

Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. **SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY.** This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page.

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: Central electric Central gas Window/Wall (# of units: _____) Solar
 Other: _____ Approx. age: _____
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Solar Other: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant
 Baseboard Geothermal Solar Other: _____ Approx. age: 15 years
- (d) Area(s) of house not served by central heating/cooling: _____
- (e) Fireplace: Wood burning Gas Other: wood burning in kitchen, gas in sitting room, electric in living room
- (f) Chimney/Flue: Operational? Yes No If "Yes", date last cleaned: 2/25
- (g) Safety Alerts: Fire/Smoke Alarms CO Detectors Other: _____
- (h) Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # 15
 Other: _____
- (i) Insulation: Known Unknown (Describe type if known, include R-Factor): _____
- (j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? Yes No
- (k) Are you aware of any problem or repair needed or made for any item above? Yes No
 Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: 110V 220V AMPS: _____
- (b) Type of service panel: Fuses Circuit Breakers
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (d) Is there a Surveillance System? Yes No
- (e) Is there a Garage Door Opener System? Yes No If "Yes", # of remotes? _____
- (f) Is there a Central Vacuum System? Yes No
- (g) TV/Cable/Phone Wiring: Satellite Cable TV Antenna (if attached) Phone N/A
- (h) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: T-mobile
- (i) Is there an electronic Pet Fence? Yes No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? Yes No
- (k) Is there any other electronic system/component at the Property? (i.e., "smart" doorbells, thermostats, etc.) Yes No
- (l) Are you aware of any problem or repair needed or made for any item above? Yes No
 Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC PEX Other: _____
- (b) Water Heater: Gas Electric Other: two separate tankless water heaters Approx. Age: 2 years / 15 years
- (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in)
 Oven/Range Gas BBQ Grill (built-in) Other: _____
- (d) Jetted/Air Bath Tub(s): Yes No
- (e) Sauna/Steam Room: Yes No
- (f) Swimming pool/Hot Tub: Yes No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): _____
- (h) Are you aware of any problem or repair needed or made for any item above? Yes No
 Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

WATER SOURCE/TREATMENT

- Water Systems/Source: Public (e.g., City/Water District) Well (e.g., private, shared or community)
 If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Do you have a softener, filter or other purification system? Yes No If "Yes": Owned or Leased
- (c) Are you aware of any problem relating to the quality or source of water? Yes No
- (d) Are you aware of any problem or repair needed or made for any item above? Yes No
- Please explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased equipment (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? Public (e.g., City/Sewer District) Septic Lagoon (e.g., private, shared or community) Other: _____
 If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Is there a sewage lift system? Yes No
- (c) Are you aware of any problem or repair needed or made for any item above? Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 15 years years. Documented? Yes No
- (b) Has the roof ever leaked during your ownership? Yes No
- (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? Yes No
- (d) Are you aware of any problem or repair needed or made for any item above? Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
- new screens put in roof last year

7. EXTERIOR FINISH

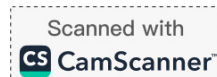
- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property? Unknown Yes No
 If "Yes", identify date installed, brand name and installer: _____
- (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? Yes No
 If "Yes", was any money received for the claim? Yes No
- (c) Are you aware of any problem or repair needed or made for any item above? Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from the contractor completing the work? Yes No If "Yes," please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair? Yes No
- (c) Are you aware if any of the above were made without necessary permit(s)? Yes No
- (d) Are you aware of any problem or repair needed or made for any item above? Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component? Yes No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above? Yes No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property? Yes No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem? Yes No
- (e) Do you have a sump pump or other drainage system? Yes No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space? Yes No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition? Yes No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property? Yes No
- (i) Is any portion of the Property located within a flood hazard area? Unknown Yes No
- (j) Do you pay for any flood insurance? Yes No If "Yes", what is the premium? _____
- (k) Do you have a Letter of Map Amendment ("LOMA")? Yes No If "Yes", please provide a copy.
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):



TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?..... Yes No
 - (b) Are you aware of any uncorrected damage to the Property caused by any of the above?..... Yes No
 - (c) Is the Property under a service contract by a pest control company?..... Yes No
 - (d) Is the Property under a warranty by a pest control company?..... Yes No
If "Yes," is it transferable?..... Yes No
 - (e) Are you aware of any termite/pest control report for or treatment of the Property?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?... Yes No
- (2) Are you aware of any ACM that has been encapsulated or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of asbestos?..... Yes No

(b) Mold

- (1) Are you aware of the presence of any mold on the Property?..... Yes No
- (2) Are you aware if any mold on the Property has been covered or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of mold?..... Yes No
- (4) Are you aware if the Property has been treated for the presence of mold?..... Yes No

(c) Radon

- (1) Are you aware of the presence of any radon gas at the Property?..... Yes No
- (2) Are you aware if the Property has been tested for the presence of radon gas?..... Yes No
- (3) Are you aware if the Property has been mitigated for radon gas?..... Yes No

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?..... Yes No
- (2) Are you aware of the presence of any lead in the soils?..... Yes No
- (3) Are you aware if lead has ever been covered or removed?..... Yes No
- (4) Are you aware if the Property has previously been tested for the presence of lead?..... Yes No

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?..... Yes No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

Tested for mold and came back negative

12. INSURANCE

- (a) Are you aware of any casualty loss to the Property during your ownership?..... Yes No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?..... Yes No
- (c) Have you received any insurance payments for damage to the Property, which were not spent for repairs? Yes No
- (d) Are you aware of anything that would adversely impact the insurability of the Property?..... Yes No

Please explain any "Yes" answer in this section. and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed):

Wind storm blew ~~shingles~~ siding off house. only a couple pieces. was fixed with the money

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are..... public private
 - (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?..... Yes No
 - (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?..... Yes No
- Please explain any "Yes" answer in this section (attach additional pages if needed):

SUBDIVISION/HOME OWNERS ASSOCIATION

Subdivision Name (Insert "N/A" if not applicable): _____

- (b) Is there a home owners association ("HOA")?..... Yes No If "Yes", are you a member?..... Yes No
If "Yes", please provide website/contact info: _____
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?..... Yes No
- (d) Are you aware of any violation or alleged violation of the above by you or others?..... Yes No
- (e) Are you aware of any additional one-time fees that would be incurred by Buyer upon transfer of the Property (i.e., capital reserve fee, initiation fee, transfer fee, etc.)?..... Yes No
- (f) General Assessment/Dues: \$ _____ per month quarter half-year year
- (g) Amenities include (check all that apply): street maintenance clubhouse pool tennis court
 entrance sign/structure gated other: _____
- (h) Are you aware of any existing or proposed special assessments?..... Yes No
- (i) Are you aware of any condition or claim which may cause an increase in assessments or fees?..... Yes No

Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?..... Unknown Yes No
- (b) Is the Property designated as a historical home or located in a historic district?..... Unknown Yes No
- (c) During your ownership, has the Property been used for any non-residential purpose?..... Yes No
- (d) Do you have a survey that includes existing improvements of any kind regarding the Property?..... Yes No
- (e) Have you allowed any pets in the home at the Property?..... Yes No
- (f) Are you aware of any smoking (of any kind) in the Property during your ownership?..... Yes No
- (g) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?..... Yes No
- (h) Are you aware if carpet has been laid over a damaged wood floor?..... Yes No
- (i) Are you aware of any:
 - Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?..... Yes No
 - Lease or other agreement for the use of the Property or any part thereof?..... Yes No
 - Encroachment?..... Yes No
 - Existing or threatened legal action affecting the Property?..... Yes No
 - Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?..... Yes No
 - Consent required of anyone other than the signer(s) of this form to convey title to the Property?..... Yes No
 - Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?) Yes No

Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

have 2 dogs and 2 cats inside

neighbor leases land to put cows on and puts hay in barn

1) Current Utility/Service Providers including contact information (i.e., phone numbers, email, website):

Note: Please identify if any part of the systems below is leased:

Electric Company: Three rivers

Water Service: well

Cable/Satellite/Internet Service: T mobile / internet

Security System: Blink cameras

Sewer: lagdon

Telephone: N/A

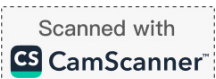
Gas/Propane Tanks: Propane tank

Garbage: AGE disposal

Fire District: Miller

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form is prepared by Brendan Baker; usage by anyone other than a participant in the auction is strictly prohibited.



ATTACHMENTS: The following are attached and made part of this Disclosure Statement (check all that apply):

- Water Well/Sewage System (DSC-8000A) Condo/Co-Op/Shared Cost Development (DSC-8000C)
- Lakes & Ponds/Waterfront Property (DSC-8000B) Pool/Hot Tub (DSC-8000D)
- Other (e.g., reference any other statements or other documents attached): _____

Additional Comments/Explanation (attach additional pages if needed):

Babbtown motel for home instead

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading (DSC-8003 may be used for this purpose).
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Adam Britton

Seller _____ Date _____

Print Name: Adam Britton

Shania Britton

Seller _____ Date _____

Print Name: Shania Britton

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer _____ Date _____

Print Name: _____

Buyer _____ Date _____

Print Name: _____

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