

RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Oklahoma Law (the "Residential Property Condition Disclosure Act," 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 you become aware of a defect after delivery of this statement, but before you accept an offer to purchase, you 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 you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

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: 1427 Edna Ln, Kingston OK

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

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

	<u>Circle below</u>						<u>Circle 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		___ Public ___ Propane				
Water Heater	N/A	Yes	No	Unk		___ Butane				
___ Electric ___ Gas						Propane Tank	N/A	Yes	No	Unk
___ Solar						___ Leased ___ Owned				
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
___ Leased ___ Owned						Garage Door Opener/				
Sump Pump	N/A	Yes	No	Unk		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
___ Public ___ Septic						___ Rent ___ Own				
___ Lagoon						___ Monitored				
Air Conditioning						Smoke Detectors	N/A	Yes	No	Unk
System	N/A	Yes	No	Unk		Dishwasher	N/A	Yes	No	Unk
___ Electric ___ Gas						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	N/A	Yes	No	Unk
Attic Fan	N/A	Yes	No	Unk		Microwave Oven	N/A	Yes	No	Unk
Fireplaces	N/A	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 ___ Gas						Trash Compactor	N/A	Yes	No	Unk
___ Heat Pump										

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials DS Seller's Initials _____

LOCATION OF SUBJECT PROPERTY 1427 Edna Ln

Source of Household Water: Public Private Well
 Other Items: _____ Yes No Unk
 Other: _____ Yes No Unk
 Other: _____ Yes No Unk

IF YOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature(s).

Zoning, Flood and Water

1. Property is zoned: (Check one) residential _____ commercial
 _____ historical _____ agricultural _____ industrial _____ office
 _____ urban Conservation _____ other _____ unknown
2. Are you aware of any flood insurance requirements concerning the property? Yes No Unk
3. Do you have flood insurance on the property? Yes No Unk
4. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Yes No Unk
5. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? Yes No Unk
6. Has there been any occurrence of water in the heating and air conditioning duct system? Yes No Unk
7. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property? Yes No Unk

Additions/Alterations/Repairs

8. Have any additions or alterations been made without required permits? Yes No Unk
9. Are you aware of previous foundation repairs? Yes No Unk
10. Are you aware of any alterations or repairs having been made to correct defects or problems? Yes No Unk
11. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? Yes No Unk
12. Has the roof ever been repaired or replaced during your ownership of the property? Yes No Unk
13. Approximate age of roof, if known _____ Number of layers, if known _____ Unk
14. Do you know of any current problems with the roof? Yes No Unk
15. Are you aware of treatment for termite or wood-destroying organism infestation? Yes No Unk
16. Do you have a termite bait system installed on the property? Yes No Unk
17. If yes, is it monitored by a licensed exterminating company?
 (Check one) ___ yes ___ no Annual cost \$ _____
18. Are you aware of any damage caused by termites or wood-destroying organisms? Yes No Unk
19. Are you aware of major fire, tomado, or wind damage? Yes No Unk

Environmental

20. Are you aware of the presence of asbestos? Yes No Unk
21. Are you aware of the presence of radon gas? Yes No Unk
22. Have you tested for radon gas? Yes No Unk
23. Are you aware of the presence of lead-based paint? Yes No Unk
24. Have you tested for lead-based paint? Yes No Unk
25. Are you aware of any underground storage tanks on the property? Yes No Unk
26. Are you aware of the presence of a landfill on the property? Yes No Unk
27. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes No Unk
28. Are you aware of existence of prior manufacturing of methamphetamine? Yes No Unk
29. Have you had the property inspected for mold? Yes No Unk
30. Have you had any remedial treatment for mold on the property? Yes No Unk
31. Are you aware of any condition on the property that would impair the health or safety of the occupants? Yes No Unk

Buyer's Initials _____ Seller's Initials AS

LOCATION OF SUBJECT PROPERTY RTY 1427 Edna Ln.

Property Shared in Common, Easements, Homeowner's Association, Legal

32. Are you aware of features of the property shared in common with adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an affect on the property? Yes No Unk
33. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk
34. Are you aware of encroachments affecting the property? Yes No Unk
35. 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? (Check one) ___ yes ___ no
 If yes, amount \$ _____ Manager's Name: _____
 Phone No. _____
36. Are you aware of any zoning, building code or setback requirement violations? Yes No Unk
37. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes No Unk
38. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? Yes No Unk
39. Is the property located in a fire district which requires payment?
 Amount of fees \$ _____ To Whom Paid _____
 Payable (Check one) ___ monthly ___ quarterly ___ annually
40. 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 (1) utility, attach additional pages.

Miscellaneous

41. Are you aware of other defect(s), affecting the property, not disclosed above? Yes No Unk
42. Are you aware of any other fees or dues required on the property that you have not disclosed? Yes No Unk

If you answered "YES" to any of the items 1-42 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.

#9 - Piers installed with life-time warranty (transferable) and report from licensed structural engineer. #33/34 - Sidewalk on East side encroaches public right-of-way for the street. Has not affected marketability of title.

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 (circle one): Yes No If yes, how many? _____

by: Seiler and Associates LLC 9/5/06
 Seller's Signature _____ Date _____ Seller's Signature _____ Date _____

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 this disclosure statement.

The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses and restrictions for this property, contact the City Planning 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.

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

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.state.ok.us/.