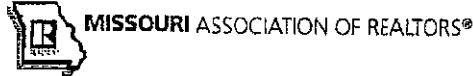


Reference (e.g., Seller & Property) BISHOP 3042153



Seller's Disclosure Statement for Residential Property

Note: The following is a disclosure statement made by Seller concerning the Property commonly described as (list address) 1836 HEXAGON CT OSAGE BEACH MO (the "Property"). This disclosure statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any broker or licensee in this transaction, and is not a substitute for any inspection or warranties a Buyer may wish to obtain. Real estate brokers and licensees involved in the sale do not inspect the Property for defects or guarantee the accuracy of the information provided in this form.

TO THE SELLER: Please complete the following form, including past history or problems if known. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following are representations made by the Seller and are not representations of any broker or licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against future charges that you violated a legal disclosure obligation to a Buyer. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you may use the space at the end of this form to further describe that condition and/or attach additional pages if additional space is required.

TO THE BUYER: Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the Property. Thus, you may want to condition your offer on a professional inspection(s) of the Property. You may also wish to obtain a home protection plan/warranty. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS, APPLIANCES OR EQUIPMENT TO BE INCLUDED, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

1. HEATING, COOLING AND VENTILATING (Safe Contract will control as to items actually included in sale)

- (a) Air Conditioning System: Central electric Central gas Window/Wall (number of window units: _____)
Other: _____ Age of system: _____
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Other: _____
If any tanks, indicate whether: owned leased From whom purchased/leased?: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant
 Baseboard Other _____ Age of system: _____
- (d) Area(s) of house not served by central heating/cooling: _____
- (e) Fireplace: Wood burning Gas Other: _____
- (f) Additional: Humidifier Wood burning stove Electronic air filter Attic fan Ceiling fan(s)
 Other: _____
- (g) Insulation: Known Unknown (Describe if known, including R-Factor): _____
- (h) Are you aware of any problems or repairs needed with any item in this section? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed): _____

2. ELECTRICAL

- (a) Electrical System: 110V 220V AMPS: 2 X 200AMP
- (b) Type of service panel: Fuses Circuit Breakers.
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown.

Reference (e.g., Seller & Property) Bishop

(d) Are you aware of any problems or repairs needed in the electrical system? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed): _____

3. APPLIANCES/FIXTURES/EQUIPMENT (Sale Contract will control as to items actually included in sale.)

The items below are/are not in good working order:

	ARE	ARE	N/A		ARE	ARE	N/A
		NOT				NOT	
Attic/Ceiling/Exhaust Fans	X			Ovens/Ranges & Attachments	X		
Dishwasher	X			Tanks (propane/LP fuel)			X
Trash Compactor			X	Refrigerator	X		
Garage Door Opener			X	Security & Alarm Systems			X
Remote Controls			X	Intercom System			X
Exterior Lights	X			Sprinkler Systems & Controls			X
Fences (including pet systems, collars and controls)			X	Satellite Dish			X
Fire and Smoke Alarms	X			Satellite Receiver(s): #			X
Fireplace Equipment and Doors (if attached, including artificial logs)	X			Remotes: #			X
Garbage Disposal	X			Cable TV Wiring	X		
Gas BBQ Grill (Built-in)			X	TV Antenna (if attached)			X
Heating, Cooling, Electrical & Plumbing Fixtures/Systems	X			Central Vacuum System and equipment			X
Humidifier (if attached)			X	Water Heaters	X		
Locks/Remote Entry Controls	X			Water Softener			X
Lighting Fixtures	X			Sump Pump			X
Microwaves (Built-In)			X	Washer/Dryer	X		
				Window AC Units			X
				Other			

Please explain any "Are Not" responses (attach additional pages if necessary): _____

4. ROOF, GUTTERS AND DOWNSPOUTS

(a) What is the approximate age of the roof? 2 Years. Documented? Yes No

(b) Has the roof ever leaked during your ownership? Yes No

Please explain any "yes" answers you gave in this section, including repair history (attach additional pages if needed): _____

(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 problems with the roof, gutters or downspouts? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed): _____

5. PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

(a) Plumbing System: Copper Galvanized Other: _____

(b) Water Heater: Gas Electric Other: _____ Age of System/Size: 2 yrs 50 Gal

(c) Hot tub/Whirlpool/Jacuzzi? Yes No

(d) Lawn Sprinkler System: Yes No If "yes", date of last backflow device inspection or certificate: _____ Unknown.

(e) Are you aware of any problems or repairs needed in the plumbing systems? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed): _____

6. WATER

(a) Water Systems/Source: Public Well Other: SHARED WELL

If "well," specify type of well and approximate depth: _____

Reference (e.g., Seller & Property)

Bishop

- Has well been tested? Yes No If "yes," identify date of report and explain results below or provide copy.
(b) Do you have a softener, filter or other purification system? Yes No If "yes", Owned Leased
(c) Are you aware of any problems relating to the water system, including quality or source of water? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : _____

7. SEWAGE

- (a) What is the type of sewage system to which the house is connected? Public Private Septic Aerator
 tanks/laterals/drain fields Other: _____
(b) Is there a sewage lift system? Yes No If "yes," is it in good working condition? Yes No
(c) When was the septic/aerator system last serviced? 10 months AGO
(d) Are you aware of any leaks, backups or other problems relating to the sewage system? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : _____

8. CONSTRUCTION

- (a) Are you aware of any problems with the footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches or other load bearing or structural components? Yes No
(b) Are you aware of any repairs or replacements relating to any items listed in (a) above? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : _____

9. EXTERIOR FINISH

- (a) Is an exterior finish and insulation system (EIFS - synthetic stucco) present in the home? Yes No
 Unknown. Identify date installed, brand name and installer, if known: _____
(b) Are you aware of any hardboard siding on your Property? Yes No If "yes," which type? _____
(c) Are you aware of any claims made against the manufacturer for defects in the siding? Yes No
(d) Was any money received for the claim? Yes No
(e) Are you aware of any repairs or replacements made to the exterior finish? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : _____

10. BASEMENT AND CRAWL SPACE

- (a) Are you aware of any dampness, water leakage or accumulation, in the basement or crawl space? Yes No
(b) Are you aware of any repairs or other attempts to control any water or dampness problems? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : _____

11. TERMITES/WOOD DESTROYING INSECTS, 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 Property under a warranty contract by a pest control company? Yes No If "yes", transferable? Yes No
(d) Are you aware of any termite/pest control reports for or treatment of the Property? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : _____

12. SOIL AND DRAINAGE

- (a) Are you aware of any fill, expansive soil or sinkholes on the Property? Yes No
(b) Are you aware of any soil, earth movement, flood, drainage or grading problems? Yes No
(c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations that affect or might affect the Property? Yes No

Reference (e.g., Seller & Property)

BISHOP

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed):

13. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Lead

(1) Are you aware of the presence of any lead hazards (e.g., paint, water supply lines, etc.) on the Property?
 Yes No (Note: Production of lead based paint was banned in 1978. MAR Form DSC-2000 may need to be completed in connection with this form).

(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 been tested for lead? Yes No

(b) Asbestos Materials

(1) Are you aware of the presence of asbestos materials on the Property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? Yes No

(2) Are you aware of any asbestos material 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

(c) Mold

(1) Are you aware of the presence of any mold on the Property? Yes No

(2) Are you aware if anything with mold on the Property has ever been covered or removed? Yes No

(3) Are you aware if the Property has ever been tested for the presence of mold? Yes No

(4) Are you aware if the Property has ever been treated for the presence of mold? Yes No

(d) Radon

(1) Are you aware if the Property has been tested for radon gas? Yes No

(2) Are you aware if the Property has ever been treated or mitigated for radon gas? Yes No

(e) 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 any controlled substance related thereto?

Yes No If "yes," MAR Form DSC-5000 must be filled out in conjunction with this form.

(f) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the Property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, discoloration of soil or vegetation, oil sheens in wet areas, unused septic or storage tanks, uses of the Property other than residential (e.g., commercial, farming, landfill, dumping site), etc.? Yes No

Please explain any "yes" answer you gave in this section, including 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):

14. INSURANCE

(a) Are you aware of any claims that have been filed for damages to the Property in the last 5 years? Yes No If "yes," please explain and include the following: Date of claim, description of claim, repairs and/or replacements completed: NEW ROOF 2 YRS AGO FROM HAIL STORM

(b) Are you aware that any insurance application or prior coverage regarding any part of the Property has been rejected or will not be renewed? Yes No

(c) Are you aware that any existing insurance coverage will be subjected to increased rates? Yes No

15. ROADS, STREETS & ALLEYS

(a) The roads, streets and/or alleys serving the Property are public private?

(b) Is there a recorded road/street/alley maintenance agreement? Yes No

(c) Are you aware of any right of way, unrecorded easement or similar matter which affect the Property? Yes No

Please explain any "yes" answer you gave in this section, including repair history and identify maintenance provider and costs below (attach additional pages if needed):

Reference (e.g., Seller & Property)

Bishop

16. MISCELLANEOUS

- (a) The approximate age of the residence is 27 years
 Seller has been the owner of the Property for 5 years
 Seller has continuously occupied the Property for 5 years
 If ever vacant, when and how long? _____
- (b) Is the Property located in an area that requires an occupancy (code compliance) inspection? Yes No
- (c) Is the Property designated as a historical home or located in a historic district? Yes No
- (d) Do you have a survey that includes all existing improvements on the Property? Yes No
- (e) Are you aware of any pets ever having been kept in the home at the Property? Yes No
- (f) Are you aware of any pets ever having been kept on the Property? Yes No
- (g) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No
- (h) Are you aware of any:
 Inoperable windows? Yes No
 inoperable doors? Yes No
 broken thermal seals? Yes No
- (i) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- (j) Is any portion of the Property located within the 100 year flood hazard area (flood plain)? Yes No
- (k) Are you aware of any:
 Shared or common features with adjoining properties, (e.g., walls, wells, sewers, fences, roads, etc.)? Yes No
 Encroachments which affect the Property? Yes No
 Existing or threatened legal action affecting the Property? Yes No
 Violations of local, state, or federal laws/regulations, including zoning, relating to the Property? Yes No
 Additions, modifications, or alterations made to the Property without necessary permits? Yes No
 Consent required of anyone other than the signer(s) of this form to convey title to the Property? Yes No
- (l) Current Utility Service Providers:
 Electric Company: AMEREN UE
 Water Service: _____
 Cable Service: CHARTER
 Sewer: SEPLIC
 Telephone: ATT
 Gas: NA
 Garbage: WCA
 Fire District: OSAGE BEACH / CAMDENTON
 Fire Dues Paid with Taxes? Yes No

Additional Comments/Explanations (please mark if additional pages are attached):

17. SUBDIVISION

- (a) Name: Hexagon Heights SUB Assessment: \$ 200 per month quarter half-year year
- (b) Assessment includes (check all that apply): street maintenance. clubhouse pool tennis court
 entrance sign/structure other common facility(ies): WELL & TRASH
- (c) Are you aware of any existing or proposed special assessments? Yes No
- (d) Are you aware of any written subdivision restrictions, rules, or regulations? Yes No
- (e) Are you aware of any violation of subdivision restrictions, rules or regulations by yourself or others? Yes No
- (f) 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):

18. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT (if applicable)

- (a) Name: _____
- (b) Type: Condominium Co-Op Other shared cost development (explain): _____
- (c) Assessment: \$ _____ per month quarter half-year year.
- (d) Assessment includes (check all that apply): water cooling heating sewer trash removal snow removal doorman street maintenance assigned parking space(s) _____ (number) garage security

Reference (e.g., Seller & Property) Bishop

- landscaping clubhouse real estate taxes insurance on building pool tennis court exercise area
- reception facility other common facility: _____

(e) Exterior maintenance: fully covered by assessment partly covered by assessment. Area(s) excluded: _____

- (f) Are you aware of any existing or proposed special assessments? Yes No
- (g) Are you aware of any material defects in your building or other shared elements? Yes No
- (h) Are you aware of any written condominium, co-op or other shared cost development agreements, restrictions, rules or regulations? Yes No
- (i) Are you aware of any violation of any such restrictions, rules or regulations by yourself or others? Yes No
- (j) Are you aware of any condition or claim which may cause an increase in assessments or fees? Yes No

Please explain any "yes" answer you gave in this section (attach additional pages if needed): _____

19. BOAT DOCKS, SLIPS, LIFTS (Sale Contract will control as to items actually included in sale)

(a) Does the Property include or is there available to it any boat docks, slips, lifts or similar features? Yes No
If yes, check all that apply: dock slip lift other 2 well Dock & 2 LIFTS

If any of the above are checked and are not owned by Seller, please further specify if it or they are leased or otherwise transferable. If so, please provide a copy of the lease, permit or other such written agreement, if available, and also identify the name and available contact information for the actual owner, landlord, transferor): _____

(b) Assessment \$ _____ per month quarter half-year year

(c) Assessment includes (check all that apply): permits/license fees storage maintenance insurance other: (explain): _____

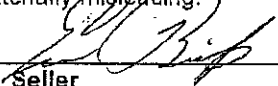
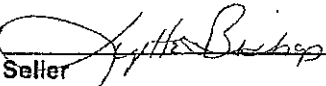
(d) Are you aware of any written agreements regarding the subject matter of this section? Yes No If yes, please explain below and provide a copy if available.

(e) Are you aware of any violation of any such agreement(s) by you or anyone else? Yes No

(f) Are you aware of any condition or claim which may cause an increase in assessments or fees? Yes No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed): _____

Seller's Acknowledgement Brokers are hereby authorized to distribute this information to potential buyers for this Property. Seller has carefully examined this statement and acknowledges that the information contained above is true and accurate to the best of Seller's knowledge. 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 or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading.


6-22-09

6-22-09

Seller _____ Date _____ Seller _____ Date _____

Buyer's Acknowledgement Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the Property and, if desired, to have the Property inspected by an independent, professional expert(s). Buyer understands that there are areas of the Property of which Seller may have no knowledge and that this disclosure statement does not encompass those areas and is limited to information of which Seller has knowledge. Buyer also acknowledges having received and read a signed copy of this disclosure statement from Seller or the listing broker and that brokers and licensees are not experts at detecting or repairing physical defects in property.

Buyer _____ Date _____ Buyer _____ Date _____

Approved by legal counsel for use exclusively by members of the Missouri Association of Realtors, P. O. Box 1327, Columbia, Missouri 65205. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made. Last Revised 11/10/06.

Reference Bishop

3062153

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) EB 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) EB 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 [Signature] 6-22-09
39 Seller Date Purchaser Date

40 [Signature] 6-22-09
41 Seller Date Purchaser Date

42 _____
43 Agent or Transaction Broker Date Agent or Transaction Broker Date

44 Property Address: 1836 Hexion CT OSAGE BEACH MD, 20565

45 Listing No.: _____