

PROPERTY IDENTIFIER

4004 Oakdale Farm Circle

OKLAHOMA REAL ESTATE COMMISSION

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

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.) 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 4004 Oakdale Farm Circle

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

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	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	X			
Swimming Pool				N/A
Hot Tub/Spa				N/A
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	X			
Water Purifier	X			
Water Softener <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned	X			
Sump Pump				N/A
Plumbing	X			
Whirlpool Tub				N/A
Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon	X			
Air Conditioning System <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	X			
Window Air Conditioner(s)				N/A
Attic Fan				N/A
Fireplaces	X			
Heating System <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	X			
Humidifier				N/A
Ceiling Fans	X			
Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane	X			
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				N/A

Buyer's Initials _____

Seller's Initials MM

Initials are for acknowledgment purposes only

PROPERTY IDENTIFIER _____

Appliances/Systems/Services	(Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier					N/A
Garage Door Opener		X			
Intercom					N/A
Central Vacuum		X			
Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Monitored <input type="checkbox"/> Financed		X			
Smoke Detectors		X			
Fire Suppression System Date of Last Inspection _____					
Dishwasher		X			
Electrical Wiring		X			
Garbage Disposal		X			
Gas Grill					N/A
Vent Hood		X			
Microwave Oven		X			
Built-in Oven/Range		X			
Kitchen Stove		X			N/A
Trash Compactor					
Built-In Icemaker		X			
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed					N/A
Source of Household Water <input type="checkbox"/> Public <input checked="" type="checkbox"/> Well <input type="checkbox"/> Private/Rural District		X			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical

- Property is zoned: (Check One) residential commercial historical office agricultural industrial urban conservation other unknown no zoning classification
- Is the property designated as historical or located in a registered historical district or historic preservation overlay district? Yes No Unknown

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 the Oklahoma Floodplain Management Act? | | X |
| 5. Are you aware of any flood insurance requirements concerning the property? | | X |
| 6. Are you aware of any flood insurance on the property? | | X |
| 7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects? | | X |
| 8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?" | X | |
| 9. Are you aware of any occurrence of water in the heating and air conditioning duct system? | | X |
| 10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property? | | X |

Buyer's Initials _____

Seller's Initials *MM*

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Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)	Yes	No
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		X
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		X
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		X
46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually		X
47. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other _____ If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)		X

Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?		X
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?		X

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? YES NO If yes, how many? 3

_____ Date
 Seller's Signature
 _____ Date
 Seller's Signature

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

_____ Date
 Purchaser's Signature
 _____ Date
 Purchaser's Signature

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission www.orec.ok.gov.

Buyer's Initials _____ Seller's Initials AMM Initials are for acknowledgment purposes only