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	1807	Mockingbird Ln	anno ant a tagli mara into americano anticono de la companio de la companio de la companio de la companio de l	
	Mcalester		OK	74501-7312
SELLER IS IS NOT X OCCUPYING THE	SUBJECT PR	OPERTY.		

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	100			X
Swimming Pool			1 1 1 1 2 1 1 1 1	K
Hot Tub/Spa				K
Water Heater ☐ Electric ☐ Gas ☐ Solar	X			
Water Purifier		1		K
Water Softener ☐ Leased ☐ Owned				X
Sump Pump				又
Plumbing	X			
Whirlpool Tub				X
Sewer System ☑ Public ☐ Septic ☐ Lagoon	X			
Air Conditioning System ☑ Electric ☐ Gas ☐ Heat Pump	K			
Window Air Conditioner(s)				X
Attic Fan		X		- A - A - A - A - A - A - A - A - A - A
Fireplaces	K	10. 10. 10. 10. 10. 10. 10. 10. 10. 10.		Minister Constitution of Constitution and Constitution of Cons
Heating System Ø£Electric ☐ Gas ☐ Heat Pump	X		-	the data to the desired of the second of
Humidifier		and the second second second second second second		X
Ceiling Fans	X	V		economic de la company de la c
Gas Supply ☐ Public ☐ Propane ☐ Butane				X
Propane Tank ☐ Leased ☐ Owned		and the second s		X
Electric Air Purifier	***************************************		-	X
Garage Door Opener	X		-	
Intercom	ACC DOWNER AND ADDRESS OF THE ACCUSATION AND ADDRESS OF THE ACCUSA		Marine Commence of the Commenc	X
Central Vacuum			***************************************	X
Security System □ Leased □ Owned □ Monitored □ Financed	***************************************			X

Buyer's Initials	Buyer's Initials	Seller's Initials <u>5</u>	Seller's Initials TF
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LOCATION OF SUBJECT PROPERTY 1897 Macking Micalester	ngbird Ln	OK	74501	-7312	
Appliances/Systems/Services (Continued from Page 1)	Working	Not	Do Not Know	Non	ne/ Not
Smoke Detectors	-	Working	if Working	Inc	luded
Dishwasher	+ 2	and the state of t	-		nasa kananta
Electrical Wiring	 	and the state of t		-	and the same of the same of
Garbage Disposal			ļ	<u> </u>	-
Gas Grill	K			-	
Vent Hood				<u> </u>	<u>z</u>
	X				
Microwave Oven	X			<u> </u>	
Built-in Oven/Range	X				
Kitchen Stove	K				
Trash Compactor				1	<
Solar Panels & Generators ☐ Leased ☐ Owned ☐ Financed				Į į	X
Source of Household Water	X				-
FYOU ANSWERED Not Working to any items on pages 1 and 2, please expland Bedroom ceiling from runt woulding, for worked as for as I Know.	ain. Attach addi AHI'c Fa	tional pages w	vith your signa	ture.	
Zoning and Historical					
1. Property is zoned: (Check One) Kresidential Commercial C	historical	office □ ag	ricultural	Yes	No
2. Is the property designated as historical or located in a registered his	zoning classifi	cation		K	K
Overlay district: Li Yes KINO Li Unknown		***************************************			1
Flood and Water				Yes	No
3. What is the flood zone status of the property? Not a Flood					
4. Are you aware if the property is located in a floodway as defined in Management Act?		Floodplain			X
5. Are you aware of any flood insurance requirements concerning the	property?				X
6. Are you aware of any flood insurance on the property?		The state of the s			R
7. Are you aware of the property being damaged or affected by flood, or grading defects?	storm run-off,	sewer backu	p, draining		×
Are you aware of any surface or ground water drainage systems whe.g. "French Drains?"	nich assist in d	raining the p	roperty,		K
Are you aware of any occurrence of water in the heating and air cor	nditioning duct	system?			X
10. Are you aware of water seepage, leakage or other draining defects property?			its on the		X
Additions/Alterations/Repairs (Continued on Page 3)				Yes	No
 Are you aware of any additions being made without required permi 	its?			100	W.
12. Are you aware of any previous foundation repairs?		THE STATE OF THE PARTY OF THE P	The state of the s		K
Are you aware of any alterations or repairs having been made to c	orrect defects	?	~		K
14. Are you aware of any defect or condition affecting the interior or ex slab/foundation, basement/storm cellar, floors, windows, doors, fer	terior walls, c	eilings, roof :	structure,	X	
Are you aware of the roof covering ever being repaired or replaced	during your	ownership of	the		K

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LOCATION OF SUBJECT PROPERTY	1807	Mockingbird Ln	Company of the State of the Company of the State of the S	-
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Additions/Alterations/Repairs (Continued	from Page 2)		Yes	No

Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known / 4 4445 number of layers, if known		Transcription and the
17. Do you know of any current defects with the roof covering?	In the control of the	X
18. Are you aware of treatment for termite or wood-destroying organism infestation?	in the second second	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?	1	K
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?	1	K
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		X
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?	sun gas arises extremeter robbits	X
Environmental Environmental	Yes	No
24. Are you aware of the presence of asbestos?		K
25. Are you aware of the presence of radon gas?	1	X
26. Have you tested for radon gas?	and the second second	X
27. Are you aware of the presence of lead-based paint?		K
28. Have you tested for lead-based paint?	1	X
29. Are you aware of any underground storage tanks on the property?		×
30. Are you aware of the presence of a landfill on the property?		K
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		06
32. Are you aware of the existence of prior manufacturing of methamphetamine?		M
33. Have you had the property inspected for mold?		K
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?	-	Q'
36. Are you aware of any wells located on the property?		X
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ☐ Yes ☐ No		K
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	X
40. Are you aware of encroachments affecting the property?		
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ Special Assessment \$ Payable: (check one)		X
42. Are you aware of any zoning, building code or setback requirement violations?	Companies de la constanta de l	X
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

44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?			
Seller's Initials <u>SF</u> Seller's Init	Page 3 of 4 Transactions Transactions		
	Seller's Initials <u>≤F</u> Seller's Init		

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		Associations and Legal (Continued for		No
15. Are you aware of any filed litig foreclosure?	ation or lawsuits directly o	or indirectly affecting the property, inclu	uding a	X
I6. Is the property located in a fire if yes, amount of fee \$ Payable: (check one) ☐ mo	Paid to Whom	•	en se paga de la proposação de la propos	K
77. Is the property located in a pri Check applicable ☐ Water If other, explain Initial membership fee \$ attach additional pages)	☐ Garbage ☐ Sewer	☐ Other iip fee \$ (if more than one	utility	X
Miscellaneous			Yes	No
48. Are you aware of other defect	(s) affecting the property	not disclosed above?		X
	es, leases, liens, dues or	financed fixtures or improvements req	uired on	X
		Should with the neighbor. It's like this throught ne	9	
On the date this form is signed, the se ion contained above is true and accu	eller states that based on sel	er's CURRENT ACTUAL KNOWLEDGE	of the property, the in	nform
ion contained above is true and accurate there any additional pages attach	rate.			nforma
ion contained above is true and accurate there any additional pages attach	rate.			
Are there any additional pages attach Seller's Signature Stephen Fox	rate. ed to this disclosure?	TES NO If yes, how many?	/ <i>Z/Z/</i> Date	24
Are there any additional pages attach Seller's Signature Stephen Fox	rate. ed to this disclosure?	Tes NO If yes, how many?	/ <i>Z/Z/</i> Date	24
Are there any additional pages attach Seller's Signature Stephen Fox A real estate licensee has no duty to the Stephen Fox The Purchaser understands that the Purchaser is urged to carefully inspective to the Purchaser has read and received purchase on the property identified.	rate. ed to this disclosure? 12/2/14 Date deller or the Purchaser to conduct statement made by the Seller in the disclosures given by the the property, and, if desired intact the local planning, zon the statement conv of this statement conv of thi	Tes NO If yes, how many?	Date Id has no duty to independent of conditions and conditions are acknowled thould accompany as	enden
The Purchaser understands that to Purchaser is urged to carefully inspectively and flood zone status, countries and flood zone status.	rate. ed to this disclosure? 12/2/14 Date deller or the Purchaser to conduct statement made by the Seller in the disclosures given by the the property, and, if desired intact the local planning, zon the statement conv of this statement conv of thi	Seller's Signature Trisha Fox ct an independent inspection of the property and the disclosure statement. the Seller on this statement are not a way, to have the property inspected by a licensing and/or engineering department. The Penent. This completed acknowledgement si	Date Id has no duty to independent of conditions and conditions are acknowled thould accompany as	ender
Are there any additional pages attach Seller's Signature Stephen Fox A real estate licensee has no duty to the S verify the accuracy or completeness of any The Purchaser understands that t Purchaser is urged to carefully inspect restrictions and flood zone status, couther Purchaser has read and received purchase on the property identified. To by the Seller.	rate. ed to this disclosure? 12/2/14 Date deller or the Purchaser to conduct of the Seller is the disclosures given by the time property, and, if desired intact the local planning, zon a signed copy of this stater. This is to advise that this disconding the state of th	Seller's Signature Trisha Fox ct an independent inspection of the property and the disclosure statement. The Seller on this statement are not a way, to have the property inspected by a licensing and/or engineering department. The Penent. This completed acknowledgement statement is not valid after 180 disclosure statement is not valid after 180 disclosure.	Date Id has no duty to independent of conditions of condi	on.

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Transactions

Buyer's Initials _____ Buyer's Initials _____

Address: 1807 Mockingbird Ln

Mcalester

MLS# 2443331

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

Lead Warning Statement

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

Sel	ler's Discl	osure			
(a)	Presence	of lead-based pa	int and/or lead-ba	sed paint hazards (check (i) o	r (ii) below):
	(i)			ad-based paint hazards are p	
/I_\	(ii) <u>×</u>	Seller has no kno	owledge of lead-ba	sed paint and/or lead-based	paint hazards in the housing.
(b)				heck (i) or (ii) below):	
 (i) Seller has provided the purchaser with all available records and reports pertaining to le based paint and/or lead-based paint hazards in the housing (list documents below). 					
	(ii) <u>×</u>	Seller has no rep hazards in the h	orts or records per ousing.	rtaining to lead-based paint a	and/or lead-based paint
Pui	chaser's	Acknowledgment	(initial)		
(c)	-	Purchaser has re	ceived copies of al	Il information listed above.	
(d)				let <i>Protect Your Family from Le</i>	ad in Your Home
		r has (check (i) or			
		received a 10-day	y opportunity (or n	nutually agreed upon period) e of lead-based paint and/or I	to conduct a risk assess- ead-based paint hazards; or
	(ii)	waived the oppo		a risk assessment or inspect	=
Age	ent's,Ackn	owledgment (init	ial)		
(f)	<u>HM</u>	Agent has inform	ned the seller of th	e seller's obligations under 4 nsure compliance.	2 U.S.C. 4852d and is
		of Accuracy			
The info	following rmation th	parties have review ey have provided is	red the information as true and accurate.	above and certify, to the best of	their knowledge, that the
	Stephe		12/01/2024	Trísha Fox	12/01/2024
Sell	er Stephen I	Fox	Date	Seller Trisha Fox	Date
Pure	chaser Heidi	McAlesten	Date 11/30/24	Purchaser	Date
Age	nt Heidi	McAlester	Date	Agent	Date

Address: 1807 Mockingbird Ln

Mcalester

OK 74501-7312 (Property)

SQUARE FOOTAGE ACKNOWLEDGEMENT

Square footage measurements of a Property (intended to include a residential dwelling, improvements and lot; vacant lot; acreage; or leased residential property) can vary from a few feet to several hundred feet, regardless of the source of information, and may be affected by alterations or the manner in which the Property was measured. There is no single uniform system for the precise measurement of a Property. There are often discrepancies and inaccuracies in measurements of the Property.

The Broker/Associate (intended to include Listing Broker/Associate, Selling Broker/Associate, and Leasing Broker/Associate) has not measured the Property. The Broker/Associate makes no representation or warranty, expressed or implied, of the size of the Property or the accuracy of any measurements of the Property.

- ✓ Square footage measurements can vary greatly and the Broker/Associate only reports information contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, and public tax records.
- ✓ The Broker/Associate has no duty or obligation to independently investigate or measure the size of the Property.
- ✓ The Broker/Associate has no duty or obligation to independently verify the accuracy of square footage measurements contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, or public tax records.
- ✓ In making the decision to purchase/lease, Buyer/Lessee is not relying on the square footage measurements of the Property contained in any document, appraisal, report, advertisement, multiple listing service report, or other information provided by the Broker/Associate.

As Buyer/Lessee, it is your right to determine and satisfy for yourself the square footage (size) of the Property. You have the right to measure or to hire your own professional or other individual you believe capable of measuring the Property. Such measurements must be completed within the Investigation, Inspections and Reviews time period provided for in the Contract of Sale of Real Estate or the lease contract.

By signing below Buyer/Lessee acknowledges having received, read and signed this Square Footage Acknowledgement prior to entering into a contract for the purchase/lease of the Property.							
Buyer/Lessee Signature	(Date)	Buyer/Lessee Signature	(Date)				
eller/Lessor acknowledges reco	eipt of signed Squar	e Footage Acknowledgement with	Buyer's/Lessee'				

Seller/Lessor acknowledges receipt of signed Square Footage Acknowledgement with Buyer's/Lessee's offer to purchase/lease the Property.

Seller/Lessor Signature (Date)

Stephen Fox

Trisha Fox

12/01/2024

12/01/2024

12/01/2024

(Date)

Trisha Fox

(This form, after signed by Buyer/Lessee, is to be presented with offer to purchase/lease to Seller/Lessor)