APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT[NEW]

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

LOCATION OF SUBJECT PROPERTY_	7303	Lancet Lane		
Nicl	ols Hil	ls	OK	73120-1400
SELLER IS IS NOT _X_ OCCUPYIN	IG THE SI	BJECT PROPERTY.		

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (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.

Appliances/Systems/

Services

Gas Supply

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/ Services	Working	Not Working	Do Not Know If Working	None/ Not Included
Sprinkler System	×			
Swimming Pool				×
Hot Tub/Spa				×
Water Heater X Electric X Gas Solar	×			
Water Purifier				×
Water Softener Leased Owned				×
Sump Pump				×
Plumbing	×			
Whirlpool Tub		×		
Sewer System X Public Septic Lagoon	×			
Air Conditioning System X Electric Gas Heat Pump	×			
Window Air Conditioner(s)				×
Attic Fan				×
Fireplaces	×			
Heating System Electric X Gas Heat Pump	×			
Humidifier				×
Ceiling Fans				×

Public Propane Butane	×		
Propane TankLeased Owned			×
Electric Air Purifier			Х
Garage Door Opener			×
Intercom			×
Central Vacuum			×
Security System Rent X Own Monitored	×		
Smoke Detectors	×		
Dishwasher	×		
Electrical Wiring	×		
Garbage Disposal	X		
Gas Grill			×
Vent Hood	Х		
Microwave Oven	ж		
Built-in Oven/Range	X		
Kitchen Stove			×
Trash Compactor			X
Source of Household Water Public Well Private/Rural District	×		

Working

Not

Working

Do Not

Know If

Working

None/

Not

Included

Buyer's Initials ______ Buyer's Initials _

(OREC-11/17)

InstanetFORMS Page 1 of 3

Lucatronut subsectification 7303	Lancet Lane		
Nichols	Hills	ОК	73120-1400

IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature. Whirlpool tub needs a new start button.

3. What is the flood zone status of the property? Not in a Flood Zone 4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act? X 57Ne 50e flowers of any flood insurance and the property? X 6. Are you aware of any flood insurance and the property? X 7. Are you aware of any flood insurance and the property? X 7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading problems? X 8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g., "French Drains?" X 9. Are you aware of any occurrence of water in the heating and air conditioning duct system? X 9. Are you aware of any cocurrence of water in the heating and air conditioning duct system? X 9. Are you aware of any cocurrence of water in the heating and air conditioning duct system? X 9. Additions/Alterations/Repairs Yes No 11. Are you aware of any occurrence of water in the heating and air conditioning duct system? X 9. Additions/Alterations/Repairs Yes No 11. Are you aware of any course of any elevations or repairs having been made to correct defects or problems? X 9. Additions/Alterations/Repairs X 9. Additions/Alterations/Repairs X 9. A 9. Are you aware of any elevations or repairs having been made to correct defects or problems? X 9. Are you aware of any elevations or repairs having been made to correct defects or problems? X 9. Are you aware of any elevations or grange? X 9. Are you aware of the roof covering, if known 2010 number of layers, if known 1. X 9. Are you aware of the roof covering, if known 2010 number of layers, if known 1. X 9. Are you aware of restinent for termitien or wood-destroying organisms? X 9. Are you aware of any demanded exterminating company? If yes, annual cost \$ X 9. Are you aware of any demanded exterminating company? X 9. Are you aware of the presence of asbestos? X 9. Are you aware of the presence			
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and affine		ncet Lane			_
	Nichols Hil	ls	OK	73120-1400	2
Environmental (ontinued from Page 2)			Ye	8
37. Are you aware	of any wells located on the property?				
	of any dams located on the property? responsible for the maintenance of that	dam? YES X	NO		
Property Shared	in Common, Easements, Homeowner	's Associations and Legal		Ye	8
	of features of the property shared in colonsibility has an effect on the property?	mmon with the adjoining land	downers, such as fences, drivewa	ays, and roads	-
	ty easements serving the property, are y	ou aware of any easements	or right-of-ways affecting the org	nedv2	_
	of encroachments affecting the property	<u> </u>	- Ingrit of mayo allocally the pro-	porty:	_
Amount of due Reyable (che Are there unpa	of a mandatory homeowner's associations \$ Special Assessment \$ krone) monthly quarterly id dues or assessments for the property the amount? \$ Manager's N	annually ? YES NO	Phone Number		
43. Are you aware	of any zoning, building code or setback	requirement violations?			
44. Are you aware	of any notices from any government or	government-sponsored age	ncies or any other entities affectin	g the property?	
45. Are you aware	of any surface leases, including but not	limited to agricultural, comm	nercial or oil and gas?		
46. Ara you aware	of any filed litigation or lawsuits directly	or indirectly affecting the pro	operty, including a foreclosure?		
	located in a fire district which requires p of fee \$ Paid to Whom k one) monthly quarterly _				
If other, explai	ole Water Garbage n ship fee \$ Annual membersi	Sewer Other hip fee \$ (if mo	re than one utility attach additions	al pages)	
was the less the property	920 F 1				
Miscelläneous				Ye	\$
49. Are you aware	of other defect(s) affecting the property	not disclosed above?			\$
49. Are you aware 50. Are you aware If you answered Y signature(s), date(of other defect(s) affecting the property of any other fees or dues required on th ES to any of the items on pages two a s) and location of the subject property	not disclosed above? e property that you have no nd three, list the item numb	disclosed? er(s) and explain. If needed, att	Ye ach additional pages w	vit
49. Are you aware 50. Are you aware If you answered Y signature(s), date(#13. 1999 damage. # On the date this information cont	of other defect(s) affecting the property of any other fees or dues required on the ES to any of the Items on pages two as and location of the subject property. Perected new chimners 22. See #15. #39. Fem is signed, the seller states fained above is true and accurate. Chimeter Comments of the property of the proper	not disclosed above? e property that you have no nd three, list the item numb ey to match. #. ices. Owner is that based on seller's C	disclosed? er(s) and explain. If needed, att 15. Roof replaced a licensed Realt URRENT ACTUAL KNOWL	ach additional pages w	vitl
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49. Are you aware 50. Are you aware If you answered Y signature(s), date(#13. 1999 damage. # On the date this information cont Are there any ac Seller's Signature A real estate lie	of other defect(s) affecting the property of any other fees or dues required on the ES to any of the Items on pages two as and location of the subject property. Perected new chimners 22. See #15. #39. Fem is signed, the seller states fained above is true and accurate. Chimeter Comments of the property of the proper	not disclosed above? e property that you have no not three, list the item number to match. #. evy to match. #. eves. Owner is that based on seller's Cosure? (circle one): YES 12/2018 Date Selle or the Purchaser to color	disclosed? er(s) and explain. If needed, att 15. Roof replaced a licensed Realt URRENT ACTUAL KNOWL NO If yes, how many? r's Signature Connell Brain nduct an independent insper	ach additional pages was due to hai cor. EDGE of the prope	vitil 1
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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser 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.

	operty dress: <u>73</u>	03 Lancet Lane	<u></u>		Nichols Hills	OK 73120-1400		
Seli	ler's Discle	osure						
(a)	Presence	of lead-based pain	t and/or lead-based	paint hazard	ls (check (i) or (ii) below)			
He of	(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).							
(b)			_	•	r lead-based paint hazard	ds in the housing.		
	 Records and reports available to the seller (check (i) or (ii) below): (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). 							
	(ii) <u>X</u>	Seller has no repo hazards in the ho		ning to lead-	based paint and/or lead	-based paint		
Put	chaser's /	, Acknowledgment (initial)					
(c)		Purchaser has rec	eived copies of all in	formation lis	ted above.			
(d)	ii'							
(e)	e) Purchaser has (check (i) or (ii) below):							
	(i) 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							
	(ii)	waived the oppor lead-based paint a	tunity to conduct a r and/or lead-based pa	isk assessme aint hazards.	nt or inspection for the	presence of		
Age	ent's Ackn	owledgment (initia	ıi)					
(f)		Agent has informe	•		ilons under 42 U.S.C. 48 te.	52d and is		
Cer	tification	of Accuracy						
The	following	•	d the information aboruse and accurate. 12/12/2018	ve and certify,	to the best of their knowl	edge, that the		
seii	[2412/2018 1 <u>244</u> 7	MY Granan	Date	Seller	Connell Branan	Date		
PUI	llan D	avis	1219/2018	Purchaser		Date		
Age	P(1/2018 4:42.7	an Wavis	Date	Agent		Date		