APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

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 ac- cepts 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.

"Defect"means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 6435 Grandmark Drive, Nichols Hills, OK 73116

APPENDIX A RPCD STATEMENT (1-1-2023)

Buyer's Initials

Buyer's Initials

SELLER IS S NOT OCCUPYING THE SUBJECT PROPERT	Υ.			
Instructions to the Seller: (1) Answer ALL questions. (2) Report known or yourself. (4) If an item is not on the property, or will not be included in the sale mark "Do Not Know if Working." (5) The date of completion by you may no received by a purchaser.	e, mark "None/Not	Included."	If you do not kn	ow the facts
ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?	Working	Not	Do Not Know	None/ Not
Appliances/Systems/Services (Continued on Page 2)	Working	Working	if Working	Included
Sprinkler System	\square			
Swimming Pool				abla
Hot Tub/Spa				
Water Heater ☐ Electric ☑ Gas ☐ Solar				
Water Purifier				
Water Softener Leased Owned				\square
Sump Pump				lacksquare
Plumbing	V			
Whirlpool Tub				\checkmark
Sewer System	V			
Air Conditioning System	abla			
Window Air Conditioner(s)				V
Attic Fan				V
Fireplaces	V			
Heating System ☐ Electric ☐ Gas ☐ Heat Pump	V			
Humidifier				V
Ceiling Fans	V			
Gas Supply Public Propane Butane	∇			
Propane Tank Leased Owned				lacksquare
Electric Air Purifier				∇
Garage Door Opener				abla
Intercom				lacksquare
Central Vacuum				lacksquare
Security System Leased Owned Monitored Financed	\square			

Seller's Initials

Page 1 of 4

Seller's Initials

LOCATION OF SUBJECT PROPERTY 6435 Grandmark	Drive, Nichols Hills, OK 7	3116					
Appliances/Systems/Services (Continued from Page 1)	,	Working		Not orking	Do Not Know if Working	_	e/ Not luded
Smoke Detectors		abla					
Dishwasher		\checkmark					
Electrical Wiring		\checkmark					
Garbage Disposal		abla					
Gas Grill		\overline{V}					
Vent Hood		\overline{V}					
Microwave Oven		\checkmark					
Built-in Oven/Range		\checkmark					
Kitchen Stove		\checkmark					
Trash Compactor							lacksquare
Solar Panels & Generators	nanced						lacksquare
Source of Household Water Public Well Pr	vate/Rural District	\checkmark					
Zoning and Historical							
1. Property is zoned: (Check One) residential co	mmercial historical unknown	office	ag	ricultur	al		
2. Is the property designated as historical or located in a re (Check one) ☐ Yes ☑ No ☐ Unknown	gistered historical district o	or historic	pre	servatio	on overlay distric	t?	
Flood and Water						Yes	No
3. What is the flood zone status of the property? Not a flood	l zone						
4. Are you aware if the property is located in a floodway as	defined in the Oklahoma F	Floodplair	n Ma	ınagem	ent Act?		\square
5. Are you aware of any flood insurance requirements conc	erning the property?						
6. Are you aware of any flood insurance on the property?							\square
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?							
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"							☑
9. Are you aware of any occurrence of water in the heating	and air conditioning duct s	system?					✓
10. Are you aware of water seepage, leakage or other drain	ning defects in any of the in	mprovem	ents	on the	property?		∇
Additions/Alterations/Repairs (Continued on Page 3)						Yes	No
11. Are you aware of any additions being made without req	uired permits?						\square
12. Are you aware of any previous foundation repairs?							\square
13. Are you aware of any alterations or repairs having beer	made to correct defects?						
14. Are you aware of any defect or condition affecting the ir slab/foundation, basement/storm cellar, floors, windows, do		ilings, roc	of str	ucture,			Ø
15. Are you aware of the roof covering ever being repaired	or replaced during your ov	wnership	of th	e prope	erty?		\checkmark
APPENDIX A RPCD STATEMENT (1-1-2023)					ı	Page 2	2 of 4

Buyer's Initials

Buyer's Initials



LOCATION OF SUB	JECT PROPERTY	6435 Grandmark Drive	Nichols Hills, OK 73116
LUCATION OF SUB	JECT PROPERTY	0433 Granumark Drive,	MICHOIS 111115, OK /3110

number of layers, if known tinknown 1. Do you know of any current defects with the roof covering? 18. Are you aware of the termite or rowood-destroying organism infestation? 19. Are you aware of a termite bait system installed on the property? 19. Are you aware of a termite bait system installed on the property? 19. Are you aware of any damage caused by termites or wood-destroying organisms? 19. Are you aware of any damage caused by termites or wood-destroying organisms? 19. Are you aware of major fire, tornado, hait, earthquake or wind damage? 21. Are you aware of major fire, tornado, hait, earthquake or wind damage? 22. Are you aware of major fire, tornado, hait, earthquake or wind damage? 23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired? 24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system? 24. Are you aware of the presence of asbestos? 25. Are you aware of the presence of asbestos? 26. Are you aware of the presence of adon gas? 27. Have you tested for radon gas? 28. Are you aware of the presence of lead-based paint? 29. Have you tested for lead-based paint? 29. Have you tested for lead-based paint? 29. Have you tested for lead-based paint? 29. Are you aware of the presence of a landfill on the property? 30. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact? 31. Are you aware of the existence of prior manufacturing of methamphetamine? 32. Are you aware of any condition on the property that would impair the health or safety of the occupants? 33. Are you aware of any dams located on the property? 34. Are you aware of any dams located on the property? 35. Are you aware of any dams located on the property? 36. Are you aware of any dams located on the property? 37. Are you aware of features of the property shared in common with the adjoining landowners, such as f	Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
18. Are you aware of treatment for termite or wood-destroying organism infestation? 19. Are you aware of a termite bait system installed on the property? 20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ 21. Are you aware of any damage caused by termites or wood-destroying organisms? 22. Are you aware of any damage caused by termites or wood-destroying organisms? 23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired? 24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system? 25. Are you aware of the presence of asbestos? 26. Are you aware of the presence of asbestos? 27. Have you aware of the presence of radon gas? 28. Are you aware of the presence of lead-based paint? 29. Have you tested for lead-based paint? 20. Are you aware of any underground storage tanks on the property? 21. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact? 30. Are you aware of the existence of prior manufacturing of methamphetamine? 31. Are you aware of the existence of prior manufacturing of methamphetamine? 32. Are you aware of any condition on the property? 33. Are you aware of any condition on the property hat would impair the health or safety of the occupants? 34. Are you aware of any wells located on the property? 35. Are you aware of any wells located on the property? 36. Are you aware of any wells located on the property? 37. Are you aware of any only well property shared in common with the adjoining landowners, such as fences, diveways, and roads whose use or responsibility has an effect on the property? 40. Other than utility easements serving the property, are you aware of any easements of encreachments affecting the property? 41. Are you aware of encreachments affecting the property? 42. Are you aware of any condition on the property YES No 43. Are you aware of any con	16. Approximate age of roof covering, if known 2017 number of layers, if known Unknown		
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42. Are you aware of a mandatory homeowner's association? Amount of dues \$744	40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		∇
Amount of dues \$744 Special Assessment \$ Payable: (check one) monthly quarterly annually Are there unpaid dues or assessments for the property? YES NO If yes, what is the amount? \$ Manager's Name 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 agencies or any other entities affecting the property?	41. Are you aware of encroachments affecting the property?		\langle
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 agencies or any other entities affecting the property?			\square
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?			
affecting the property?	43. Are you aware of any zoning, building code or setback requirement violations?		∇
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		abla
	45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		\bigvee

APPENDIX A RPCD STATEMENT (1-1-2023)

Buyer's Initials

Buyer's Initials _

Seller's Initials

06/21/23

11:28 AM CD1
dotloop verified

Seller's Initials

LOCATION OF SU	D IECT D	DODERTY CA	DE Crond.	mark Drive	Nichola III	o OV 72110	<u> </u>				
LOCATION OF SU	BJECTP	ROPERTY 64	35 Granui	mark Drive,	NICHOIS HIII	s, UK /311t)				
Property Shared in	n Commo	on, Easements	s, Homeo	wner's Asso	ciations an	d Legal (C	ontinued	from Page	e 3)	Yes	No
46. Are you aware	of any file	d litigation or la	awsuits dir	ectly or indir	ectly affectin	g the prope	rty, includ	ing a forec	losure?	П	\square
47. Is the property I If yes, amount of fe Payable: (check or	e \$		which requous Whom_ Quart		? annually						Ø
48. Is the property I Check applicable If other, explain Initial membership attach additional pa	☐Water	Garba	ge S	ewer O	:her \$		(if mo	re than one	e utility		
Miscellaneous										Yes	No
49. Are you aware	of other d	efect(s) affectir	ng the pro	perty not dis	closed above	e?					abla
50. Are you aware	of any oth	er fees, leases	s, liens or	dues require	d on the pro	perty that yo	ou have n	ot disclose	d?		∇
On the date this fo	orm is sig	ned, the selle	r states th	nat based o	n seller's Cl	JRRENT A	CTUAL P	(NOWLED	GE of the	propei	tv.
the information cont				osure? \square	ES V NO	If yes, ho	ow many?				
EliReshef				dotloop verified 06/21/23 11:28 AM CD JPBZ-YWTS-JBUQ-S5KE		<u>, , , , , , , , , , , , , , , , , , , </u>					
Seller's Signature			Date	,. JE 11113700Q-3380		r's Signatur	е		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 the disclosure statement. The Purchaser understands that the disclosures given by the Seller on this statement are 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 Purchase 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 Signati	ure	Da	ate		Purcha	ser's Signa	ture		Date		
The disclosure and disc Oklahoma Real Estate APPENDIX A RPCI	Commissio	n website <u>www.or</u>	rec.ok.gov.	ma Residential	Property Cond	lition Disclosu	re Act infor	mation pamp	hlet are mac		
A LINDIA A INFOL	- OIAIEI	(121-202	, 					•		Page 4	of 4
Buyer's Initials _.		Buyer's Ini	itials		Seller'	s Initials	ER 06/21/23	Seller's	s Initials		

Seller's Initials Oct 11/28 AW CDT dottoop verified Seller's Initials