wells or buried storage tanks on the Property?.....Yes No
- C. Is there any hazardous or toxic substance in or on the Property?
(including but not limited to lead in the soils)?.....Yes No
- D. Are there any Phase I or other environmental reports regarding the Property?.....Yes No
- E. Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or unpermitted)?.....Yes No
- Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and Buyer should be aware that Buyer may be held liable to the State for remedial action.....**
- F. Have any soil tests been performed?.....Yes No
- G. Does the Property have any fill?.....Yes No
- H. Are there any settling or soil movement problems on this Property?.....Yes No
- I. Is there any infestation, rot or disease in the trees on the Property?.....Yes No
- J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation Service ("NRCS") or Farm Service Authority ("FSA")?..... Yes No
- K. If any of the above questions are answered "Yes," briefly describe the details.
 (check box if additional pages are attached) _____
- _____
- _____
- _____


4. UTILITIES. To the best of your knowledge:

- A. Have any soil analysis tests for sanitary systems been performed?.....Yes No
If "Yes," When? _____ By Whom? _____
Results: _____
- B. Do any of the following exist within the Property?
- | | |
|---|---|
| (1) Connection to public water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | (5) Connection to shared sewer?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (2) Connection to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Private Sewer/Septic tank/Lagoon?..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (3) Connection to private water system off Property?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Connection to electric utility?..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Connection to shared water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Connection to natural gas service?..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | (9) A water well?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
- C. Are any of the following existing at the boundary of the Property?
- | | |
|---|---|
| (1) Public water system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (5) Electric Service Access?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (2) Public sewer system access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (6) Natural gas access?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) Shared water system access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (7) Telephone system access?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (4) Shared sewer system access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (8) Other:_____ |
- D. Have any utility access charges been paid?.....Yes No
If "Yes," which charges have been paid? _____

111 5. **FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:
 112 A. Is Property enrolled in CRP (Conservation Reserve Program)? Yes No
 113 If "Yes," complete the following:
 114 _____ total acres put in CRP _____ last year of participation
 115 _____ per acre bid in _____ enrollment year _____ annual payment
 116 B. Is Property enrolled in WRP (Wetlands Reserve Program)? Yes No
 117 If "Yes," complete the following:
 118 _____ total acres put in WRP _____ last year of participation
 119 _____ per acre bid in _____ enrollment year _____ annual payment
 120 C. Other Programs (Identify any other federal, state or local farm loan, price support or subsidy programs in
 121 which the Property currently participates): _____
 122 _____
 123 _____

124 6. **OTHER MATTERS.** To the best of your knowledge:
 125 A. Is or was the Property used as a site for methamphetamine production or the place of residence of a
 126 person convicted of a crime involving any controlled substance related thereto? Yes No
 127 If "Yes," \$441,236 RSMo requires disclosure to potential lessees and \$442,606 RSMo requires
 128 disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding
 129 Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.
 130 B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation,
 131 notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street
 132 changes, threat of condemnation, neighborhood noise or nuisance)? Yes No
 133 If "Yes," briefly describe the details. (check box if additional pages are attached) _____
 134 _____
 135 _____
 136 _____

137 **SELLER'S ACKNOWLEDGMENT**
 138 Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of
 139 Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to
 140 be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective
 141 buyers of the Property and to real estate licensees representing such buyers.

142  10/25/24
 143 Seller _____ Date _____ Seller _____ Date _____
 144 Print Name: Courtney Brewer Print Name: _____

145 **BUYER'S ACKNOWLEDGEMENT**
 146 1. I understand and agree that the information in this form is limited to information of which Seller has actual
 147 knowledge and that Seller can only make an honest effort at fully revealing the information requested.
 148 2. This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate
 149 licensee concerning the Property.
 150 3. I understand I have the right to independently investigate the Property. I have been specifically advised to
 151 have the Property and any other conditions examined by professional inspectors as I deem fit.
 152 4. I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical
 153 defects in the Property.
 154 5. I acknowledge that there are no representations concerning the Property made by Seller or any real estate
 155 licensee on which I am relying except as may be fully set forth in writing and signed by them.

156 _____
 157 Buyer _____ Date _____ Buyer _____ Date _____
 158 Print Name: _____ Print Name: _____

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made. Last Revised 12/31/18. ©2018 Missouri REALTORS®

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 **Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
10 hazards is recommended prior to purchase.

11 **Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

13 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
14 (explain)
15 _____

16 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
17 housing.

18 (b) Records and reports available to the seller (check (i) or (ii) below):

19 (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-
20 based paint and/or lead-based paint hazards in the housing (list documents below).
21 _____

22 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint
23 hazards in the housing.

24 **Purchaser's Acknowledgment (initial)**

25 (c) _____ Purchaser has received copies of all information listed above.

26 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

27 (e) Purchaser has (check (i) or (ii) below):

28 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

30 (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of
31 lead-based paint and/or lead-based paint hazards.

32 **Agent's or Transaction Broker's Acknowledgment (initial)**

33 (f) _____ Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.
34 4852d and is aware of his/her responsibility to ensure compliance.

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that
37 the information they have provided is true and accurate.

38 CPA 10/25/2024
39 Seller Date Purchaser Date

40 _____
41 Seller Date Purchaser Date

42 _____
43 Agent or Transaction Broker Date Agent or Transaction Broker Date

44 Property Address: 163 Highway 5 Fayette, MO 65248

45 Listing No.: _____



Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

163 Highway 5	Fayette	MO	65248	Howard
Street Address	City		Zip Code	County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: Yes No (If "Yes", complete all of the following)

- (1) Specify type and depth _____
 - (2) Age of well _____ Installed/Drilled by _____
 - (3) Has the well been tested? Yes No
 - (4) Is any part of the well located on a neighbor's property or community lot? Yes No
 - (5) Is the well shared with any other property(ies)? Yes No
If "Yes", is there a recorded agreement? Yes No
 - (6) Have you been notified or cited by any authority for any problem related to the water well system? Yes No
 - (7) Is there a current maintenance service agreement covering the water well system? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
 - (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? Yes No
 - (9) Are you aware of any problem or repair needed for any part of the water well system? Yes No
- Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): _____

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): Yes No (If "Yes", complete all of the following)

- (1) Check all that apply: septic lateral lagoon cistern lift station Other _____
 - (2) Do you have a diagram of the Sewage System? Yes No
 - (3) If a lagoon, is there a fence? Yes No
 - (4) If a septic tank:
 - Is it readily accessible from the surface? Yes No
 - Are clean-outs present? Yes No
 - Of what is the tank constructed? Steel Concrete Other: _____
 - Does it discharge into a lateral or lagoon? Yes No
 - Size & Age of tank (if known) is U/K
 - (5) Does any other property owner(s) share the Sewage System? Yes No If "Yes", how many? _____
 - (6) Is any part of the Sewage System located on a neighbor's property or community lot? Yes No
 - (7) Is there a well within 50 feet of the Sewage System? Yes No Unknown
 - (8) Does the Sewage System have an aerator? Yes No
 - (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? Yes No
 - (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? Yes No
 - (11) Does any effluence from a neighbor's system disperse onto your Property? Yes No
 - (12) Have you noticed any unusual odors from the Sewage System? Yes No
 - (13) Have you experienced slow drainage or drain backups? Yes No
 - (14) Is there a current maintenance service agreement covering the Sewage System? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
 - (15) Does any government authority require a maintenance service agreement for the Sewage System? Yes No
 - (16) Have you been notified or cited by any authority for any problem related to the Sewage System? Yes No
 - (17) Have you expanded, updated or modified the Sewage System? Yes No
 - (18) Have you added any bedrooms at the Property since the Sewage System was installed? Yes No
 - (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? Yes No
- Are you aware of any problem or repair needed for any part of the Sewage System? Yes No
- Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): _____

Buyer's Initials HT 10/25/21 (date) Seller's Initials OB 10/25/21 (date)

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Pool/Hot Tub Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and is made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

163 Highway 5 Fayette MO 65248 Howard
Street Address City Zip Code County

Note: Seller may not frequently use the pool/hot tub, if at all. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

POOL: (Indicate if any information is approximate)

- (1) Age U/K (2) Shape oval (3) Size (length x width) U/K
- (4) Depth U/K (5) Volume (gallons) U/K
- (6) Type Above ground (please check type) Vinyl liner Other _____
 In ground (please check type) Concrete Stainless Gunite Fiberglass Vinyl liner
 Other _____
- (7) Pool Builder U/K
- (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
 Other _____
- (9) Cover Yes No If "Yes", is it Automatic Manual
- (10) Pool service provider Central Missouri Pools Last serviced 2023 (date)
- (11) Last opened by U/K
Last closed by U/K
- (12) Age of heater U/K Heating source _____
- (13) Age of pump U/K
- (14) Age of filter U/K Type of filter Sand DE Other _____
- (15) Specify if any repairs have been performed during your ownership on the Pool or any related equipment, including but not limited to the above and any visual components, deck equipment or mechanical equipment. (Include any available repair history and attach additional pages if needed)

Are you aware of any leak, defect or other problem or repair needed for any item above?

Please explain if "Yes" and attach additional pages if needed: U/K

HOT TUB: (Indicate if any information is approximate)

- (1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____
- (4) Construction (e.g., fiberglass, plastic, cement) _____
- (5) Type of chemical sanitizer? Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
 Other _____
- (6) Spa service provider _____ Last serviced _____ (date)
- (7) Age of heater _____ Heat source _____
- (8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____
- (11) Specify if any repairs have been performed during your ownership on the Hot Tub or any related equipment, including but not limited to the items above (Include any available repair history and attach additional pages if needed)

Are you aware of any leak, defect or other problem or repair needed for any item above? Yes No

Please explain if "Yes" and attach additional pages if needed:

BUYER'S INITIALS OR 10/25/23 (date)

SELLER'S INITIALS OR 10/25/23 (date)

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