



Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

3164 County Road 662

Street Address

Theodosia

City

MO

65761

Zip Code

Ozark

County

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

(a) Approximate year built: 1991

(b) Date acquired: April 2011

(c) Is the Property vacant?..... vacation cabin Yes No

(d) Does Seller occupy the Property?..... vacation cabin Yes No

(e) Has Seller ever occupied the Property?..... vacation cabin Yes No

(f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof: vacation cabin. Primary residence is Florida & Missouri prior to 2013

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

1. **METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? Yes No

If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.

2. **LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? Yes No

If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.

3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted) Are you aware of a solid waste disposal site or demolition landfill on the Property? Yes No

If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.

4. **RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? Yes No

If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

A 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: 1 *in dining room* Solar *cool in summer when 10+ people working*)
 Other: 2008 inside unit replaced; outside unit is original ← 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: 2008 replaced
- (d) Area(s) of house not served by central heating/cooling: N/A
- (e) Fireplace: Wood burning Gas Other: N/A
- (f) Chimney/Flue: Operational? Yes No If "Yes", date last cleaned: N/A
- (g) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (h) Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # 4
 Other: _____
- (i) Insulation: Known Unknown (Describe type if known, include R-Factor): Reinsulated when new windows put in around 2015
- (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):
Propane tank is leased from MFA - 315 gallon tank

2. ELECTRICAL SYSTEMS

- (a) Electrical System: 110V 220V AMPS: Both - Original
- (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 If "Yes", what type? Audio Video Security Alarm
- (e) Is there a Garage Door Opener System? Yes No If "Yes", # of remotes? in workshop, not functioning
- (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: _____
- (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) **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):
Garage door openers in workshop are not functioning

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC Other: _____
- (b) Water Heater: Gas Electric Other: _____ Approx. Age: _____
- (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in)
 Oven/Range Gas BBQ Grill (built-in) Other: _____
- (d) Jetted 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):
New kitchen plumbing when remodeled in 2010

4. WATER SOURCE/TREATMENT

- (a) 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 or 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? 7 years. Documented? *unable to locate paperwork due to relocation* 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):

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):

Added since 2005 -> windows, deck, siding, some installation around windows

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):

10. 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):

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) 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):

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):

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): N/A
- (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) General Assessment/Dues: \$ _____ per month quarter half-year year
- (f) Amenities include (check all that apply): street maintenance clubhouse pool tennis court
 entrance sign/structure gated other: _____
- (g) Are you aware of any existing or proposed special assessments?..... Yes No
- (h) 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?..... Dogs..... Yes No
 - (f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?..... Back Door..... Yes No
 - (g) Are you aware if carpet has been laid over a damaged wood floor?..... Yes No
 - (h) 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): _____

(f) Back door was replaced but not framed out completely

(i) Current Utility/Service Providers:

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

- Electric Company: Wink River electric
- Water Service: well
- Cable/Satellite/Internet Service: unknown
- Security System: ~~unknown~~ video that records to unit in house
- Sewer: septic
- Telephone: unknown
- Gas/Propane Tanks: MFA
- Garbage: utilize shared dumpster on Roland Point
- Fire District: Theologica Fire


18. 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*):

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.


5/15/2024
Seller _____ **Date** _____ **Seller** _____ **Date** _____
 Print Name: Tammy Naumann Print Name: _____

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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Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

3164 County Road 662 Theodosia **MO** 65761 Ozark
Street Address *City* *Zip Code* *County*

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? Yes No
If "Yes", check and complete all that apply:

- | | |
|--|--|
| <input type="checkbox"/> Dock (permit # _____ if any) | <input type="checkbox"/> Lift (permit # _____ if any) |
| <input type="checkbox"/> Boat Slip (permit # _____ if any) | <input type="checkbox"/> Water pump (permit # _____ if any) |
| <input type="checkbox"/> PWC Slip (permit # _____ if any) | <input type="checkbox"/> Accessory Structure (permit # _____ if any) |
| <input type="checkbox"/> Seawall (permit # _____ if any) | <input type="checkbox"/> Boat House (permit # _____ if any) |
| <input type="checkbox"/> Boat Ramp (permit # _____ if any) | <input type="checkbox"/> Other _____ |

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

(3) General Assessment/Dues \$ _____ per month quarter half-year year

(4) General Assessment/Dues include (check all that apply):
 permits/license fees storage maintenance insurance other: (explain): _____

- | | |
|--|--|
| (5) Are you aware of any special assessment? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (6) Are you aware of any encroachment, easement or other agreement regarding any matter above? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (8) Are you aware of any condition or claim which may cause an increase in assessments or fees? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (9) Do any of the above items have electrical service? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If "Yes", does it meet current code(s)? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (10) Has any modification or repair been made during your ownership of any item above? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (11) Are you aware if any permit does not match the current specifications of any permitted item? | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Are you aware of any defect or other problem or repair needed for any item above? Yes No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a lake or pond? Yes No *Pond on back property*

If "Yes", (2) Is the lake or pond "Private" or "Public"? Private Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

"Public" means ponds or lakes accessible to the public generally.

If "Private", please complete the following:

(3) Number of Ponds/Lakes 1 Age 15 Depth unk Approx. Size (e.g. dimensions, acres) _____

(4) Type Natural Artificial *filled by well on back property*

(5) Water source rain

(6) Does any sewage run into any Pond/Lake? Yes No

(7) Is any Pond/Lake shared with anyone else? Yes No

(8) Is any Pond/Lake stocked? Yes No

(9) Pond service provider NA Last serviced _____ (date)

(10) Is there a pump(s)/aerator(s)? Yes No If "Yes", age of pump _____

(11) Have any chemicals been added? Yes No

(12) Is there a filtration system? Yes No If "Yes", age of filter _____

(13) Is there an overflow system? Yes No

(14) Does overflow run onto any adjoining property? Yes No

(15) Is there a fountain(s)? Yes No

(16) Has any modification or repair been made during your ownership of any item above? Yes No

Are you aware of any leak, defect or other problem or repair needed for any item above? Yes No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair /maintenance history (attach additional pages if needed):

Buyer's Initials JW

5/15/2024
(date)

Seller's Initials _____ (date)

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Last Revised 12/31/18 ©2018 Missouri REALTORS®

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 Lead Warning Statement

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
10 hazards is recommended prior to purchase.

11 Seller's Disclosure

- 12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- 13 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing.
- 14 (explain)
- 15 _____
- 16 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
- 17 housing.
- 18 (b) Records and reports available to the seller (check (i) or (ii) below):
- 19 (i) Seller has provided the purchaser with all available records and reports pertaining to lead-
- 20 based paint and/or lead-based paint hazards in the housing (list documents below).
- 21 _____
- 22 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint
- 23 hazards in the housing.

24 Purchaser's Acknowledgment (initial)

- 25 (c) _____ Purchaser has received copies of all information listed above.
- 26 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- 27 (e) Purchaser has (check (i) or (ii) below):
- 28 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
- 29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- 30 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of
- 31 lead-based paint and/or lead-based paint hazards.

32 Agent's or Transaction Broker's Acknowledgment (initial)

- 33 (f) _____ Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.
- 34 4852d and is aware of his/her responsibility to ensure compliance.

35 Certification of Accuracy

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that
37 the information they have provided is true and accurate.

| | | | |
|---------------------------------|-------------------|-------|----------------------------------|
| 38 <u>Tammy Naumann</u> | <u>05/15/2024</u> | _____ | _____ |
| 39 Seller | Tammy Naumann | Date | Purchaser Date |
| 40 _____ | _____ | _____ | _____ |
| 41 Seller | | Date | Purchaser Date |
| 42 <u>Debra Schilling Smith</u> | <u>05/15/2024</u> | _____ | _____ |
| 43 Agent or Transaction Broker | | Date | Agent or Transaction Broker Date |

44 **Property Address:** 3164 County Road 662 Theodosia MO 65761

45 **Listing No.:** _____



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

| | | | |
|----------------------|-----------|----------|--------|
| 3164 County Road 662 | Theodosia | MO 65761 | Ozark |
| Street Address | City | Zip Code | County |

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

- Prior appraisal
- Building Plans
- Assessor's Office
- Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

United Country Missouri Ozarks Realty, Inc

By (Signature) Debra Schilling Smith

Licensee Print Name: Debra Schilling Smith

Date: 05/15/2024 12:48 PM

The undersigned acknowledge(s) receipt of this Disclaimer:

| | |
|-------------------|-------|
| BUYER | Date |
| Print Name: _____ | _____ |

| | |
|----------------------------------|-------------------|
| <u>Tammy Naumann</u> | <u>05/15/2024</u> |
| SELLER | Date |
| Print Name: <u>Tammy Naumann</u> | _____ |

| | |
|-------------------|-------|
| BUYER | Date |
| Print Name: _____ | _____ |

| | |
|-------------------|-------|
| SELLER | Date |
| Print Name: _____ | _____ |

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Effective 1/1/19.

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Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

3164 County Road 662 Theodosia MO 65761 Ozark
Street Address City Zip Code County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: Yes No (If "Yes", complete all of the following)

- (1) Specify type and depth unknown
- (2) Age of well 1991 Installed/Drilled by unknown / New pump around 2008
- (3) Has the well been tested? Yes No (2011) (near house)
- (4) Is any part of the well located on a neighbor's property or community lot? Yes No
- (5) Is the well shared with any other property(ies)? Yes No
If "Yes", is there a recorded agreement? Yes No
- (6) Have you been notified or cited by any authority for any problem related to the water well system? Yes No
- (7) Is there a current maintenance service agreement covering the water well system? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? Yes No
- (9) Are you aware of any problem or repair needed for any part of the water well system? Yes No
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): There are 2 wells on the property. One is for the house and one is for the back property which had used to fill the pond.

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): Yes No (If "Yes", complete all of the following)

- (1) Check all that apply: septic lateral lagoon cistern lift station Other _____
 - (2) Do you have a diagram of the Sewage System? Yes No
 - (3) If a lagoon, is there a fence? Yes No NA
 - (4) If a septic tank:
Is it readily accessible from the surface? Yes No
Are clean-outs present? Yes No
Of what is the tank constructed? Steel Concrete Other: _____
Does it discharge into a lateral or lagoon? Yes No About 220'
Size & Age of tank (if known) is 1000
 - (5) Does any other property owner(s) share the Sewage System? Yes No If "Yes", how many? _____
 - (6) Is any part of the Sewage System located on a neighbor's property or community lot? Yes No
 - (7) Is there a well within 50 feet of the Sewage System? Yes No Unknown
 - (8) Does the Sewage System have an aerator? Yes No unknown
 - (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? Yes No
 - (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? Yes No
 - (11) Does any effluence from a neighbor's system disperse onto your Property? Yes No
 - (12) Have you noticed any unusual odors from the Sewage System? Yes No
 - (13) Have you experienced slow drainage or drain backups? Yes No
 - (14) Is there a current maintenance service agreement covering the Sewage System? Yes No
If "Yes", what is the annual cost and who is the current provider? _____
 - (15) Does any government authority require a maintenance service agreement for the Sewage System? Yes No
 - (16) Have you been notified or cited by any authority for any problem related to the Sewage System? Yes No
 - (17) Have you expanded, updated or modified the Sewage System? Yes No
 - (18) Have you added any bedrooms at the Property since the Sewage System was installed? Yes No
 - (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? Yes No
- Are you aware of any problem or repair needed for any part of the Sewage System? Yes No
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): _____

New tank + Field 2010 - By Steve Hart

Buyer's Initials JN 5/15/2004 (date) Seller's Initials _____ (date)

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