

## Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

<u>NOTICE TO BOTH PARTIES:</u> ONLY A SALE CONTRACT, AND <u>NOT</u> THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is <u>not a warranty</u> of any kind by Seller or any real estate licensee, and is <u>not a substitute for any inspection</u> or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

909	9 4th St	Monett	МО	65708	Barry
	Street Address	City		Zip Code	County
unkr and oblig	nown or not applicable to your Pro condition of the Property gives yo gation to Buyer. Your answers (o	Disclosure Statement, including know perty, then mark "N/A" or "Unknown ou the best protection against poten or the answers you fail to provide, e on should help you meet your disclos	". Co ntial c ither v	mplete and tru harges that yo way), may ha	uthful disclosure of the history ou violated a legal disclosure
	(d) Does Seller occupy the Proper (e) Has Seller ever occupied the P (f) Is Seller a "foreign person" as d A "foreign person" is a nonresident domestic corporation, foreign partn	ty?escribed in the Foreign Investment in alien individual, foreign corporation the sership, trust or estate. It does not in	n Rea	Il Property Tax as not made a a U.S. citizen	
Plea	se explain if the Property is vacan	ee https://www.irs.gov/individuals/int at or not occupied by Seller on a full- for the use of the Property or any pa	-time l	basis (e.g., Te	<del></del>
		STATUTORY DISCLOSUR applicable to the Property, is requal and ordinances may require add	uired		
1.	the place of residence of a per substance related thereto? If "Yes," §442.606 RSMo requir	aware if the Property is or was use son convicted of a crime involving res you to disclose such facts in to controlled Substances") may be used	g metl <i>writin</i>	namphetamino $m{g}.~~DSC-5000$	e or a derivative controlled  Yes No  ("Disclosure of Information"
2.	If "Yes," a completed Lead-Bas licensee(s) and given to any po	Property include a residential dwelli sed Paint Disclosure form must b tential buyer. DSC-2000 ("Disclosu y be used to help you satisfy any di	<b>e sigr</b> ire of	<b>ned</b> by Seller a Information o	and any involved real estate n Lead-Based Paint and/or
3.	Are you aware of a solid waste of if "Yes," Buyer may be assume requires Seller to disclose the le	EMOLITION LANDFILL (permitted of isposal site or demolition landfill on ing liability to the State for any respection of any such site on the Proprocession Landfill") may be used	the P <b>media</b> operty	roperty? al action at th v. DSC-6000	("Disclosure of Information
	Property is or was previously con	US MATERIALS. Have you ever taminated with radioactive material es you to disclose such knowled	or oth	er hazardous	

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A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS <u>STRONGLY</u> ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:  No power running to light fixtures in the kitchen and no power running to outlets in bedroom #2.
1. HEATING, VENTILATION AND COOLING ("HVAC")  (a) Air Conditioning System:  ☐ Central electric  ☐ Central gas  ☐ Window/Wall (# of units:)  ☐ Solar  ☐ Other: Approx. age:
□ Other: Approx. age: Children System: □ Electric Natural Gas □ Propane □ Fuel Oil □ Solar □ Other: Children Steam radiators □ Radiant □ Baseboard □ Geothermal □ Solar □ Other Approx. age: Children Solar □ Other Development: Children Solar □ Other □ Other Development: Children Solar □ Other □ Other □ Other □ Other □
(e) Fireplace: ☐ Wood burning ☐ Gas ☐ Other:  (f) ☐ Chimney/Flue: Operational? ☐ Yes ☑ No If "Yes", date last cleaned:
<ul> <li>(g) Safety Alerts: ✓ Fire/ Smoke Alarms ✓ CO Detectors ☐ Other:</li></ul>
(j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? ☐ Yes ☑ No (k) Are you aware of any problem or repair needed or made for any item above?☐ Yes ☑ No Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):
2. ELECTRICAL SYSTEMS  (a) Electrical System:  110V  220V AMPS:
3. PLUMBING & APPLIANCES  (a) Plumbing System: □ Copper ☑ Galvanized □ PVC □ Other: □ Approx. Age: □ Copper ☑ Gas □ Electric □ Other: □ Approx. Age: □ Copper ☑ Other: □ Approx. Age: □ Copper ☑ Other: □ Approx. Age: □ Copper ☑ Other: □ Approx. Age: □ Copper □ Copp

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4. WATER SOURCE/TREATMENT	
(a) Water Systems/Source: ✓ Public (e.g., City/Water District) ☐ Well (e.g., private, shared or of	ommunity)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")	□ Owned or □ Lossed
<ul><li>(b) Do you have a softener, filter or other purification system? ☐ Yes ✓ No</li><li>If "Yes":</li><li>(c) Are you aware of any problem relating to the quality or source of water?</li></ul>	☐ Owned of ☐ Leased
(d) Are you aware of any problem or repair needed or made for any item above?	
Please explain any "Yes" answer in this section. Include any available repair history and identify	
equipment (attach additional pages if needed):	•
<ul><li>5. SEWAGE</li><li>(a) Type of sewage system to which the Property is connected? ✓ Public (e.g., City/Sewer Distr</li></ul>	riot) □ Sontic or Lagoon
(e.g., private, shared or community) ☐ Other:	
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disc (b) Is there a sewage lift system?	☐ Yes 🔽 No
(c) Are you aware of any problem or repair needed or made for any item above?  Please explain any "Yes" answer in this section. Include any available repair history (attach additional actions of the section is a section of the section is a section of the section is a section of the section of the section is a section of the sect	
6. ROOF, GUTTERS, DOWNSPOUTS	
(a) Approximate age of the roof? years. Documented?	Yes 🗌 No
(b) Has the roof ever leaked during your ownership?	
(c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?	
(d) Are you aware of any problem or repair needed or made for any item above?	
Please explain any "Yes" answer in this section. Include any available repair history (attach addition	onal pages if needed):
new roof from hail damage	
7. EXTERIOR FINISH	
(a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?	
If "Yes", identify date installed, brand name and installer:  (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior fi	
(b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior fi	nish? Yes ✓ No
If "Yes", was any money received for the claim?	Yes ☑ No
Please explain any "Yes" answer in this section. Include any available repair history (attach addition	
8. ADDITIONS & ALTERATIONS	
(a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ✓ No If "Yes", did you re	eceive a lien waiver from
the contractor completing the work?	
<ul><li>(b) Are you aware of any room addition, structural modification, alteration or repair?</li><li>(c) Are you aware if any of the above were made without necessary permit(s)?</li></ul>	
(d) Are you aware of any problem or repair needed or made for any item above?	
Please explain any "Yes" answer in this section. Include any available repair history (attach addition	
<ul><li>9. SOIL, STRUCTURAL AND DRAINAGE</li><li>(a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior</li></ul>	or walls, roof structure
decks/porches or any other load bearing or structural component?	
(b) Are you aware of any repair or replacement made to any item listed in (a) above?	
(c) Are you aware of any fill, expansive soil or sinkhole on the Property?	
(d) Are you aware of any soil, earth movement, flood, drainage or grading problem?	
(e) Do you have a sump pump or other drainage system?	∐ Yes 🔽 No
(f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space	
(g) Are you aware of any repair or other attempt to control any water or dampness condition?	
<ul><li>(h) Are you aware of any past, present or proposed mining or excavation activity that affects the P</li><li>(i) Is any portion of the Property located within a flood hazard area?</li></ul>	
(j) Do you pay for any flood insurance? Yes <b>☑</b> No If "Yes", what is the premium?	
(k) Do you have a Letter of Map Amendment ("LOMA")? ☐ Yes ✓ No If "Yes	
Please explain any "Yes" answer in this section. Include any available repair history (attach addition	onal pages if needed):

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40. TERMITECHNOOD DECTRONING INCECTS OF DECTS			
10. TERMITES/WOOD DESTROYING INSECTS OR PESTS		Voo	■ Na
<ul><li>(a) Are you aware of any termites/wood destroying insects or pests affecting the Property?</li><li>(b) Are you aware of any uncorrected damage to the Property caused by any of the above?</li></ul>			
(c) Is the Property under a service contract by a pest control company?			
(d) Is the Property under a warranty by a pest control company?			
If "Yes," is it transferable?			
(e) Are you aware of any termite/pest control report for or treatment of the Property?		Yes	✓ No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) perfor	med, type	of te	sts or
treatment and results, and name of person/company who did the testing or treatment (attach addition	al pages if	need	ded):
11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS (a) Asbestos Containing Materials ("ACM")			
(1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pi	pes)?□ \	⁄es	✓ No
(2) Are you aware of any ACM that has been encapsulated or removed?		⁄es	<b>∠</b> No
(3) Are you aware if the Property has been tested for the presence of asbestos?			
(b) Mold			
(1) Are you aware of the presence of any mold on the Property?		Yes	✓ No
(2) Are you aware if any mold on the Property has been covered or removed?		Yes	✓ No
(3) Are you aware if the Property has been tested for the presence of mold?			
(4) Are you aware if the Property has been treated for the presence of mold?		Yes	✓ No
(c) Radon		V	<b>-</b> NI-
(1) Are you aware of the presence of any radon gas at the Property?			
(2) Are you aware if the Property has been tested for the presence of radon gas?			
(3) Are you aware if the Property has been mitigated for radon gas?	Ц	res	✓ NO
(1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?	<b>)</b> $\Box$	Vec	<b>™</b> No
(2) Are you aware of the presence of any lead in the soils?			
(3) Are you aware if lead has ever been covered or removed?		Yes	M No
(4) Are you aware if the Property has previously been tested for the presence of lead?			
(e) Other Environmental Concerns			
Are you aware of any other environmental concern that may affect the Property, such as fuel, se	eptic, storac	ae or	other
under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic field			
or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc			
Please explain any "Yes" answer in this section. Include any available repair history, date(s) perfor			
treatment and results, and name of person/company who did the testing or mitigation (attach addition			
12. INSURANCE			
(a) Are you aware of any casualty loss to the Property during your ownership?			
(b) Are you aware of any claim that has been filed for damage to the Property during your ownership			
(c) Are you aware of anything that would adversely impact the insurability of the Property?			
Please explain any "Yes" answer in this section. and include the date and description of any casualty			and all
repairs and replacements completed (attach additional pages if needed): Claim was filled in	<u>ı 2022 f</u>	or	
hail damage to roof.			
13. ROADS, STREETS & ALLEYS			
(a) The roads, streets and/or alleys serving the Property are	public	:	rivate
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?			
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?			
Please explain any "Yes" answer in this section (attach additional pages if needed):			_

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14.	SUBDIVISION/HOME OWNERS ASSOCIATION				
	Subdivision Name (Insert "N/A" if not applicable):				
(b)	Is there a home owners association ("HOA")? Yes ✓ No If "Yes", are you a member? Yes ☐ No				
(0)	If "Yes", please provide website/contact info: Are you aware of any written subdivision or HOA restrictions, rules, or regulations? ☐ Yes ✓ No				
	Are you aware of any violation or alleged violation of the above by you or others?				
(f)	General Assessment/Dues: \$ per \[ month \[ quarter \[ half-year \[ year \] Amenities include ( <i>check all that apply</i> ): \[ street maintenance \[ clubhouse \[ pool \[ ] tennis court				
	□ entrance sign/structure □ geted □ ether				
(g)	Are you aware of any existing or proposed special assessments? ☐ Yes ☑ No				
	(h) Are you aware of any condition or claim which may cause an increase in assessments or fees?□ Yes ✓ N Please explain any "Yes" answers you gave in this section (attach additional pages if needed):				
	CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT ou live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared")				
	st Development Rider").				
If th	LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts) ne Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or cess thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure ler").				
17.	MISCELLANEOUS				
	Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Unknown ☐ Yes ☑ No				
	Is the Property designated as a historical home or located in a historic district? ☐ Unknown ☐ Yes ☑ No				
	During your ownership, has the Property been used for any non-residential purpose? ☐ Yes ☑ No Do you have a survey that includes existing improvements of any kind regarding the Property? ☐ Yes ☑ No				
	Have you allowed any pets in the home at the Property? ✓ Yes □ No				
	Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? ✓ Yes □ No				
	Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☑ No				
	Are you aware of any:				
	Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)? ✓ Yes ☐ No				
	Lease or other agreement for the use of the Property or any part thereof? ☐ Yes ☑ No				
	Encroachment? ☐ Yes ☑ No Existing or threatened legal action affecting the Property? ☐ Yes ☑ No				
	Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? ☐ Yes ✓ No				
	Consent required of anyone other than the signer(s) of this form to convey title to the Property?				
	Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement				
	District, Tax Increment Financing District, Neighborhood Improvement District payments?) ☐ Yes ☑ No				
	Please explain any "Yes" answers you gave in this section (attach additional pages if needed):				
(i)	Current Utility/Service Providers:				
( )	Note: Please identify if any part of the systems below is leased:				
	Electric Company: City				
	Water Service: City				
	Cable/Satellite/Internet Service: Ozark Fiber				
	Security System: No				
	Sewer: City Telephone: NO				
	Gas/Propane Tanks: Spire				
	Garbage: City				
	Fire District: Monett City				

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4. 5. <b>Buyer</b>	hereto. A real estate licensee involved in this transaction		ay have a statutory duty to disclose an adverse material fact.  Buyer Date				
	hereto.	on ma	ay have a statutory duty to disclose an adverse material fact.				
4.							
	Ruyer acknowledges having received a signed						
3.	3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.						
2.	<ol><li>Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.</li></ol>						
1.	The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.						
Buyer	's Acknowledgement:						
TIIII IN	danie. Charles Stidnam	_	Fillit Name. Samara Strumam				
Seller	Da  ame: Charles Stidham		Seller Date Print Name: Samara Stidham				
Char	les Stidham 07/26/202		Samara Stidham 07/26/2024				
4.	,	on ma	ay have a statutory duty to disclose an adverse material fact.				
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that discovered by or made known to Seller at any time prior to closing which would make any existing information s forth herein or in any Rider or other attachment hereto false or materially misleading (DSC-8003 may be used this purpose).							
<ol><li>Seller has carefully examined this Disclosure Statement and any Rider or other attachm acknowledges that the information contained therein is true and accurate to the best of Seller's ki</li></ol>							
	All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.						
	's Acknowledgement:						
-							
	Additional Comments/Explanation (attach additional pages if needed):						
Additio	10 15 1 15 1 15 1						
□ Othe	er (e.g., reference any other statements or other		,				
☐ Lake			Condo/Co-Op/Shared Cost Development ( <i>DSC-8000C</i> )  Pool/Hot Tub ( <i>DSC-8000D</i> )  ments attached):				

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclosure Statement, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclosure Statement be made.

Last Revised 12/31/21.

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