

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: 1560 Twin Spires Trail
Guthrie OK 73044

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	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Humidifier	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Swimming Pool	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Gas Supply	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Hot Tub/Spa	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	__Public __Propane				
Water Heater	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	__Butane				
<input checked="" type="checkbox"/> Electric __Gas					Propane Tank	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
__Solar					__Leased __Owned				
Water Purifier	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Ceiling Fans	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Water Softener	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Electric Air Purifier	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
__Leased __Owned					Garage Door Opener/ Control	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Sump Pump	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Intercom	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Plumbing	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Central Vacuum	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Whirlpool Tub	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Security System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Sewer System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	__Rent __Own				
__Public <input checked="" type="checkbox"/> Septic					__Monitored				
__Lagoon <i>Aerobic</i>					Smoke Detectors	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Air Conditioning					Dishwasher	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Electrical Wiring	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input checked="" type="checkbox"/> Electric __Gas					Garbage Disposal	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
__Heat Pump					Gas Grill	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Window Air <i>in shop</i>					Vent Hood	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Conditioner(s)	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Microwave Oven	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Attic Fan	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Built-in Oven/Range	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Fireplaces	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Kitchen Stove <i>Elec</i>	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Heating System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Trash Compactor	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input checked="" type="checkbox"/> Electric __Gas									
__Heat Pump									

Seller's Initials BS Seller's Initials _____
 (OREC-7/10)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY 1560 Twin Spires Trail

Guthrie OK 73044

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

- Property is zoned: (Check one) residential _____commercial _____historical
_____agricultural _____industrial _____office
_____urban conservation _____other _____unknown
- What is the flood zone status of the property? N/A
- Are you aware of any flood insurance requirements concerning the property? Yes No Unk
- Do you have flood insurance on the property? Yes No Unk
- Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Yes No Unk
- Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? Yes No Unk
- Has there been any occurrence of water in the heating and air conditioning duct system? Yes No Unk
- 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

- Have any additions or alterations been made without required permits? Yes No Unk
- Are you aware of previous foundation repairs? Yes No Unk
- Are you aware of any alterations or repairs having been made to correct defects or problems? Yes No Unk
- 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
- Has the roof ever been repaired or replaced during your ownership of the property? Yes No Unk
- Approximate age of roof covering, if known 3/10 number of layers, if known 1
- Do you know of any current problems with the roof? Yes No Unk
- Are you aware of treatment for termite or wood-destroying organism infestation? Yes No Unk
- Do you have a termite bait system installed on the property? Yes No Unk
- If yes, is it monitored by a licensed exterminating company? (Check one) _____yes _____no Annual cost \$ _____
- Are you aware of any damage caused by termites or wood-destroying organisms? Yes No Unk
- Are you aware of major fire, tornado, hail, or wind damage? Yes No Unk
- Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system? Yes No Unk

Environmental

- Are you aware of the presence of asbestos? Yes No Unk
- Are you aware of the presence of radon gas? Yes No Unk
- Have you tested for radon gas? Yes No Unk
- Are you aware of the presence of lead-based paint? Yes No Unk
- Have you tested for lead-based paint? Yes No Unk
- Are you aware of any underground storage tanks on the property? Yes No Unk
- Are you aware of the presence of a landfill on the property? Yes No Unk
- Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes No Unk
- Are you aware of existence of prior manufacturing of methamphetamine? Yes No Unk
- Have you had the property inspected for mold? Yes No Unk
- Have you had any remedial treatment for mold on the property? Yes No Unk
- 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

- 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
- 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 [Signature] Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY 1560 Twin Spires Trail

Guthrie

OK

73044

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 \$ 100 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? _____

Byron D. Stratton
Seller's Signature

11/4/11
Date

Patricia G. Stratton
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 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), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.ok.gov.