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		
Sprinkler System	N/A	Yes	No	Unk
Swimming Pool	N/A	Yes	No	Unk
Hot Tub/Spa	N/A	Yes	No	Unk
Water Heater __Electric __Gas __Solar	N/A	Yes	No	Unk
Water Purifier	N/A	Yes	No	Unk
Water Softener __Leased __Owned	N/A	Yes	No	Unk
Sump Pump	N/A	Yes	No	Unk
Plumbing	N/A	Yes	No	Unk
Whirlpool Tub	N/A	Yes	No	Unk
Sewer System __Public __Septic __Lagoon	N/A	Yes	No	Unk
Air Conditioning System __Electric __Gas __Heat Pump	N/A	Yes	No	Unk
Window Air Conditioner(s)	N/A	Yes	No	Unk
Attic Fan	N/A	Yes	No	Unk
Fireplaces	N/A	Yes	No	Unk
Heating System __Electric __Gas __Heat Pump	N/A	Yes	No	Unk

		Circle below		
Humidifier	N/A	Yes	No	Unk
Gas Supply __Public __Propane __Butane	N/A	Yes	No	Unk
Propane Tank __Leased __Owned	N/A	Yes	No	Unk
Ceiling Fans	N/A	Yes	No	Unk
Electric Air Purifier	N/A	Yes	No	Unk
Garage Door Opener/ Control	N/A	Yes	No	Unk
Intercom	N/A	Yes	No	Unk
Central Vacuum	N/A	Yes	No	Unk
Security System __Rent __Own __Monitored	N/A	Yes	No	Unk
Smoke Detectors	N/A	Yes	No	Unk
Dishwasher	N/A	Yes	No	Unk
Electrical Wiring	N/A	Yes	No	Unk
Garbage Disposal	N/A	Yes	No	Unk
Gas Grill	N/A	Yes	No	Unk
Vent Hood	N/A	Yes	No	Unk
Microwave Oven	N/A	Yes	No	Unk
Built-in Oven/Range	N/A	Yes	No	Unk
Kitchen Stove	N/A	Yes	No	Unk
Trash Compactor	N/A	Yes	No	Unk

Seller's Initials_____ Seller's Initials_____

Buyer's Initials_____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY _____

_____

Source of Household Water

___Public ___Private ___Well Yes No Unk

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 — **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? _____ Unk
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 _____ number of layers, if known _____ Unk
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, 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_____ Seller's Initials_____ 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 filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? Yes No Unk
40. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? 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 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 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.