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Approved by Counsel for St. Louis REALTORS*
To be used exclusively by REALTORS*

Form # 2091

01/20

SELLER'S DISCLOSURE STATEMENT

1		be completed by SELLER concerning000 Elgin Cannon Rd, Bowling Green, MO 63334(Property Address) locate
2		e municipality of Bowling Green (if incorporated), County of Lincoln , Missouri
3		e: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4		er's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the propert
5 6		g considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they canno rantee the accuracy of the information in this form.
7		SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charge
8		you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site fo
9		hamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior t
10		r ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates som
11		sistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to
12 13		eve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences a after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover a
14		ects of your property. If you know of or suspect some condition which would substantially lower the value of the property
15		air the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space a
16	_	end of this form to describe that condition.
17		BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18		NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not thi
19		losure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipmen
20		uded, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sur
21		there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
22 23		er are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection o property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements
43		property. Fourmay also wish to obtain a nome protection plan/warranty. Due to the variety of insurance, requirements lucts, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
		aucis, and arrangements Duver should contact appropriate party to determine insurance coverage necucu.
24		
24 25	Con	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase pric
24	Con	
24 25 26	Con or y	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase pric ou should make the correction of these conditions by the Seller a requirement of the sale contract.
24 25	Con or y	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase pric ou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)
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24 25 26 27 28 29 30 31 32 33 34	Con or you SUB (a) (b)	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price ou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name Contact Phone Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome Villa Co-Op Mandatory Assessment: #1 Sper: month quarter half-year yea Mandatory Assessment: #2 Mandatory Assessment(s) include:
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24 25 26 27 28 29 30 31 32 33 33 34 35 36	Con or you SUB (a) (b)	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price ou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name Contact Phone Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome Villa Co-Op Mandatory Assessment: #1 Mandatory Assessment: #2 Mandatory Assessment: #2 Mandatory Assessment(s) include: entrance sign/structure street maintenance common ground snow removal specific to this dwelling and landscaping of common area
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24 25 26 27 28 29 330 331 332 333 34 35 36 37 38 39 40 41 44 44 45 46	Con or you sugar (a) (b) (c) (d) (e) (f) (g) (h)	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price ou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name Contact Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome Villa Co-Op Mandatory Assessment: #1 Sper: month quarter half-year yea Mandatory Assessment: #2 Mandatory Assessment(s) include: entrance sign/structure street maintenance common ground snow removal of common area snow removal specific to this dwelling all landscaping of common area snow removal specific to this dwelling security exercise area reception facility water sewer trash removal doorman cooling heating security elevator other common facility assigned parking space(s): how many identified as some insurance real estate taxes other specific item(s): Exterior Maintenance of this dwelling covered by Assessment: Optional Assessment(s)/Membership(s) Please explain
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24 25 26 27 28 29 30 31 32 33 33 33 43 40 41 42 44 44 45 46 47 48	Con or you substitute (a) (b) (c) (d) (e) (f) (g) (h) (i) (j)	ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase pricou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name Contact Phone Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome Villa CO-Op Mandatory Assessment: #1 Sper: month quarter half-year yea Mandatory Assessment(s) include: entrance sign/structure street maintenance common ground snow removal of common area snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling clubhouse pool tennis court exercise area reception facility water sewer trash removal common accoling heating security elevator other common facility assigned parking space(s): how many identified as some insurance real estate taxes other specific item(s): Exterior Maintenance of this dwelling covered by Assessment: Optional Assessment(s)/Membership(s) Please explain Are you aware of any existing or proposed special assessments? Yes No Are you aware of any special taxes and/or district improvement assessments? No Are you aware of any material defects in any common or other shared elements? Yes No Are you aware of any existing indentures/restrictive covenants? No Are you aware of any existing indentures/restrictive covenants? No Are you aware of any existing indentures/restrictive covenants? No Are you aware of any existing indentures/restrictive covenants? No Are you aware of any existing indentures/restrictive covenants? No Are you aware of any existing indentures/restrictive covenants? No

<u>Utili</u>			Current Provider N/A		
Gas/	Propane:		· · · · · · · · · · · · · · · · · · ·	ilectric 11	Propane, is tank QOwned QLeased
Elec Wet	uric:			.iectric	
wan Saw	71. or:				
Trac	h·				
Recs					
Inter	net·				
Phor	ne:		N/A		
				at all tames absolved a	and being offered for sale)
			ATING (Seller is not agreeing tha I Hot Water Radiators I Steam R		
(a) (b)			ural Gas 🛭 Propane 🗗 Fuel Oil 🗎		a Basedoard
· /	Type of oir	aung. 🖴 Electric 🖴 Nat	Electric	low/Wall (Number of	window units
(c) (d)	Areas of hou	se not served by central 1	heating/cooling:	iow/waii (Nuilloel of	wildow units)
(e)	Additional:	I Humidifier 🗀 Flectro	nic Air Filter 🛭 Media Filter 🗖 Att	ic Fan DOther	
(f)			epairs needed with any item in this		o If "Ves" nlease explain
1)	Aic you awa	• •	•		o ii ies , piease expiaiii
g)	Other details	·			
IR	EPLACE(S)				
a)		olace: Wood Burning	☑Vented Gas Logs ☑Vent Free G	as Logs 🗆 Wood Buri	ning Stove 🗆 Natural Gas 🖵 Propan
(b)	Type of flue	s/venting:	_	•	
	Functiona	il: (properly vented for w	ood burning and vented gas logs) Nur	mber of fireplace(s)	Location(s)
	☐ Non-Fun	ctional: Number of firep	lace(s)Location(s)Ple	ease explain	
(c)	Are you awa	re of any problems or re	pairs needed with any item in this s	section? 🛭 Yes 🗗 No	If "Yes", please explain
PLU	MBING SYS	TEM, FIXTURES AN	D EQUIPMENT; POOL/SPA/P	OND/LAKE/HOT T	UB
a)	Water Heater	:: 🛛 Electric 🖳 Natural G	as Propane Tankless Other:	No water/brin	g water for all necessities.
(b)	Ice maker su	ipply line: 🛭 Yes 🖾 N	О		
(c)	Jet Tub: 🛭 Y		_		
d)		Pool/Spa/Hot Tub: 🛭 Y			
			Spa/Pond/Lake Addendum to Sel		
e)			No If yes, date of last backflow devi		
f)	Are you awa	re of any problems or re	pairs needed in the plumbing syste	em? eyes eno if "Y	es", please explain
X/A'	TED (If wall	oviete attach Form #2	165, Septic/Well Addendum to So	allar's Disclosura Sta	tament)
			water? Public Community		
(a) (b)		entify the utility compan		,, on - Onior (explain	1)
(c)			er purification system?	Owned 💷 eased/I	ease Information
(d)					of water or any components such a
)		box? Tyes No If "Y		The second of source	
EV	VERAGE (If	Septic or Aerator exist	ts, attach Form #2165, Septic/We	ell Addendum to Sello	er's Disclosure Statement)
(a)			to which the house is connected?	☐ Public ☐ Private	
. /	If "Other" pl	lease explain	burie	ed holding tank	•
(b)			es 🛮 No If "Yes", is it in good wo	orking condition? 🛭 Y	es 🖾 No
c)	When was th	ne septic/aerator system	last serviced?	· ·	
d)	Are you awa	re of any leaks, backup	s, open drain lines or other problem	ns relating to the sewe	rage system? ☐Yes ☑No
	If "Yes", ple	ase explain			
۱PP	LIANCES (S	eller is not agreeing th	at all items checked are being of	ffered for sale.)	
a)			it: 🖵 Electric Stove/Range/Cook to		in Microwave Oven
	🛭 Dishwash	ner 🛛 Garbage Dis	sposal Trash Compactor	☐ Wired smoke a	ılarms 🛛 Electric dryer (hook up
			em 🛘 Central Vaccum System 🔾	☐ Other	_ ` ` <u> </u>
(b)	Gas Applian	ces & Equipment: 🖸 N	atural Gas 🖾 Propane		
	Oven 🖸	Gas Stove/Range/Cook	top 🛭 Exterior Lights 🖳 Barbecue	e 🛛 Water heater 🖾 Ta	ankless Water Heater
	☐Gas dryer	(hook up) 🖾 Other	Counter top microw	ave, refrigerator, c	eiling fan outside
	Oth [mant. [] TV A	Ol Cohlo Wining Ol Di W	ing [] Nisters 1/D.	Wining
c)		ment: TV Antenna Garage Door Opener(s)	☐ Cable Wiring ☐ Phone Wiring Number of controls	•	•
			Number of controls		
	Security	a ratio a system with N/nec	. — easen / . ease miormanon'		

Initials BUYER and SELLER acknowledge they have read this page 1 SELLER SELLER

111		☐ Satellite Dish ☐ Owned ☐ Leased/LeaseInformation: ☐ ☐ Other: ☐
112		☐ Electronic Pet Fence System Number of Collars: ☐ Other:
113 114	(d)	Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain
115	ELI	ECTRICAL
116		e of service panel: 🗆 Fuses 🗹 Circuit Breakers 🔍 Other:
117	(a)	Type of wiring: ☑Copper ☑Aluminum ☑Knob and Tube ☑Unknown
118	(b)	
119 120	RO	OF, GUTTERS AND DOWNSPOUTS
121	(a)	What is the approximate age of the roof? <u>Unknown</u> Years. Documented? □ Yes ☑ No
122	(b)	Has the roof ever leaked during your ownership? ☐ Yes ☑ No If "Yes" please explain
123	(0)	This the root ever reaked during your evineramp. It is preuse explain
124 125	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐Yes ☑No If "Yes" please explain
126	(d)	Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☑ No If "Yes", please explain
127 128	CO	NSTRUCTION
129	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction
130 131	(4)	decks/porches or other load bearing components? ☐Yes ☑No If "Yes" please describe in detail
132	(b)	Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
133	(0)	location, extent, date and name of the person/company who did the repair or control effort
134	(2)	Are you aware that any of the work in (b) above was completed without required permits? Yes
135 136	(c) (d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership:
137	(u)	Added Electric pole, added rock for camp area, built deck, added rooms in the construction trailer
138	(e)	Were required permits obtained for the work in (d) above? \(\subseteq \text{Yes} \subseteq \text{No} \)
	()	
139 140	(a)	SEMENT AND CRAWL SPACE (Complete only if applicable) Sump pit Sump pit and pump
141	(b)	Type of foundation: Concrete
142	(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? The Sand If "Yes", please
143	(0)	describe in detail
144		
145		
146	(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
147		🗎 Yes 🔁 No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or contro
148		effort
149		
150		STS OR TERMITES/WOOD DESTROYING INSECTS
151	(a)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
152		Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☑ No
153		Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☑ No
154		Are you aware of any pest/termite control reports for the property? ☐ Yes ☑ No
155	(e)	Are you aware of any pest/termite control treatments to the property? ☐ Yes ☑ No
156 157	(1)	Please explain any "Yes" answers you gave in this section
158	SOI	IL AND DRAINAGE
159	(a)	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☑ No
160	(b)	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
161		property? ☐ Yes ☑ No
162	(c)	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
163	(.1\)	the property? Tyes Mo
164	(a)	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private attempts of the property
165		stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District e.g. retention ponds, rain gardens, sand filters, permeable pavement) \square Yes \boxtimes No
166 167	(a)	Please explain any "Yes" answers you gave in this section
168	(6)	1 lease explain any 1 cs answers you gave in this section

169	HA	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS
170 171	(a)	Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
172		(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? \square Yes \square No
173		(2) Are you aware if it has ever been covered or removed? ☐ Yes ☑ No
174		(3) Are you aware if the property has been tested for lead? 🖸 Yes 🗹 No If "Yes", please give date performed, type of test and test
175		results
176		results
177 178	(b)	Asbestos Materials
179	(0)	(1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring
180		pipe wrap, etc.? ☐ Yes ☑ No
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☑ No
182		(3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☑ No If "Yes", please give date performed
183		
184		type of test and test results (4) Please explain any "Yes" answers you gave in this section
185		
186	(c)	Mold
187		(1) Are you aware of the presence of any mold on the property? ☐ Yes ☑ No
188		(2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☑ No
189		(3) Are you aware if the property has ever been tested for the presence of mold? 🖸 Yes 💆 No If "Yes", please give date performed
190		type of test and test results
191		(4) Please explain any "Yes" answers you gave in this section
192	(1)	D. 1
193 194	(a)	Radon (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of tes
194		and test results
196		(2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☑ No If "Yes", please provide the date and name
197		of the person/company who did the mitigation
198	(e)	
199		Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence o
200		a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 202		☐ Yes ☑ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
	(0	W (B) 10'
203	(1)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
204		Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No. 16
205 206		If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information.
207		illioi illatioii.
208		Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
209	(g)	Radioactive or Hazardous Materials
210	(8)	Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211		material or other hazardous material? \square Yes \square No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212		in writing. Please provide such information, including a copy of such report, if available.
213		
214	(h)	Other Environmental Concerns
215		Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's)
216		electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? 🖸 Yes 🗹 No If "Yes", please
217		explain
218		
219		RVEY AND ZONING
220		Are you aware of any shared or common features with adjoining properties? Tyes Yes Mo
221		Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222		Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☑ No
223	(d)	Do you have a survey of the property? Yes D No (If "Yes", please attach) Does it include all existing improvements on the
224		property? ☐ Yes ☑ No
225		Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No.
226	(f)	Please explain any "Yes" answers you gave in this section
227		

MIS	SCELLANEOUS
(a)	The approximate age of the residence is <u>Unknown</u> years. The Seller has occupied the property from <u>2017</u> to <u>Pre</u>
	Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain Not a primary residence/recreational property
(c)	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire d any other required governmental authority? Yes No If "Yes", please explain
(d)	1.
(e)	Is the property designated as a historical home or located in a historic district? ☐ Yes ☑ No If "Yes", please explain
(f)	Is property tax abated? ☐ Yes ☑ No Expiration date Attach documentation from taxing a
(g)	Are you aware of any pets having been kept in or on the property? Yes I No If "Yes" please explain we bring our dog to the
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes Mo (If "Yes", please
(i)	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☑ No
(j)	Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☑ No
(k)	Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☑ No
(l) (m)	Are you aware of any consent required of anyone other than the signer(s)of this form to convey title to the property? Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
A .1.	ditional Comments
	ditional Comments:
	electric bill 33.00 per month more when using ac or heater
	real estate tax 2024 was 306.40 Eolia Fire Department Yearly fee 95.00
	Eolia Fire Department Yearly fee 95.00

SELLER'S ACKNOWLEDGEMEN	NT:		
		and that it is complete and accurate to th	
		changes in the property condition. Sell-	er authorizes all brokers an
their licensees to furnish a copy of this	s statement to prospective Bu	iyers.	
BM-SIGNED		BM-SIGNED	
Seggy od	Mar 04, 2025	S Lannage W	Mar 04, 2025
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
Peggy A. Koch		David E. Koch	
Seller Printed Name		Seller Printed Name	
BUYER'S ACKNOWLEDGEMEN Buyer acknowledges having received		ure Statement. Buver understands that th	e information in this Seller'
Buyer acknowledges having received Disclosure Statement is limited to info this Seller's Disclosure Statement, and obtained through the Multiple Listing	and read this Seller's Disclos ormation of which Seller has d any other important inform Service) by an independent, p	ure Statement. Buyer understands that th actual knowledge. Buyer should verify ation provided by either Seller or broke professional investigation of his own. Buy	the information contained in cincluding any information
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