

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., Sections 831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a Purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know the facts, circle Unk (unknown). (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

LOCATION OF SUBJECT PROPERTY: 11616 Way Cross Rd. OKC, OK. 73162

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

Appliances/Systems/Services: (The items below are in NORMAL working order)

		Circle below					Circle below		
		Yes	No	Unk			Yes	No	Unk
Sprinkler System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Humidifier	N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Pool	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Gas Supply	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hot Tub/Spa	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane				
Water Heater	N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/> Butane				
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Propane Tank	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Solar					<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Water Purifier	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ceiling Fans	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Softener	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Electric Air Purifier	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Leased <input type="checkbox"/> Owned					Garage Door Opener/ Control	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sump Pump	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Intercom	N/A	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Plumbing	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Central Vacuum	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Whirlpool Tub	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Security System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer System	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/> Rent <input checked="" type="checkbox"/> Own				
<input type="checkbox"/> Public <input type="checkbox"/> Septic					<input type="checkbox"/> Monitored				
<input type="checkbox"/> Lagoon					Smoke Detectors	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air Conditioning					Dishwasher	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Electrical Wiring	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Garbage Disposal	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Heat Pump - <i>Downstairs</i>					Gas Grill	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Window Air					Vent Hood	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conditioner(s)	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Microwave Oven	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attic Fan	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Built-in Oven/Range	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplaces	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Kitchen Stove	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heating System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Trash Compactor	<input checked="" type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas									
<input type="checkbox"/> Heat Pump									

Seller's Initials [Signature] Seller's Initials [Signature]

Buyer's Initials _____ Buyer's Initials _____

(OREC-7/08)