

# APPENDIX A, RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT [NEW]

**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:** \_\_\_\_\_

**SELLER IS**  **IS NOT** \_\_\_ **OCCUPYING THE SUBJECT PROPERTY.**

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

	Circle below					Circle below			
	Yes	No	Unk		Yes	No	Unk		
Sprinkler System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Unk	Humidifier	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Swimming Pool	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Unk	Gas Supply	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Hot Tub/Spa	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Unk	__Public__ Propane				
Water Heater	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	__Butane				
<input checked="" type="checkbox"/> Electric ___ Gas					Propane Tank	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
___ Solar					___Leased___ Owned				
Water Purifier	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Ceiling Fans	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Water Softener	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Unk	Electric Air Purifier	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
___Leased___ Owned					Garage Door Opener/ Control	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Sump Pump	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Unk	Intercom	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Plumbing	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Central Vacuum	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Whirlpool Tub	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Security System	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Sewer System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	___Rent___ Own				
___Public___ Septic					___Monitored				
___Lagoon					Smoke Detectors	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Air Conditioning					Dishwasher	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Electrical Wiring	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
<input checked="" type="checkbox"/> Electric ___ Gas					Garbage Disposal	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
___Heat Pump					Gas Grill	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Window Air					Vent Hood	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Conditioner(s)	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Microwave Oven	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Attic Fan	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Built-in Oven/Range	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Fireplaces	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	*ONE BURNER*				
Heating System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Unk	Kitchen Stove	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
<input checked="" type="checkbox"/> Electric ___ Gas					Trash Compactor	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
___Heat Pump									

Seller's Initials EA Seller's Initials dso

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

**LOCATION OF SUBJECT PROPERTY** \_\_\_\_\_

Source of Household Water	Other Items _____	Yes	No	Unk
_____Public _____Private <input checked="" type="checkbox"/> Well	Other _____	Yes	No	Unk
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**

Circle below

1. Property is zoned: **(Check one)** \_\_\_\_\_residential \_\_\_\_\_commercial \_\_\_\_\_historical  
 agricultural \_\_\_\_\_industrial \_\_\_\_\_office  
 \_\_\_\_\_urban conservation \_\_\_\_\_other \_\_\_\_\_unknown
2. What is the flood zone status of the property? NOT in Flood zone
3. Are you aware of any flood insurance requirements concerning the property? Yes  No  Unk
4. Do you have flood insurance on the property? Yes  No  Unk
5. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Yes  No  Unk
6. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? Yes  No  Unk
7. Has there been any occurrence of water in the heating and air conditioning duct system? Yes  No  Unk
8. 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**

9. Have any additions or alterations been made without required permits? Yes  No  Unk
10. Are you aware of previous foundation repairs? Yes  No  Unk
11. Are you aware of any alterations or repairs having been made to correct defects or problems? Yes  No  Unk
12. 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
13. Has the roof ever been repaired or replaced during your ownership of the property? Yes  No  Unk
14. Approximate age of roof covering, if known 4 yrs. number of layers, if known one
15. Do you know of any current problems with the roof? Yes  No  Unk
16. Are you aware of treatment for termite or wood-destroying organism infestation? Yes  No  Unk
17. Do you have a termite bait system installed on the property? Yes  No  Unk
18. If yes, is it monitored by a licensed exterminating company?  
**(Check one)**  yes \_\_\_\_\_no Annual cost \$ \_\_\_\_\_
19. Are you aware of any damage caused by termites or wood-destroying organisms? Yes  No  Unk
20. Are you aware of major fire, tornado, hail, earthquake or wind damage? Yes  No  Unk
21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system? Yes  No  Unk

**Environmental**

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

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

34. 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
35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes  No  Unk

Seller's Initials EAO Seller's Initials dgo

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

**LOCATION OF SUBJECT PROPERTY** \_\_\_\_\_

36. Are you aware of encroachments affecting the property? Yes  No  Unk
37. Are you aware of a mandatory homeowner's association? Yes  No  Unk  
 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. \_\_\_\_\_
38. Are you aware of any zoning, building code or setback requirement violations? Yes  No  Unk
39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes  No  Unk
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? Yes  No  Unk
41. Is the property located in a fire district which requires payment? Yes  No  Unk  
 Amount of fees \$ \_\_\_\_\_ To Whom Paid \_\_\_\_\_  
 Payable (Check one) \_\_\_monthly \_\_\_quarterly \_\_\_annually
42. Is the property located in a private utility district? Yes  No  Unk  
 (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**
43. Are you aware of other defect(s), affecting the property, not disclosed above? Yes  No  Unk
44. 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 1-44 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of 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 (circle one): Yes  No  If yes, how many? \_\_\_\_\_

Seller's Signature: Eric F. Olds Date: 5/21/13 Seller's Signature: Debra J. Olds Date: 5/21/13

**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 understands that the disclosures given by the Seller on this statement is 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.

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), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, Oklahoma 73105, or visit OREC's Web site www.orec.ok.gov.





# SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 960461 S. Hwy 102, WELLSBORO

SELLER is  is not  occupying the subject property.

Are you aware of the presence of mold in the property?

- no
- unknown
- yes; where (describe) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property?

- no
- unknown
- yes; where (describe) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

If you answered yes to either of the above questions, please give all additional information you have concerning the questions, if needed please attach additional pages, signed and dated. **\*\*it is imperative that both questions be answered!**

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

Erich A. Olds 5/24/13  
Seller's signature /Date

Debra S. Olds 5/24/13  
Seller signature /Date

The Buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. *The Buyer acknowledges that the Buyer has read and received a signed copy of this statement.* (This disclosure should accompany any offer to purchase on the property identified above.)

\_\_\_\_\_  
Buyer's signature /Date

\_\_\_\_\_  
Buyer's signature /Date

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.

Address of Property: 960461 S. HIGHWAY 102 WELLSTON, Oklahoma

Seller's Disclosure (Initial on lines below)

210 dgo (a) Presence of lead-based paint or lead-based paint hazards (check one below): [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

210 dgo [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

210 dgo (b) Records and reports available to the Seller (Check one below): [ ] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

210 dgo [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

210 dgo (c) Seller has received the pamphlet Protect Your Family from Lead in Your Home.

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the information provided by Seller is true and accurate.

Seller's signature ERICH F. OLDS Date: 5/24/13

Seller's signature DEBRA G. OLDS Date: 5/24/13

Buyer's Acknowledgment (Initial on lines below)

(d) Initial by Buyer only if Buyer has received from Seller copies of either (i) information about known lead-based paint/hazards per paragraph (a) above, or (ii) records or reports pertaining to lead-based paint per paragraph (b) above.

(e) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(f) Buyer has (check one below): [ ] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or [ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer has reviewed the information above and certifies, the best of Buyer's knowledge, that the information provided by Buyer is true and accurate.

Buyer's signature Date:

Buyer's signature Date:

Broker's Acknowledgment - (Initial - NOTE: Only if no Listing Broker, Selling Broker shall initial unless Selling Broker receives all compensation from Buyer.)

(g) Broker has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibilities to ensure compliance.

Broker has reviewed the information above and certifies, to the best of Broker's knowledge, that the information provided by Broker is true and accurate.

CENTURY 21 GOODYEAR GREEN (Listing Broker) Date: 5/24/13

By Signature JAN C. GOODYEAR

(Selling Broker) Date:

By Signature