

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between Missouri Trusted Properties LLC Owner and Missouri Land Company LLC Broker, dated the 1st day of September, 2023, bearing the above Listing Number. This disclosure statement is hereby made a part of and incorporated into said Listing Agreement by this reference. This disclosure statement concerns the Property described in said Listing Agreement located at 30251 Stiles Rd Lincoln, Mo. This disclosure is not a warranty of any kind by the Owner or any agent of the Owner in this transaction, and is not a substitute for any inspection or warranties the Buyer may wish to obtain.

TO THE SELLER: Please complete the following form including past history of problems, if known. **DO NOT LEAVE ANY SPACES BLANK.** If a particular condition is not applicable to your property, mark "N/A" in the appropriate blank. Attach additional pages if additional space is required. Please be sure to sign each page.

The following are representations made by the Owner and are not representations of Owner's agent.

1. APPLIANCES/SYSTEMS: The items below are or are not in good working order:

	ARE	ARE NOT	N/A
Water Heater	<u>X</u>	_____	_____
Water Softener	_____	_____	<u>X</u>
Range/Oven	<u>X</u>	_____	_____
Microwave Oven	_____	<u>X</u>	_____
Range Hood/Fan	_____	<u>X</u>	_____
Refrigerator - Inside house & Smaller unit in pole barn	<u>X</u>	_____	_____
Garbage Disposal	_____	_____	<u>X</u>
Dishwasher	<u>X</u>	_____	_____
Trash Compactor	_____	_____	<u>X</u>
Washer/Dryer	<u>X</u>	_____	_____
Window/Wall Air Conditioner	_____	_____	<u>X</u>
Attic Fan	_____	_____	<u>X</u>
Ceiling Fan	<u>X</u>	_____	_____
TV Antenna	_____	_____	<u>X</u>
Smoke Detector	<u>X</u>	_____	_____
Burglar Alarm System	_____	_____	<u>X</u>
Sump Pump	_____	_____	<u>X</u>
Garage Door Opener	_____	_____	<u>X</u>
Garage Door Remote Control	_____	_____	<u>X</u>
Other: <u>Arlo Security Cameras x4</u>	<u>X</u>	_____	_____
Other: <u>Other Security Cameras</u>	_____	<u>X</u>	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____

Please explain any "Are Not" responses: Microwave oven/range fan located above stove has occasional error message, so we've left unplugged. Microwave oven on counter is in good working order & remains with property. Security camera attached to pole barn was left by previous owner and we have never attempted use.

2. IMPROVEMENTS AND PROPERTY CONDITION:

A. Structure: have not experienced structural problems have experienced structural problems. Explain problem(s) and describe how corrected: _____

B. Basement/Crawl Space: Has there been any evidence of or problems with water leakage or excessive moisture? Yes No If "yes," please explain the extent of the problem, how often it occurs and repairs made or corrective measures taken, if any: Water heater had small leak resulting in some moisture in crawl space underneath. Dried by fan & dehumidifier, applied mildewstat. Also repaired/treated subfloor when the floors were replaced.

C. Roof: Age of roof covering: 10 years Type of roof covering: _____ Are there any leaks? Yes No.

Amber Clarke

If "yes," please explain, including the extent of the problem and how often leaks are experienced: _____

History of repairs: Per previous owner, the original owner replaced roof & gutters 10 years ago.

D. Insulation: Describe, if known (include R-Factor(s)): _____ Unknown

E. Water Systems: None Public Cistern Well (describe type of well, pump and approximate depth, if known): _____

Please list any known problems or repairs needed or made within past year: _____

Has the well been tested? Yes No If yes, date of report: _____ Results: _____

Other (describe): _____

F. Sewer Systems (Please check type of system(s) on Property): None Septic Tank Lagoon Drain Field Public Sewer If Septic Tank, distance from well (if any): _____, size of tank: _____; length of lateral line(s): _____. Please describe any known problems or repairs needed or made within past year: _____ New septic system is needed.

G. Air Conditioning: None Window Unit Wall Unit Central Air Age: unknown Size of Unit: 1.5 ton Please describe any known problems or repairs needed or made within past year: none. Air filter last replaced July 2023.

H. Heating System(s): None Type: electric Age of system: unknown Please describe any known problems or repairs needed or made within past year: _____

I. Plumbing System: None Copper Galvanized PVC Other: _____ Please describe any known problems or repairs needed or made within past year: _____

J. Electrical Wiring System: None 110 Volts 220 Volts Both Age of system: _____ Please describe any known problems or repairs needed or made with past year: _____

K. Gas System: None Natural LP/Propane If LP/Propane tanks: Owned If owned, purchased from whom? _____ Leased If leased, from whom? _____

L. Wood Infestations: none known Please describe any treatments you have made including the extent of the treatment, the date and the name of the pest control company: _____ Please describe any known problems or unrepaired damage: _____

M. Fireplace: None wood-burning gas other (describe): _____ Please describe any known problems or repairs needed or made within past year: _____ Living room fire place has not been used since we have owned. Woodburning stove in pole barn last used Winter 2021.

N. Asbestos: Is asbestos present in any form in the Property? Yes No Unknown If "yes," please describe: _____

O. Radon: Has the Property been tested for the presence of radon gas? Yes No Unknown If "yes," please give the date of the test and describe the results: _____

3. OTHER ITEMS:

Are you, the Seller, aware of any of the following?

A. Environmental Concerns: Are you aware of any other environmental concerns such as discoloration of soil or vegetation or oil sheens in wet areas? Yes No If "yes," please describe: _____

B. Principal Uses of Property: Are you aware of any principal uses of the Property other than residential property such as commercial, farming, landfill, dumping site? Yes No If "yes," please describe: short term rental property

Amber Clarke

- C. Shared Features: Are there any features of the property shared in common with adjoining landowners, such as wells, walls, sewers, fences, roads or driveways whose use or responsibility for maintenance may have an effect on the property? Yes No If "yes," please describe: _____
- D. Rights-of-Way and Easements: Are there any rights-of-way, easements or similar matters that may affect ownership interests in the property? Yes No If "yes," please describe: Trailer enroaches on to property by a few feet.
- E. Additions, Alterations & Repairs: Have there been any room additions, structural modifications or other alterations or repairs made? Yes No Unknown If "yes," please describe: New flooring 2023
- F. Flood Zone: Is the Property located in an area designated by the Department of Housing and Urban Development as a flood hazard area? Yes No Unknown
- G. Damage to Property: Has there been any major damage to the Property or any of the structures on the Property from fire, wind, floods or landslides? Yes No Unknown If "yes," please describe: _____
- H. Zoning: Are there any known zoning violations or nonconforming uses? Yes No Unknown If "yes," please describe: _____
- I. Homeowners' Association: Is there any homeowners' association, which has any authority over the Property? Yes No Unknown If "yes," what is the fee? \$_____ annually monthly Please provide the name, address and telephone number of the association: _____
- J. Common Areas: Are there any "common areas" (facilities such as swimming pools, tennis courts, walkways or other areas owned in common with others)? Yes No Unknown If "yes," please describe: _____
 What is the fee for usage if other than shown above? \$_____ z monthly z annually
- K. Controlled Substances: Do you have any knowledge that methamphetamine was ever produced on the Property? NO YES If so, please complete and attach appropriate disclosure form.
- L. Other Environmental Concerns: Are you, the seller, aware of any of the following: substances, material, or products which may be an environmental hazard such as, but not limited to, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the Property? Yes No If "yes," please describe: _____
 Are you aware of any past or present mold growth on the Property? Yes No If "yes," please describe: _____
- M. Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property that may be of concern to a Buyer: Furnished property. See attachment for additional information.

Broker, Broker's agents and sub-agents and Buyer's transaction brokers and agents are hereby authorized to distribute this information to prospective Buyers for the Property. To the extent of Seller's knowledge as a property owner, the Seller hereby acknowledges that the information contained above is true and accurate for those areas of the property listed.

Amber Clabauer
 Seller Date: 9/1/2023 Time: 8:05 a.m.

 Seller Date: _____ Time: _____ m.

The Buyer is urged to carefully inspect the Property and, if desired, to have the property inspected by an expert. The Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. The Buyer also acknowledges that the Buyer has read and received a

- All furnishings, décor, towels, linens, dishes, & other supplies remain with the property.
- Fishing gear, tools, boat, & lawn mower in pole barn do not remain. (Boat & Lawn mower are available for sale separately.)

Improvements since purchase

- Waterproof Luxury Vinyl Plank Floors installed throughout ~Feb 2023.
- Updated lighting in Living Room, Kitchen, Bathrooms, & Hallways ~Feb 2023.
- Washer/Dryer purchased from outlet store in ~Feb 2023.
- New Tankless water heater installed ~Feb 2023.
- Truck load of gravel added to drive ~Feb 2023.
- Added lighting, fish cleaning station, water pump, and upright shed to dock ~Spring 2021.
- Built fire pit ~Fall 2020.
- New mattresses ~Fall 2020 which have had bed bug resistant covers in place throughout rentals.
- 4 Arlo security cameras added. (Attached to trees facing driveway, pole barns, side deck, & down towards the dock).

AirBNB/VRBO info

- Very popular during snagging season with multiple repeat customers.

2023 Standard Rate

Sun-Thurs \$190/night, Fri & Sat \$215/night

3-night minimum, up to 6 guests

\$25/night for additional guests up to 8

\$125 Cleaning Fee

2023 – 79 nights, 21 bookings (Active mid-March-mid-August*)

2022 – 71 nights, 18 bookings (Active mid-March-Labor Day*)

2021 – 44 nights, 12 bookings (Active mid-March-mid-April & Mid-June – Labor Day*)

2020 – 30 nights, 7 bookings (Active mid-September – Thanksgiving*)

*Occasional other dates may have been blocked for improvements or personal use.

Amber Clarke