

This document has legal consequences.
If you do not understand it, consult your attorney.
Form # 2091 11/2006

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SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 4218 Junata St. St. Louis, MO 63116 (Property Address)

Note: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision to buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO THE SELLER: Your truthful disclosure of the history and condition of your property gives you the best protection against future charges that you violated your legal obligation to a Buyer by concealing a material defect. 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 obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect a Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

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 should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.

Conditions of the property that you can see on a reasonable inspection 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 contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Name _____ Assessment: \$ _____ per: month quarter half-year year
- (b) Type of Ownership: Fee-Simple Condominium Co-Op
- (c) Assessment includes:
 - 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
 - doorman cooling heating security 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: _____
- (d) Are you aware of any existing or proposed special assessments? Yes No
- (e) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
- (f) Are you aware of any material defects in any common or other shared elements? Yes No
- (g) Are you aware of any existing indentures/restrictive covenants? Yes No
- (h) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
- (i) Is there a recorded street/road maintenance agreement? Yes No
- (j) Please explain any "yes" answer you gave for (d), (e), (f), (g), (h), or (i) above. _____

