OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

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.) 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.

"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 1017 E 49th Street Tulsa, OK 74105
SELLER IS ☐ IS NOT ☑ OCCUPYING THE SUBJECT 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.

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				V
Swimming Pool				V
Hot Tub/Spa				V
Water Heater ☐ Electric ☑ Gas ☐ Solar	abla			
Water Purifier				\checkmark
Water Softener ☐ Leased ☐ Owned				lacksquare
Sump Pump				V
Plumbing	V			
Whirlpool Tub				∇
Sewer System ☑ Public ☐ Septic ☐ Lagoon	abla			
Air Conditioning System ☐ Electric ☐ Gas ☐ Heat Pump	\checkmark			
Window Air Conditioner(s)				\checkmark
Attic Fan				V
Fireplaces				V
Heating System ☐ Electric ☑ Gas ☐ Heat Pump				
Humidifier				V
Ceiling Fans			\checkmark	
Gas Supply ☑ Public ☐ Propane ☐ Butane	abla			
Propane Tank Leased Owned				lacksquare

Initials are for acknowledgment purposes only
distance with a
L

Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working		e/ Not uded
Electric Air Purifier				5	Z
Garage Door Opener	lacksquare				
Intercom				5	Z
Central Vacuum				[Z
Security System					Z
Smoke Detectors				5	Z
Fire Suppression System Date of Last Inspection				5	Z
Dishwasher					
Electrical Wiring	abla				
Garbage Disposal				5	Z
Gas Grill				5	7
Vent Hood				[Z
Microwave Oven				5	7
Built-in Oven/Range				[Z
Kitchen Stove	\square				
Trash Compactor				[Z
Built-In Icemaker					Z
Solar Panels & Generators Leased Owned Financed				_	Z
Source of Household Water ☑ Public ☑ Well ☑ Private/Rural District			$\overline{}$	Г	_
				•	
Zoning and Historical					
1. Property is zoned: (Check One)	ing classification	on			
2. Is the property designated as historical or located in a registered historical or located historical histori	orical district or	historic prese	rvation		
Flood and Water				Yes	No
3. What is the flood zone status of the property? None					
4. Are you aware if the property is located in a floodway as defined in Management Act?	the Oklahom	a Floodplain			V
5. Are you aware of any flood insurance requirements concerning the	e property?				V
6. Are you aware of any flood insurance on the property?					V
7. Are you aware of the property being damaged or affected by flood, or grading defects?	storm run-off,	sewer backu	p, draining		\square
8. Are you aware of any surface or ground water drainage systems w "French Drains?"	hich assist in o	draining the p	roperty, e.g.		N
9. Are you aware of any occurrence of water in the heating and air co	onditioning duc	t system?			V
10. Are you aware of water seepage, leakage or other draining defect property?	ts in any of the	improvemen	its on the		V
Buyer's Initials Seller's Initials	Initials are for a	acknowledgme	nt purposes or	nly	

Additions/Alterations/Repairs	Yes	No
11. Are you aware of any additions being made without required permits?		∇
12. Are you aware of any previous foundation repairs?		\checkmark
13. Are you aware of any alterations or repairs having been made to correct defects?		\square
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?		\square
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?		
16. Approximate age of roof covering, if known 14 years number of layers, if known1		
17. Do you know of any current defects with the roof covering?		
18. Are you aware of treatment for termite or wood-destroying organism infestation?		$\overline{\mathbf{V}}$
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$		\square
20. Are you aware of any damage caused by termites or wood-destroying organisms?		$\overline{\square}$
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?		\overline{V}
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		☑
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		\square
Environmental	Yes	No
24. Are you aware of the presence of asbestos?		
25. Are you aware of the presence of radon gas?	Ħ	\overline{V}
26. Have you tested for radon gas?	Ħ	V
27. Are you aware of the presence of lead-based paint?	Ħ	V
28. Have you tested for lead-based paint?		∇
29. Are you aware of any underground storage tanks on the property?		\overline{V}
30. Are you aware of the presence of a landfill on the property?		∇
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		\square
32. Are you aware of the existence of prior manufacturing of methamphetamine?		\square
33. Have you had the property inspected for mold?		\overline{V}
34. Are you aware of any remedial treatment for mold on the property?	Ħ	Ø
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		\overline{V}
36. Are you aware of any wells located on the property?		\square
37. Are you aware of any dams located on the property?		
If yes, are you responsible for the maintenance of that dam? Yes No	Ш	V
Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?		\square
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		☑
40. Are you aware of encroachments affecting the property?		\mathbf{V}
41. Are you aware of a mandatory homeowner's association?	П	\square
Amount of dues \$Special Assessment \$	_	"
Payable: (check one)		
Are there unpaid dues or assessments for the property? TYES NO If yes, what is the amount? \$ Manager's Name		
Phone Number		
42. Are you aware of any zoning, building code or setback requirement violations?	П	\square
Buyer's Initials Seller's Initials REPR Initials are for acknowledgment purposes of	nly	

43. Are you aware of any no		TOTTICOWITCE 3	Associations and Legal	(Continued from page 3)	Yes	No
entities affecting the pro		ernment or go	overnment-sponsored ager	ncies or any other		\square
44. Are you aware of any su	urface leases, inclu	ding but not li	mited to agricultural, comm	ercial or oil and gas?		
45. Are you aware of any file foreclosure?	ed litigation or laws	suits directly o	r indirectly affecting the pro	perty, including a		Ø
46. Is the property located in If yes, amount of fee \$ Payable: (check one)	Paid to V	Vhom				Ø
47. Is the property located in Check applicable Walf other, explain Initial membership fee \$ attach additional pages)	n a private utility dia ater □Garbage I	strict?	Other	nore than one utility		Ø
Miscellaneous					Yes	No
48. Are you aware of other	defect(s) affecting t	the property n	ot disclosed above?			\square
49. Are you aware of any ot the property that you ha		ens, dues or fi	nanced fixtures or improve	ments required on		Ø
ontained above is true and acc	curate.		_		ty, the ir	nformat
ontained above is true and acc	curate. attached to this disclo		S ☑NO If yes, how many?		ty, the ir	nformat
ontained above is true and according to the rethere any additional pages	curate.		_		ty, the ir	
contained above is true and according to the end additional pages. Exic J. Robb The eller's Signature The real estate licensee has not o duty to independently verified to carefully inspect the end flood zone status, contact the state as read and received a signed.	attached to this discled dotloop verified 07/20/25 8:20 PM CDT XFHV-ABXJ-POMX-ERQ7 of duty to the Seller of the accuracy or compared to the disclosures of the local planning, zor do copy of this statement.	Date or the Purchase completeness given by the Seired, to have the oning and/or engent. This completenese of the completenese	Rhondu S. Robb Seller's Signature Ser to conduct an independ of any statement made by the property inspected by a licent gineering department. The Puleted acknowledgement should	dotloop verified 07/20/25 8:07 PM CDT IQNW-PWRG-JO3H-1BVP ent inspection of the p ne Seller in the disclose at a warranty of condition nsed expert. For specific rchaser acknowledges to d accompany an offer to	Da property ure sta on. The uses, re hat the pourcha	ite / and h tement Purcha estrictic Purcha ase on
contained above is true and according to the end additional pages. Exic J. Robb Geller's Signature A real estate licensee has not to duty to independently verified by the end flood zone status, contact the end flood zone status, contact the state as read and received a signed.	attached to this discled dotloop verified 07/20/25 8:20 PM CDT XFHV-ABXJ-POMX-ERQ7 of duty to the Seller of the accuracy or compared to the disclosures of the local planning, zor do copy of this statement.	Date or the Purchase completeness given by the Seired, to have the oning and/or engent. This completenese of the completenese	Rhondu S. Robb Seller's Signature Ser to conduct an independ of any statement made by the property inspected by a licent gineering department. The Puleted acknowledgement should	dotloop verified 07/20/25 8:07 PM CDT IQNW-PWRG-JO3H-1BVP ent inspection of the p ne Seller in the disclose at a warranty of condition nsed expert. For specific rchaser acknowledges to d accompany an offer to	Da property ure sta on. The uses, re hat the pourcha	ite / and h tement Purcha estrictic Purcha ase on
On the date this form is signed, ontained above is true and according to the end and additional pages. Exic J. Robb Geller's Signature A real estate licensee has not oduty to independently verified to carefully inspect the and flood zone status, contact the last read and received a signed property identified. This is to additional pages.	attached to this discled dotloop verified 07/20/25 8:20 PM CDT XFHV-ABXJ-POMX-ERQ7 of duty to the Seller of the accuracy or compared to the disclosures of the local planning, zor do copy of this statement.	Date or the Purchase completeness given by the Seired, to have the oning and/or engent. This completenese of the completenese	Rhondu S. Robb Seller's Signature Ser to conduct an independ of any statement made by the property inspected by a licent gineering department. The Puleted acknowledgement should	dotloop verified 07/20/25 8:07 PM CDT IQNW-PWRG-JO3H-1BVP ent inspection of the p ne Seller in the disclose at a warranty of condition nsed expert. For specific rchaser acknowledges to d accompany an offer to	Da property ure sta on. The uses, re hat the pourcha	r and r tement Purcha estrictic Purcha ase on r.
contained above is true and according to the end and according to the end of the end flood zone status, contact the end and received a signed roperty identified. This is to add	attached to this discled dotloop verified 07/20/25 8:20 PM CDT XFHV-ABXJ-POMX-ERQ7 of duty to the Seller of the disclosures of the local planning, zo do copy of this statement forms and	Date Date or the Purchase completeness given by the Seired, to have the oning and/or engent. This completenes tatement is the Oklahoma	Rhonda S. Robb Seller's Signature Ser to conduct an independ of any statement made by the seller on this statement are not be property inspected by a licer gineering department. The Pureted acknowledgement should anot valid after 180 days from Purchaser's Signature Residential Property Condition	dotloop verified 07/20/25 8:07 PM CDT IQNW-PWRG-JO3H-1BVP ent inspection of the p ne Seller in the disclos at a warranty of condition nsed expert. For specific rchaser acknowledges to d accompany an offer to the date completed by the	Da property ure sta on. The uses, re hat the o purcha ne Selle	tte / and r tement Purcha estrictic Purcha ase on r.