

**IMPROVEMENTS during my Ownership at 313 S. 6<sup>th</sup> Street, McAlester, Ok**

Installed 3 new office spaces with windows in wall, new sheetrock, texture and paint

Installed 3 new doors, door frames, window casings, glass and base boards

Installed light fixtures in those rooms

Installed electric in those rooms

Caulked, primed and painted all baseboards throughout the building

Installed new outdoor light front and back

Replaced exterior plug in by front door (Amos Electric)

Installed new heat & air (Pace Heat & Air)

Installed new thermostat

Installed new instant water heater under kitchen sink with new plumbing and electrical (Amos Electric and U-Plumbing)

Removed old 30 gal water tank (not connected under the floor in crawlspace) (Pace)

Removed old metal debris in crawlspace (Pace Heat and Air)

Installed new sump pump below (did not know there was one and it did not work)

Bathroom: installed new plumbing, faucet, mirror, towel holder, and light fixture. Primed and painted tiled walls, installed baseboards, primed, caulked, and painted. Installed new air vents.

Installed ceiling trim and window trim in back side office. Primed, caulked, and painted the walls and all trim.

Installed blinds and curtains (except yellow ones)

Primed, caulked, and painted the landing at back area.

Installed 3 wardrobe hangers at back landing area.

Installed kitchen snack bar

Installed blinds at front entrance

Installed 2 curtain rods and curtain holders

Caulked and painted all baseboards, trim and doors throughout the building, including exterior.

Installed exterior, custom-made wooden window shutters

Installed drive-thru gate and 2 posts plus hardware

Installed large mailbox and post in front

Installed locked mail box (for key drop off) on south side

Removed huge tree in back encroaching much onto roof line (professional done by Wilkison Tree Service).

Removed in 2023 2 huge tree branches from neighbor's tree encroaching onto my parking area.

Had PSO move an electrical line connected to my building but serving the next door building (made no sense to have it attached on my corner) while tree removal was in process.

Sprayed yard for weeds and building for bug control.

Removed old flower beds along south side

Painted front posts and foundation wall

Re-structured flower beds in front

Painted and repaired walkway

Painted front brick boarder and foundation walls

Caulked window frames and painted

Cut huge, massive tree in back and trimmed the second one with large branch overhanging branches onto my side with PSO disconnect and connect and re-rout the line (Wilkinson Tree Service \$2,500)

Stained the privacy fence.

Installed USA FLAG w. pole

*Silvia Duseell, Owner/Manager for  
Crazy Deals Enterprises, LLC*

*09-05-2024*

**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.

**Property**

**Address:** 313 S. 6th St., McAlester, Ok 74501

**Seller's Disclosure**

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

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

(ii) SA 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 (check (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) SA 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 received copies of all information listed above.

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

(e) Purchaser has (check (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)**

(f) SA 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.

**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.

<u>Silvia Russell, Manager/Owner of Crazy Deals Enterprises, LLC</u>	<u>9-5-2024</u>
Seller	Date
<u>Silvia Russell</u>	<u>9-5-2024</u>
Purchaser	Date
<u>Owner is Agent</u>	<u>9-5-2024</u>
Agent	Date

### OKLAHOMA REAL ESTATE COMMISSION

*This is a legally binding Contract if not understood, seek advice from an attorney*

## DISCLOSURE OF BENEFICIAL INTEREST AND FAMILIAL RELATIONSHIP

No real estate licensee shall, without disclosing such fact in writing to all parties on both sides of the transaction, either:

1. Accept or receive any fee, commission, salary, rebate, kickback, or other compensation or consideration allowed by law in connection with the recommendation, referral, or procurement of any product or service, including financial services. Okla. Admin. Code § 605:10-15-1 (a) (1)

2. Own any beneficial interest in any entity which provides any product or service, including financial services to homeowners, home buyers or tenants, in connection with the sale, lease, rental or listing of any real estate. Activities or interests of associates shall ordinarily be disclosed to his or her broker who shall have the primary responsibility to make written disclosures covered by this Section to the parties. Okla. Admin. Code § 605:10-15-1 (a) (2)

If any associate owns any beneficial interest in any entity which provides any product or service, including financial services to home owners, home buyers, or tenants, the associate shall disclose the nature and extent of such interest to his or her broker. The obligation to make such disclosure shall be a continuing one. Okla. Admin. Code § 605:10-15-1 (b)

Disclosure of Compensation

The parties acknowledge and understand that LICENSEE \_\_\_\_\_ (name of associate or broker) with LICENSE NUMBER \_\_\_\_\_ may receive compensation in connection with the recommendation, referral or procurement of \_\_\_\_\_ (service name).

Disclosure of Beneficial or Ownership Interest

The parties acknowledge and understand that LICENSEE SILVIA ANSELL (name of associate or broker) with LICENSE NUMBER 135647 holds a beneficial or ownership interest in Crazy Deals Enterprises, LLC (entity name) and may receive compensation in connection with the recommendation, referral or procurement of Oklahoma Land and Home, LLC (service name).

Disclosure of Familial Interest

The parties acknowledge and understand that LICENSEE \_\_\_\_\_ (name of associate or broker) with LICENSE NUMBER \_\_\_\_\_ has a familial relationship with \_\_\_\_\_ (name of family member), who is a party to the transaction.

Disclosures must be made prior to or at the time that any recommendation, referral or procurement of any product or service is made in instances in which the licensee may receive any compensation or consideration in connection therewith. Failure to make such disclosure is a direct violation of Okla. Admin. Code § 605:10-15-1(d).

Failure to disclose a beneficial or familial relationship in writing is a direct violation of Okla. Admin. Code § 605:10-17-4 and will result in disciplinary actions including but not limited to suspension or revocation of licensure.

_____ Buyer's / Tenant's Signature	_____ Date	<u>Silvia Ansell, Manager/Owner of</u> _____ Seller's / Landlord's Signature	_____ Date
_____ Buyer's / Tenant's Signature	_____ Date	<u>Crazy Deals Enterprises, LLC</u> _____ Seller's / Landlord's Signature	<u>9-5-24</u> Date
_____ Broker Signature	_____ Date	<u>Silvia Ansell</u> _____ Associate Signature	<u>9-5-24</u> Date