

**SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY**

PROPERTY: 9025 Shelby 488 City Hannewell State MO Zip 63443

Notice: While the following disclosure may help a Buyer in the evaluation of the above referenced property, it is not to be considered a warranty nor should it be considered a substitute for inspections or warranties the Buyer may wish to obtain.

THIS DOCUMENT WAS COMPLETED BY SELLER AGENT IN SELLER'S PRESENCE

GENERAL.

Age of Residence _____ years. Seller has X owned _____ occupied for 9 years.
Property has been vacant for n/a months n/a years. Occupancy permit req'd n/a Yes _____ No.
Survey n/a Yes _____ No. Designated historical home or district _____ Yes X No.
Pets occupying property X Yes _____ No Explain 1 dog inside 1 dog 1 cat outside.
Home Warranty Plan offered by Seller _____ Yes X No. 100 year flood plain _____ Yes _____ No
Features shared with other properties _____ Walls _____ Fences _____ Sewer _____ Well _____ Road
Encroachments to property by neighboring landowners _____ Yes X No. Legal action _____ Yes X No
Notice of zoning, legal, building code, permit violations _____ Yes X No.
Explanations regarding any of the above _____

Utilities. Gas Company Propane - Heetco Inc. Electric Company Missouri Rural Electric
Water Company City of Hannewell Cable TV Satellite - Dish Network
Sewer Lagoon Telephone none hooked up
Trash CTS - Hannawell
Fire District Monroe City Rural Fire Protection Dues in taxes _____ Yes X No
Explanations of any of the above _____

SPECIFIC

1. Subdivision, Condominium or Association Name n/a
_____ Annual _____ Monthly Assessment Fee \$ _____ includes _____

Existing or proposed Special Assessments or pending claims that may result in a Special Assessment? _____ Yes X No. If Yes, describe _____

Written subdivision rules, covenants, restrictions, regulations _____ Yes _____ No
Association Contact _____ Phone _____
Comments _____

2. n/a Boat docks, _____ slips, _____ lifts included in the sale (must be included in personal property on sale contract). _____ Owned _____ Leased from _____
Assessment? _____ Yes _____ No \$ _____ Annual _____ Monthly
Permit required? _____ Yes _____ No Pending Assessment Increase? _____ Yes _____ No
Comments _____

SELLER'S DISCLOSURE – RESIDENTIAL PROPERTY

3. Heating & Cooling: Natural Gas X LP Gas Electric Wood Oil
forced air furnace. Other heating system

Approximate age of heating system unknown Serviced by
LP Gas or other fuel tank is Owned X Leased from

Hoerco

Cooling X Central or 1 (#) Window Units (must be included in personal property on contract). Areas of dwelling not serviced by heat and/or air systems

Fireplace(s) # NO Woodburning Gas Electric Other
Insulation Yes No R- Ceiling R- Walls X Unknown
Problems or explanations of heating and cooling systems none

4. Electrical: 110v. X 220v. 60 Amp Breaker Box 60 Fuse Box
Wiring: X Copper Aluminum Knob & Tube X Romex Unknown
Attention needed in electrical system. Problems, repairs

Recent Updates

5. Appliances/Fixtures/Equipment. (must be included in personal property on sale contract).
The following items are included in the sale of the property and are in working condition unless otherwise noted:

<u>2</u> Fans: Attic, <u>Ceiling</u> Exhaust	<u>n/a</u> Dishwasher	<u>n/a</u> Trash Compactor
<u>n/a</u> Garage Door Openers (# <u>—</u> remotes)	<u>n/a</u> Exterior lighting	
<u>—</u> Smoke Alarms	<u>n/a</u> Fireplace Equipment and Doors	
<u>n/a</u> Fireplace Logs	<u>n/a</u> Garbage Disposal	<u>n/a</u> BBQ Grill
<u>n/a</u> Installed Humidifier	<u>—</u> Door Locks	<u>all</u> Lighting Fixtures
<u>n/a</u> Installed Microwaves	<u>n/a</u> Water Softener	<u>X</u> Sump Pump
<u>1</u> LP Gas Tank (<u>owned by Hoerco</u>)	<u>n/a</u> Refrigerator	<u>n/a</u> Security & Alarms System
<u>n/a</u> Intercom	<u>n/a</u> Sprinkler System	<u>—</u> Satellite Dish
<u>—</u> Satellite Receiver	<u>n/a</u> Satellite Remotes	<u>n/a</u> Cable TV Wiring
<u>n/a</u> Television Antenna	<u>n/a</u> Central Vacuum	<u>X</u> Water Heater Gas/Elec
<u>n/a</u> Installed Oven Gas/Elec	<u>n/a</u> Installed Range Gas/Elec	
<u>n/a</u> Washing Machine	<u>n/a</u> Clothes Dryer Gas/Elec	
<u>1</u> # Window Air Conditioning Units		

Notes regarding the above inclusions, needed repairs, needed replacements, recent replacements, etc

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing — Copper — Galvanized X PVC
Water Heater X Electric Gas Other Age Gallon
Hot Tub/Jacuzzi n/a
Lawn Sprinkler System n/a
Water Source X Public — Well — Other Approx well depth
Well tested — Yes — No Results
Water Softener, Purifier, Filter? — Yes X No — Owned — Leased from

Attention needed in plumbing or water systems. Problems, repairs _____

Recent Updates _____

7. Roof, Gutters & Downspouts. Approximate age of roof unknown. Leaks ____ Yes X No
Explanation (if Yes) _____

Roof repairs? _____

Attention needed in roof, gutter & downspout systems. Problems, repairs _____

Recent updates _____

8. Sewer System. ____ Public ____ Private ____ Septic ____ Aerator ____ Tank/laterals/drain field

Other: Lagoon

Septic service record —

Back ups/leaks/problems with sewage system none

Recent Updates _____

9. Construction. Problems with footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches, other load bearing or structural components ____ Yes X No.

Exterior. Synthetic Stucco (EIFS) ____ Yes ____ No ____ Unknown

Installed by (if known) _____

Inoperable windows, doors or broken seals _____

Repairs or replacements to above _____

Recent Updates _____

10. Lead, Asbestos, Mold, Radon, Methamphetamine. Any of the foregoing found on property?

____ Lead ____ Asbestos ____ Mold ____ Radon ____ Methamphetamine

Do any of the above exist on the property? NO

To what Extent? _____

Has there been any remediation of any of the above? _____

Other information pertaining to the above _____

11. Basement, Crawl Space. Dampness, water leakage, accumulation in basement or crawl space? X Yes ____ No. Attempts to control water or dampness problems ____ Yes ____ No.

Other information pertaining to the above Minor dampness in basement when it rains a lot. sump pump takes care of it. Concrete floor, unfinished cellar type basement

12. Termites, Dry Rot, Wood Destroying Insects or Pests.

Termite inspection ____ Yes X No. Year ____.

Termite or other damage known _____

Termite or pest control warranties _____

Other information pertaining to the above _____

13. Soils & Drainage. Fill soils, expansive soils or sinkholes on property ____ Yes ☒ No.
Soil movement, flooding, drainage or grading problems ____ Yes ☒ No.
Other information pertaining to the above _____

14. Insurance claims in the past five years. n/a

15. Roads, Streets, Alleys, Shared Road Agreements, Access Easements.

Is the access to this property from a public roadway? ☒ Yes ____ No. If not, explain below.

Any recorded or unrecorded easements affecting the property ____ Yes ____ No. unknown

Shared road agreements in place ____ Yes ____ No. If Yes, duties of landowner are as follows:

unknown - Shelby County Road 488 is access to property

Other information pertaining to the above _____

Seller's Acknowledgement: Broker is hereby authorized to distribute this information to potential Buyers for the property first above mentioned. Seller has carefully examined this disclosure and acknowledges that the information contained herein is true and accurate to the best of the Seller's knowledge. Seller agrees to notify agent if substantial changes in condition or statements occur.


Seller

Date June 9, 2016


Seller

Date June 9, 2016

Buyer's Acknowledgement: Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the property and, if desired, have the property inspected by independent, professional experts at Buyer's own expense. Buyer understands that Seller may not have full knowledge of all items mentioned above and is completing this form to the best of Seller's knowledge. Buyer further acknowledges that Buyer or Buyer's agent has received a signed copy of this disclosure statement from Seller or listing broker and that neither of these is an expert in the detection or repair of physical property defects.

Buyer

Date _____

Buyer

Date _____