

Address: 3349 Hardy Springs Rd Mcalester OK 74501-7613 (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)

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

\_\_\_\_\_  
Seller/Lessor Signature (Date)

**Dustin Vicars**

 *Misty Vicars* 06/26/2026

\_\_\_\_\_  
Seller/Lessor Signature (Date)

**Misty Vicars**

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

**OKLAHOMA REAL ESTATE COMMISSION**



**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.

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**Seller's Disclosure**

- a. Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
  - i. \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_
  - ii.  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. Records and reports available to the seller (Initial (i) or (ii) below):
  - i. \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_
  - ii.  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**



- c. Purchaser has (initial (i) or (ii) below):
  - i. \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
  - ii. \_\_\_\_\_ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.
- d. \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- e. Purchaser has (initial (i) or (ii) below):
  - i. \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - ii. \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial or enter N/A if not applicable)**

- f.  Seller's agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
- g. \_\_\_\_\_ Purchaser's agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance (only if the purchaser's agent receives compensation from the seller).

**Certification of Accuracy**

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

_____ Purchaser	_____ Date	Seller <b>Dustin Vicars</b> 	_____ Date 06/26/2026
_____ Purchaser	_____ Date	Seller <b>Misty Vicars</b> 	_____ Date 06/23/26
_____ Broker / Associate	_____ Date	Broker / Associate <b>Heidi McAlester</b>	_____ Date