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APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect"means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY	39352 State HWY 63	Talihina, OK 74571	
SELLER IS IS NOT OCCUPYIN	IG THE SUBJECT PROPE	ERTY.	

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/ Not included
Sprinkler System				·/
Swimming Pool		:		/
Hot Tub/Spa				<u> </u>
Water Heater ☐ Electric ☑ Gas ☐ Solar	/			
Water Purifier	3			1/
Water Softener ☐ Leased ☐ Owned				
Sump Pump	_			/
Plumbing	√			
Whirlpool Tub				1
Sewer System ☐ Public ☐ Septic ☐ Lagoon				
Air Conditioning System	V			
Window Air Conditioner(s)	N			
Attic Fan				V
Fireplaces				
Heating System ☐ Electric ☑ Gas ☐ Heat Pump	/			,
Humidifier				V
Ceiling Fans				
Gas Supply ☐ Public ☐ Propane ☐ Butane				
Propane Tank Leased Owned				
Electric Air Purifier				-/
Garage Door Opener				
Intercom				
Central Vacuum				
Security System ☐ Leased ☐ Owned ☐ Monitored ☐ Financed				

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Buyer's Initials	Buyer's Initials	Seller's Initials <u>KC</u>	Della de la Della de la Della de la Della)
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LOCATION OF SUBJECT PROPERTY	39352 State HWY 63	Talihina, ОК 74571	

Appliances/Systems/Services (Continued from Page 1)	Working	Not Working	Do Not Know if Working		ne/ Not cluded
Smoke Detectors					
Dishwasher					/
Electrical Wiring	V				
Garbage Disposal				1	V.
Gas Grill				1 ,	7
Vent Hood				† †	
Microwave Oven				1	
Built-in Oven/Range	Ž			Τ,	/
Kitchen Stove	./			┼	,
Trash Compactor	'			+	//
Solar Panels & Generators Leased Owned Financed	,			 	<u>/</u>
Source of Household Water Public Well Private/Rural District				1	
Zoning and Historical				Yes	No
1. Property is zoned: (Check One) ☐ residential ☐ commercial ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☑ no z	historical coning classification	office □ aç	gricultural		/
2. Is the property designated as historical or located in a registered his overlay district? ☐ Yes ♣☑ No ☐ Unknown			preservation		/
Flood and Water				Yes	No
3. What is the flood zone status of the property?					
4. Are you aware if the property is located in a floodway as defined in t Management Act?	the Oklahoma	Floodplain			
5. Are you aware of any flood insurance requirements concerning the	property?				
6. Are you aware of any flood insurance on the property?					17
7. Are you aware of the property being damaged or affected by flood, s or grading defects?	storm run-off,	sewer backı	ıp, draining		/
Are you aware of any surface or ground water drainage systems wh e.g. "French Drains?"	ich assist in d	raining the p	property,		
Are you aware of any occurrence of water in the heating and air con	ditioning duct	system?			/
10. Are you aware of water seepage, leakage or other draining defects property?			nts on the		1
Additions/Alterations/Repairs (Continued on Page 3)		*****		Yes	No
 Are you aware of any additions being made without required permit 	s?				
12. Are you aware of any previous foundation repairs?					1
Are you aware of any alterations or repairs having been made to co	rrect defects?				1
Are you aware of any defect or condition affecting the interior or ext	erior walls, ce	ilings, roof s	structure		

		4	whith other.
Buyer's Initials	Buyer's Initials	Seller's Initials	Seller's Initials \mathcal{DC}

property?

slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?

15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the

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Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known		
number of layers, if known		
17. Do you know of any current defects with the roof covering?		V
18. Are you aware of treatment for termite or wood-destroying organism infestation?		
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$		
20. Are you aware of any damage caused by termites or wood-destroying organisms?		
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?		V
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		V
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		V
Environmental	Yes	No
24. Are you aware of the presence of asbestos?		1
25. Are you aware of the presence of radon gas?		-
26. Have you tested for radon gas?		1
27. Are you aware of the presence of lead-based paint?		b /
28. Have you tested for lead-based paint?		V
29. Are you aware of any underground storage tanks on the property?		V
30. Are you aware of the presence of a landfill on the property?		
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		/
32. Are you aware of the existence of prior manufacturing of methamphetamine?		
33. Have you had the property inspected for mold?		W.
34. Are you aware of any remedial treatment for mold on the property?		1
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		
36. Are you aware of any wells located on the property?		/
37. Are you aware of any dams located on the property?		
If yes, are you responsible for the maintenance of that dam? ☐ Yes ☐ No		V
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued on Page 4)	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?		/
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		
40. Are you aware of encroachments affecting the property?		
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ Special Assessment \$ Payable: (check one) □ monthly □ quarterly □ annually Are there unpaid dues or assessments for the property? □ YES □ NO If yes, what is the amount? \$ Manager's Name		
Phone Number		
42. Are you aware of any zoning, building code or setback requirement violations?		~
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		/
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		

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Buyer's Initials	Buyer's Initials	Seller's Initials <u>A.C.</u>	Seller's Initials _	1/L

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 1)	age 3) Yes	No
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including foreclosure?	a	W
46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom Payable: (check one) □ monthly □ quarterly □ annually		/
47. Is the property located in a private utility district? Check applicable □ Water □ Garbage □ Sewer □ Other If other, explain Initial membership fee \$ Annual membership fee \$ (if more than one utility	,	ν
attach additional pages)		
Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?		V
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required the property that you have not disclosed?	on	
Mineral Rights Do Not Convey With Property. Prior Oil and Gas Surface Leases Do Not Transfer		······································
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prior contained above is true and accurate.	property, the in	nform
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the polynomial contained above is true and accurate. Are there any additional pages attached to this disclosure?	property, the in	nform
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the pon contained above is true and accurate. Are there any additional pages attached to this disclosure? TYES NO If yes, how many?	property, the in	
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On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the prior contained above is true and accurate. Are there any additional pages attached to this disclosure? YES NO If yes, how many? Authentices Danny Cox Seller's Signature Date Seller's Signature	12/04/20 Date o duty to indep ey of conditions ert. For specifier acknowledgecompany an	024 on. T fic us ges ti
on the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the pronounce of the property and accurate. The there any additional pages attached to this disclosure? The control of the property and has not be seller or the Purchaser to conduct an independent inspection of the property and has not be seller or the property, and, if desired, to have the property inspected by a licensed expected by a licensed expecte	12/04/20 Date o duty to indep ey of conditions ert. For specifier acknowledgecompany an	on. T