This document has legal consequences. If you do not understand it, consult your attorney. The text of this form may not be altered in any manner without written acknowledgment of all parties. Form # 2091

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SELLER'S DISCLOSURE STATEMENT

To	be completed by SELLER concerning			(Property Address)
loca	eated in the municipality of	(if incorporated),	County of	, Missouri.
to b	te: If a Seller knows or suspects some condition which r buy the property, then the Seller needs to disclose it. The okers and agents involved in the sale do not inspect the m.	his statement will assist a Bu	uyer in evaluating the property be	eing considered. Real estate
your and/ defe shou	Description of the condition of the cond	l defect(s), lead-based paint dge of the property prior to icates some persistent patte Ill and honest disclosure. Yo	, use as a site for methamphetan your ownership may be relevant ern of a problem not completely our answers or the answers you	mine production or storage. In the case of a material remedied, such information fail to provide, either way,
cove	y have legal consequences, even after the closing of the ver all aspects of your property. If you know of or suspend the condition of the condition of the condition.	ect some condition which wo	ould substantially lower the value	of the property, impair the
CO! will	DITHE BUYER: THIS INFORMATION IS A DISCLOSU ONTRACT BETWEEN BUYER AND SELLER. If you s I provide for what is to be included in the sale. So, if you tract.	sign a contract to purchase	the property, that contract, and no	ot this disclosure statement,
the you	ce these disclosures are based on the Seller's knowledge, Seller is not aware of them. The answers given by the ur offer on a professional inspection of the property. urance, requirements, products, and arrangements Buyer	Seller are not warranties of You may also wish to obta	f the condition of the property. T in a home protection plan/warra	hus, you should condition anty. Due to the variety of
Con	nditions of the property that you can see on a reasonal	ble inspection should either	be taken into account in the pur	chase price or you should
	ke the correction of these conditions by the Seller a requi			
	JBDIVISION, CONDOMINIUM, VILLA, CO-O	P OR OTHER SHARE	D COST DEVELOPMENT (i	if applicable)
	Development Name			
(b)	Contact		Phone	
	Type of Property: (check all that apply) [] Single-F	amily Residence [] Multi	-Family [] Condominium []	Townhome
	Villa Co-Op	r).		F 31 10 F 3
(c)	Mandatory Assessment: #1	\$	per: [] month [] quart per: [] month [] quart	er [] naif-year [] year
(4)			per: [] month [] quart	er [] naii-year [] year
(d)	Mandatory Assessment(s) include: [] entrance sign/structure [] street maintenance	[] common ground[]	snow ramoval of common area	
	snow removal specific to this dwelling [_] land			dwelling
	clubhouse pool tennis court exercises			
	[] doorman [] cooling [] heating [] securit			
	assigned parking space(s): how many other specific item(s):	identified as	[] some insurance [
	Exterior Maintenance of this dwelling covered	by Assessment:		
(e)	Optional Assessment(s)/Membership(s): Please exp			
(f)				
(g)				
(h)				
(i)	Are you aware of any material defects in any commo			
(j)	Are you aware of any existing indentures/restrictive			
	Are you aware of any violation of the indentures/res Is there a recorded street/road maintenance agreeme		others? [res [No	
(l) (m)	Please explain any "yes" answer you gave for (e), (f		ove.	
		and SELLER acknowledge they ha		
	BUYER BUYER		SELLER SELLER	Page 1 of 6

UT.	ILITIES ity Current Provider
	/Propane: if Propane, is tank [_] Owned [_] Leased
Ele	etric:
Wa	er:
Sew	rer:
Tra	sh:
Rec	ycle:
Inte	rnet:
Pho	ne:
	ATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.) Heating Equipment: [] Forced Air [] Hot Water Radiators [] Steam Radiators [] Radiant [] Baseboard
	Source of heating: [_] Electric [_] Natural Gas [_] Propane [_] Fuel Oil [_] Other
	Type of air conditioning: [] Central Electric [] Central Gas [] Window/Wall (Number of window units)
	Areas of house not served by central heating/cooling:
(e)	Additional: Humidifier [] Electronic Air Filter [] Media Filter [] Other:
(f)	Are you aware of any problems or repairs needed with any item in this section? [] Yes [] No If "yes", please explain
(1)	The you aware of any problems of repairs needed with any term in any section.
(g)	Other details:
	EPLACE(S)
	Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
(b)	Type of flues/venting:
	Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s)Location(s)
()	[_] Non Functional: Number of fireplace(s) Location(s) Please explain
(c)	Are you aware of any problems or repairs needed with any item in this section? [] Yes [] No If "yes", please explain
PL	UMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
	Water Heater: [] Electric [] Natural Gas [] Propane [] Tankless [] Other:
	Ice maker supply line: [] Yes [] No
	Jet Tub: [] Yes [] No
	Swimming Pool/Spa/Hot Tub: [] Yes [] No
	(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
	Lawn Sprinkler System: [_] Yes [_] No If yes, date of last backflow device inspection certificate:
(f)	Are you aware of any problems or repairs needed in the plumbing system? [] Yes [] No If "yes", please explain
VX 7 A	TER (If well exists, attach Form #2165, Septic/Well Addendum To Seller's Disclosure Statement)
	What is the source of your drinking water? [_] Public [_] Community [_] Well [_] Other (explain):
(c)	If Public, identify the utility company:
(d)	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb
(u)	stop box? [_] Yes [_] No If "yes", please explain
	WERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum To Seller's Disclosure Statement)
, ,	What is the type of sewerage system to which the house is connected? [_] Public [_] Private [_] Septic [_] Aerator [_] Other. If other please explain
	Is there a sewerage lift system? [_] Yes [_] No If "yes", is it in good working condition? [_] Yes [_] No
(c)	When was the septic/aerator system last serviced?
(d)	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? [_] Yes [_] No If "yes", please

explain

	PLIANCES (Seller is not agreeing that all items checked are being offered for sale.)
(a)	Electrical Appliances and Equipment: [] Electric Stove/Range/Cook top [] Oven [] Built-in Microwave Oven
	[] Dishwasher [] Garbage Disposal [] Trash Compactor [] Wired smoke alarms [] Electric dryer (hook up)
	[] Ceiling Fan(s) [] Intercom System [] Central Vacuum System [] Other
(b)	Gas Appliances & Equipment: [] Natural Gas [] Propane
	Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
	Gas dryer (hook up) [] Other
(c)	Other Equipment: [] TV Antenna [] Cable Wiring [] Phone Wiring [] Network/Data Wiring
	[] Electric Garage Door Opener(s) Number of controls
	[] Security Alarm System [] Owned [] Leased /Lease information:
	[] Satellite Dish [] Owned [] Leased/Lease Information:
	[] Electronic Pet Fence System Number of Collars: [] Other:
(d)	Are you aware of any items in this section in need of repair or replacement? [] Yes [] No If "yes", please explain
	ECTRICAL
	e of service panel: Fuses Circuit Breakers Other:
	Type of wiring: [] Copper [] Aluminum [] Knob and Tube [] Unknown
(b)	Are you aware of any problems or repairs needed in the electrical system? [] Yes [] No If "yes", please explain
DΩ	OF CUTTEDS AND DOWNSDOUTS
	OF, GUTTERS AND DOWNSPOUTS
(a)	What is the approximate age of the roof? Years. Documented? [] Yes [_] No
(b)	Has the roof ever leaked during your ownership? [] Yes [] No If "yes" please explain
(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? [] Yes [] No If "yes", please
(0)	explain
(d)	Are you aware of any problems with the roof, gutters or downspouts? [] Yes [] No If "yes", please explain
(u)	Are you aware of any problems with the roof, gutters of downspouts: [] res [] rooff yes, please explain
CO	NSTRUCTION
(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches
(u)	or other load bearing components? [_] Yes [_] No If "yes" please describe in detail.
	of other fold ocalling components: [] res [] from yes prease describe in death.
(b)	Are you aware of any repairs to any of the building elements listed in (a) above? [] Yes [] No If "yes", please describe the
	location, extent, date and name of the person/company who did the repair or control effort.
(c)	Are you aware that any of the work in (b) above was completed without required permits? [] Yes [] No
(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership:
(e)	Were required permits obtained for the work in (d) above? [] Yes [] No
	SEMENT AND CRAWL SPACE (Complete only if applicable)
	Sump pit Sump pit and pump
	Type of foundation: [_] Concrete [_] Stone [_] Cinder Block [_] Wood
(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? [_] Yes [_] No If "yes", please describe
	in detail

(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? [] Yes [] No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effo		
(a) (b) (c) (d)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes [_] No Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes [_] No Is your property currently under a warranty contract by a licensed pest/termite control company? [_] Yes [_] No Are you aware of any pest/termite control reports for the property? [_] Yes [_] No Are you aware of any pest/termite control treatments to the property? [_] Yes [_] No		
(f)	Please explain any "yes" answers you gave in this section		
CO	H. AND DRAINACE		
	IL AND DRAINAGE Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? [] Yes [] No		
	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? [] Yes [] No		
(c)	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? [] Yes [] No		
(d)	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) [] Yes [] No		
(e)	Please explain any "yes" answers you gave in this section		
	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS Lead: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Base Paint and/or Lead-Based Paint Hazards, form #2049.) (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? [] Yes [] No		
	 (2) Are you aware if it has ever been covered or removed? [] Yes [] No (3) Are you aware if the property has been tested for lead? [] Yes [] No If "yes", please give date performed, type of test and te results 		
	(4) Please explain any "yes" answers you gave in this section		
(b)	Asbestos Materials (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pip wrap, etc.? [] Yes [] No		
	 (2) Are you aware of any asbestos material 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 If "yes", please give date performed 		
	type of test and test results		
(c)	Mold		
	(1) Are you aware of the presence of any mold on the property? [] Yes [] No		
	 (2) Are you aware of anything with mold on the property that has ever been covered or removed? [] Yes [_] No (3) Are you aware if the property has ever been tested for the presence of mold? [_] Yes [_] No If "yes", please give date performed type of test and test results 		
	type of test and test results		
	Initials BUYER and SELLER acknowledge they have read this page/		

(d)	Radon				
	(1) Are you aware if the property has been tested for radon gas? [] Yes [] No If "yes", please give date performed, type of test and test results				
	(2) Are you aware if the property has ever been mitigated for radon gas? [_] Yes [_] No If "yes", please provide the date and name of the person/company who did the mitigation				
(e)	Methamphetamine				
	Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto? [] Yes [] No If "yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain				
(f)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)				
	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? [_] Yes [_] No If "yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information.				
	Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.				
(g)	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", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.				
(h)	Other Environmental Concerns				
	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? [] Yes [] No If "yes", please explain				
SU	RVEY AND ZONING				
	Are you aware of any shared or common features with adjoining properties? [] Yes [] No				
	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? [] Yes [] No Is any portion of the property located within the 100 year flood hazard area (flood plain)? [] Yes [] No				
	Do you have a survey of the property? [_] Yes [_] No (If "yes", please attach) Does it include all existing improvements on the property? [_] Yes [_] No				
(e)	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? [_] Yes [_] No				
(f) 1	Please explain any "yes" answers you gave in this section				
INS	GURANCE				
Are	you aware of any claims that have been filed for damages to the property? [] Yes [] No If "yes", please provide the following rmation: date of claim, description of claim, repairs and/or replacements completed				
	SCELLANEOUS				
	The approximate age of the residence is years. The Seller has occupied the property from to Has the property been continuously occupied during the last twelve months? [_] Yes [_] No If "no", please explain				
(c)	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? [] Yes [] No If "yes", please explain.				

	(d) Is the property located in an area that requires any specific disclosure(s) from the city or county? [] Yes [] No If "yes", please explain				
(e)	Is the property designated as a historical h	nome or located in a hist	oric district? [] Yes [] No If "yes", pleas	se explain.	
(f) (g)	Is property tax abated? [] Yes [] No E Are you aware of any pets having been ke	Expiration dateept in or on the property	Attach documentation fro ? [] Yes [] No If "yes" please explain	m taxing authority.	
(h) (i) (j) (k) (l) (m)	Are you aware of any inoperable windows Are you aware if carpet has been laid over Are you aware of any existing or threatene Are you aware of any consent required of a	s or doors, broken therm a damaged wood floor? ed legal action affecting myone other than the sign		_] No ty? [_] Yes [_] No	
Ado	litional comments:				
Sell	er attaches the following document(s): _				
SEL	LER'S ACKNOWLEDGEMENT:				
Sell	· ·	oker in writing of any	nd that it is complete and accurate to the b changes in the property condition. Seller a	~	
thei	ricensees to lumism a copy of this stateme	5/31/24			
SEI	LER SIGNATURE	DATE	SELLER SIGNATURE	DATE	
Sell	er Printed Name		Seller Printed Name		
BU	YER'S ACKNOWLEDGEMENT:				
Disc Sell thro	closure Statement is limited to information er's Disclosure Statement, and any other in	of which Seller has ac mportant information pr ndependent, professional	re Statement. Buyer understands that the intual knowledge. Buyer should verify the inflovided by either Seller or broker (including I investigation of his own. Buyer acknowledge)	formation contained in this any information obtained	
BU	YER SIGNATURE	DATE	BUYER SIGNATURE	DATE	
Buy	er Printed Name		Buyer Printed Name		