## APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., Sections 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.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know the facts, circle Unk (unknown). (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.

LOCATION	OF SUBJECT PROPERTY: _	713	Plaza Drive	 	 
	Moore, OK 73160-	2452			
SELLER IS	IS NOT X OCCUPYING THE S	SUBJEC	T PROPERTY.		

Appliances/Systems/Services: (The items below are in NORMAL working order)

(OREC-7/08)

Appliances/systems	S/Services. (The h	rellip ne	IOM die ili IIOI	INAL WORKING ORDER				
	Circle	below			( <del></del> 3)	Circle I	<u>below</u>	
Sprinkler System	N/A Yes	No	Unk	Humidifier	(N/A)	Yes	No	Unk
Swimming Pool	N/A Yes	No	Unk	Gas Supply_	N/A (	Yes )	No	Unk
Hot Tub/Spa	(N/A) Yes	No	Unk	✓ PublicPropane  Dutone				
Water Heater	N/A Yes	No	Unk	Butane	(N/A)	Yes	No	Unk
Electric _ <b>/</b> Gas Solar				Propane Tank LeasedOwned	(W/A	168	NO	Olik
Water Purifier	N/A Yes	No	Unk	Ceiling Fans	N/A_	Yes	No	Unk
Water Softener	N/A Yes	No	Unk	Electric Air Purifier	(N/A	Yes	No	Unk
LeasedOwned				Garage Door Opener/	4 -			
Sump Pump	(N/A Yes	No	Ųnk	Control	N/A	Yes)	No	Unk
Plumbing	N/A Yes	No	Unk	Intercom	(N/A)	Yes	No	Unk
Whirlpool Tub	N/A Yes	No	Unk	Central Vacuum	(N/A)	Yes	No	Unk
Sewer System	N/A Yes	No	Unk	Security System	(N/A)	Yes	No	Unk
✓ PublicSeptic				RentOwn _Monitored				
Lagoon				Smoke Detectors	(N/A)	Yes	No	Unk
Air Conditioning	NUA (Van)	NI=	l laŭ	Dishwasher	N/A)	Yes	No	Unk
System <pre>VElectricGas</pre>	N/A (Yes)	No	Unk	Electrical Wiring	N/A	(Yes)	No	Unk
Heat Pump				Garbage Disposal	(N/A)	Yes	No	Unk
Window Air				Gas Grill	(N/A)	Yes	No	Unk
Conditioner(s)	N/A Yes	No	Unk	Vent Hood	AV/A	Yes	No	Unk
Attic Fan	N/A Yes	No	Unk	Microwave Oven	(N/A)	Yes	No	Unk
Fireplaces	(N/A <sup>3</sup> ) Yes	No	Unk	Built-in Oven/Range	(N/A)	Yes	No	Unk
Heating System	N/A (Yes)	No	Unk	Kitchen Stove	N/A	(Yes)	No	Unk
Electric <u>v</u> Gas	<del></del> -			Trash Compactor	(N/A)	Yes	No	Unk
Heat Pump				Tabil Compactor			. , -	
Seller's Initials <u>M 71/</u>	Seller's Initia	uls		Buyer's Initials	Buye	r's Initia	ls	

LOCATION OF SUBJECT PROPERTY 713 Plaza Driv	/e			
Moore, OK 73160-2452				
Source of Household Water	Other Items		No	Unk
	Other		No	Unk
Public Private Well Yes No Unk	Other	Yes	No	Unk
IF YOU HAVE ANSWERED NO to any of the above, please ex	xplain. Attach additional pag	es with	your signa	ature(s).
Zoning, Flood and Water  1. Property is zoned: (Check one)residentialcommercialagriculturalindustrialofficeunknown	ıl historical	Cir	cle below	
2. What is the flood zone status of the property?				(Unk
<ol> <li>Are you aware of any flood insurance requirements concerning</li> <li>Do you have flood insurance on the property?</li> </ol>	the property?	Yes Yes	(No)	Unk
5. Has the property been damaged or affected by flood, storm run	-off, sewer backup.	168		Unk
drainage or grading problems?	• •	Yes	(No)	Unk
6. Are you aware of any surface or ground water drainage system	s which assist in draining			
the property, e.g. french drains? 7. Has there been any occurrence of water in the heating and air of	conditioning duct system?	Yes Yes	(No)	Unk Unk
8. Are you aware of water seepage, leakage or other drainage pro		103		Onk
improvements on the property?	-	Yes	(No)	Unk
Additions/Alterations/Repairs				
9. Have any additions or alterations been made without required p	ermits?	Yes	(No.)	Unk
10. Are you aware of previous foundation repairs?	annual defects on much lance?	Yes	SNO	Unk
<ul><li>11. Are you aware of any alterations or repairs having been made to</li><li>12. Are you aware of any defect or condition affecting the interior</li></ul>	or exterior walls, ceilings	Yes	(NoT)	Unk
slab/foundation, basement/storm cellar, floors, windows, doors, fe		Yes_	(Ne)	Unk
13. Has the roof ever been repaired or replaced during your owne 14. Approximate age of roof, if known		Yes	) No	Unk
14. Approximate age of roof, if knownnumber of lay	vers, if known			Unk
<ul><li>15. Do you know of any current problems with the roof?</li><li>16. Are you aware of treatment for termite or wood-destroying org</li></ul>	anism infactation?	Yes Yes	(No2	Unk
17. Do you have a termite bait system installed on the property?	anism mestation?	Yes	(No	Unk Unk
18. If yes, is it monitored by a licensed exterminating company?				0.111
(Check one)yesno Annual cost \$				
19. Are you aware of any damage caused by termites or wood-de 20. Are you aware of major fire, tornado, or wind damage?	stroying organisms?	Yes	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Unk
Environmental		Yes	(NO)	Unk
21. Are you aware of the presence of asbestos?		Yes	(No.)	Unk
22. Are you aware of the presence of radon gas?		Yes		Unk
23. Have you tested for radon gas?		Yes	No.3	Unk
24. Are you aware of the presence of lead-based paint?		Yes	SNo	Unk
<ul><li>25. Have you tested for lead-based paint?</li><li>26. Are you aware of any underground storage tanks on the pr</li></ul>	onerty?	Yes Yes	SNo.	Unk Unk
27. Are you aware of the presence of a landfill on the property		Yes	(VO)	Unk
28. Are you aware of existence of hazardous or regulated mate				
having an environmental impact?		Yes	(MO)	Unk
29. Are you aware of existence of prior manufacturing of metha 30. Have you had the property inspected for mold?	amphetamine?	Yes	<u> </u>	Unk
31. Have you had any remedial treatment for mold on the prop	ertv?	Yes Yes	$\left(\begin{array}{c} N_0 \\ N_0 \end{array}\right)$	Unk Unk
32. Are you aware of any condition on the property that would		100		JIIK
of the occupants?	,	Yes	(No)	Unk
Property Shared in Common, Easements, Homeowner's A	ssociation, Legal			
33. Are you aware of features of the property shared in commo	on with adjoining landowners,		(6.1)	
such as fences, driveways, and roads whose use or responsibility it 34. Other than utility easements serving the property, are you	nas an aπect on the property?	Yes	(NO)	Unk
right-of-ways affecting the property?	revale of easements of	Yes	(No)	Unk
4				
Seller's InitialsSeller's Initials	Buyer's Initials	Buyer's	Initials	

OCATION OF SUBJECT PROP	ERTY 713 Plaza D	rive		
	Ioore, OK 73160-2452			
. Are you aware of encroachme	ents affecting the property?		Yes No.	Unk
. Are you aware of a mandatory	/ homeowner's association?	•	Yes (No	Unk
Amount of dues \$ Payable: (Check one)mo	Special Assessment	\$		
Payable: (Check one)mo	onthlyquarterly_	annually		
Are there unpaid dues or asse	essments for the Property?	(Check one)yesho		
If yes, amount \$			_	
Phone No  Are you aware of any zoning,	<del></del>		Van (Na)	عاما ا
. Are you aware of any zoning,	building code or setback re	quirement violations?	Yes (No)	Unk
. Are you aware of any notices	from any government or go	vernment-sponsored agencies	Yes No	Unk
y other entities affecting the pro . Are you aware of any threater	openy r and or ovieting litigation or k	weuit/e) directly or indirectly	165 (190)	· Olik
ecting the property?	led of existing inigation of it	awadit(3), directly of mulicotly,	Yes (No.)	Unk
b. Is the property located in a fire	e district which requires pay	ment?	Yes (No	Unk
Amount of fees \$	To Whom Paid	THO IT.	.00	
Payable (Check one)mon	thly quarterly annually			
. Is the property located in a pri	ivate utility district?		Yes (No)	Unk
heck applicable) water gar	bage sewer other			
tial membership fee \$	annual membershi	p fee \$		
(If more than one (1) utility, a	ttach additional pages.)	•		
scellaneous				
. Are you aware of other defect	r(s) affecting the property, r	not disclosed above?	Yes (No)	Unk
B. Are you aware of any other fe	ees or dues required on the	property that you have not		
sclosed?	700 01 0000 10quilou 011 1110	property many or many many	Yes (No)	Unk
you answered "YES" to any o dditional pages, with your sigi	of the items 1- 43 above, li nature(s), date(s) and loca	st the item number(s) and ex ation of subject property.	plain. (If needed,	attach
you answered "YES" to any o	of the items 1- 43 above, li nature(s), date(s) and loca	st the item number(s) and ex ation of subject property.	plain. (If needed,	attach
you answered "YES" to any o	of the items 1- 43 above, li nature(s), date(s) and loca	st the item number(s) and ex ation of subject property.	plain. (If needed,	attach
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dditional pages, with your sign the date this form is signed, ti	nature(s), date(s) and loca	ntion of subject property.  on seller's CURRENT ACTUAL		
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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 (OREC), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.ok.gov.



This form officially approved by the OKLAHOMA CITY METROPOLITAN ASSOCIATION OF REALTORS®

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

(Target Housing Sales)

## Lead Warning Statement

Every buyer 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.

ddress of Pr		. OK 73160-2452 , Oklahoma
eller's Discl nitial on line		
M. M. (a)	Presence of lead-based paint or lead-based paint	hazards (check one below):
(u)	,	paint hazards are present in the housing (explain):
	- Kilowii lead-based paint and/or lead based p	Company.
3	Seller has no knowledge of lead-based paint	and/or lead-based paint hazards in the housing.
Me(b)	Records and reports available to the Seller (Chec	k one below):
.,	Seller has provided the Buyer with all available hazards in the housing (list documents below	ole records and reports pertaining to lead-based paint and/or lead-based pa v).
	Seller has no reports or records pertaining to	b lead-based paint and/or lead-based paint hazards in the housing.
(c)	Seller has received the pamphlet Protect Your Far	mily from Lead in Your Home.
		of Seller's knowledge, that the information provided by Seller is true and accur
WT -	www. McLeoduren	11-19-08
eller's signa		Date:
eller's signa	ature	Date:
uver's Acki	nowledgment	
nitial on lin		
	•	
(d)	Initial by Buyer only if Buyer has received from Se	aller copies of either (i) information about known lead-based paint/hazards paining to lead-based paint per paragraph (b) above.
(d)	Initial by Buyer only if Buyer has received from Separagraph (a) above, or (ii) records or reports performed to the second secon	taining to lead-based paint per paragraph (b) above.
, ,	Initial by Buyer only if Buyer has received from Separagraph (a) above, or (ii) records or reports pert	taining to lead-based paint per paragraph (b) above.
(e)	Initial by Buyer only if Buyer has received from Se paragraph (a) above, or (ii) records or reports pert Buyer has received the pamphlet <i>Protect Your Fa</i> Buyer has (check one below):	taining to lead-based paint per paragraph (b) above.  Imily from Lead in Your Home.  Igreed upon period) to conduct a risk assessment or inspection for the presence
(e)	Initial by Buyer only if Buyer has received from Separagraph (a) above, or (ii) records or reports performed buyer has received the pamphlet <i>Protect Your Fa</i> .  Buyer has (check one below):  Received a 10-day opportunity (or mutually agglead-based paint and/or lead-based paint hazar	taining to lead-based paint per paragraph (b) above.  Imily from Lead in Your Home.  Igreed upon period) to conduct a risk assessment or inspection for the presence  ards; or
(e)	Initial by Buyer only if Buyer has received from Separagraph (a) above, or (ii) records or reports performed buyer has received the pamphlet <i>Protect Your Fa</i> .  Buyer has (check one below):  Received a 10-day opportunity (or mutually aglead-based paint and/or lead-based paint hazar waived the opportunity to conduct a risk assessm	taining to lead-based paint per paragraph (b) above.  Imily from Lead in Your Home.  Igreed upon period) to conduct a risk assessment or inspection for the presence
(e)(f) uyer has rev	Initial by Buyer only if Buyer has received from Se paragraph (a) above, or (ii) records or reports pert Buyer has received the pamphlet <i>Protect Your Fa</i> Buyer has (check one below):  Received a 10-day opportunity (or mutually ag lead-based paint and/or lead-based paint haze Waived the opportunity to conduct a risk assessmit wiewed the information above and certifies, the best of	taining to lead-based paint per paragraph (b) above.  Interpretation of the presence of lead-based paint and/or lead-based paint haze  Interpretation for the presence of lead-based paint and/or lead-based paint haze
(e) (f) uyer has rev uyer's signa	Initial by Buyer only if Buyer has received from Separagraph (a) above, or (ii) records or reports perf Buyer has received the pamphlet <i>Protect Your Fa</i> Buyer has (check one below):  Received a 10-day opportunity (or mutually aglead-based paint and/or lead-based paint haze Waived the opportunity to conduct a risk assessmit wiewed the information above and certifies, the best of ature	taining to lead-based paint per paragraph (b) above.  Imily from Lead in Your Home.  Igreed upon period) to conduct a risk assessment or inspection for the presence ands; or  Inent or inspection for the presence of lead-based paint and/or lead-based paint haze  If Buyer's knowledge, that the information provided by Buyer is true and accura
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