

This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

41906492

Approved by Counsel for St. Louis REALTORS®

To be used exclusively by REALTORS®

Form # 2091

01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by **SELLER** concerning 2528 California Ave, St Louis, MO 63104 (Property Address) located in the municipality of _____ (if incorporated), County of St Louis City, Missouri.

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist 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 SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. 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 Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. 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. 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.

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

- (a) Development Name N/A
- (b) Contact _____ Phone _____
- Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☒ Townhome
☐ Villa ☐ Co-Op
- (c) Mandatory Assessment: #1 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
Mandatory Assessment: #2 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (d) 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
☐ 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: _____
- (e) Optional Assessment(s)/Membership(s) Please explain _____
- (f) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No
- (g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No
- (i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No
- (j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No
- (l) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

_____/_____/_____
Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER

53 **UTILITIES**54 **Utility****Current Provider**

55 Gas/Propane: Spire Gas 800-887-4173 if Propane, is tank ☐ Owned ☐ Leased

56 Electric: Ameren 800-755-5000

57 Water: City of St Louis MO Water 314-633-9000

58 Sewer: Metropolitan St. Louis Sewer District (866)-281-5737

59 Trash: _____

60 Recycle: _____

61 Internet: _____

62 Phone: _____

63 **HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)**

64 (a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard

65 (b) Source of heating: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other _____

66 (c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____)

67 (d) Areas of house not served by central heating/cooling: _____

68 (e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other: _____

69 (f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____

70 _____

71 (g) Other details: _____

72 **FIREPLACE(S)**

73 (a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane

74 (b) Type of flues/venting:

75 ☐ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) ¹ _____ Location(s) Living room

76 ☒ Non-Functional: Number of fireplace(s) ² _____ Location(s) LR, FR Please explain _____

77 (c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☐ No If "Yes", please explain _____

78 _____

79 **PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB**

80 (a) Water Heater: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____

81 (b) Ice maker supply line: ☒ Yes ☐ No

82 (c) Jet Tub: ☐ Yes ☒ No

83 (d) Swimming Pool/Spa/Hot Tub: ☐ Yes ☒ No

84 **(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)**

85 (e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: _____

86 (f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain _____

87 _____

88 **WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

89 (a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain) _____

90 (b) If Public, identify the utility company: _____

91 (c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information _____

92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as

93 the curb stop box? ☐ Yes ☒ No If "Yes", please explain _____

94 **SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

95 (a) What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other

96 If "Other" please explain _____

97 (b) Is there a sewerage lift system? ☐ Yes ☒ No If "Yes", is it in good working condition? ☐ Yes ☐ No

98 (c) When was the septic/aerator system last serviced? _____

99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No

100 If "Yes", please explain _____

101 **APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)**

102 (a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☒ Built-in Microwave Oven

103 ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☐ Electric dryer (hook up)

104 ☐ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____

105 (b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane

106 ☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater

107 ☐ Gas dryer (hook up) ☐ Other _____

108 (c) Other Equipment: ☐ TV Antenna ☐ Cable Wiring ☐ Phone Wiring ☐ Network/Data Wiring

109 ☐ Electric Garage Door Opener(s) Number of controls _____

110 ☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: _____

_____/_____/_____
Initials BUYER and SELLER acknowledge they have read this page

BUYER BUYER

SELLER SELLER

- 111 ☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____
- 112 ☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____
- 113 (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ No If "Yes", please explain _____
- 114 _____

115 **ELECTRICAL**

- 116 Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: _____
- 117 (a) Type of wiring: ☐ Copper ☐ Aluminum ☐ Knob and Tube ☒ Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain _____
- 119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? UNK Years. Documented? ☐ Yes ☒ No
- 122 (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain _____
- 123 _____
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "Yes",
- 125 please explain _____
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain _____
- 127 _____

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail _____
- 131 _____
- 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 location, extent, date and name of the person/company who did the repair or control effort _____
- 134 _____
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
- 137 _____
- 138 (e) Were required permits obtained for the work in (d) above? ☐ Yes ☒ No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) ☐ Sump pit ☐ Sump pit and pump
- 141 (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please
- 143 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 control
- 148 effort _____
- 149 _____

150 **PESTS 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 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
- 154 (d) 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 (f) Please explain any "Yes" answers you gave in this section _____
- 157 _____

158 **SOIL 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 the property? ☐ Yes ☒ No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
- 167 (e) Please explain any "Yes" answers you gave in this section _____
- 168 _____

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (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.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (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 results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (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 If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (c) Mold
- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that 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 If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (d) Radon
- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "Yes", please provide the date and name of the person/company who did the mitigation _____
- (e) Methamphetamine
- Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
- ☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
- (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
- Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No
- If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. _____
- Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**
- (g) Radioactive or Hazardous Materials
- Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. _____
- (h) 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, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "Yes", please explain _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No
- (d) Do you have a survey of the property? ☐ Yes ☒ No (If "Yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☒ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section _____

INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed _____

MISCELLANEOUS

- (a) The approximate age of the residence is ¹²⁶_____ years. The Seller has occupied the property from _____ to _____.
- (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "No", please explain _____
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? ☒ Yes ☐ No If "Yes", please explain _____
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please explain _____
- (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 authority.
- (g) Are you aware of any pets having been kept in or on the property? ☐ Yes ☒ No If "Yes" please explain _____
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- (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) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____

Additional Comments:

Seller attaches the following document(s): _____

_____/_____
BUYER BUYER

_____/_____
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

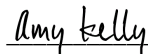
263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

DocuSigned by:

2/10/2022 | 11:45 AM EST

266

267



SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

268

269

HTE Housing LLC

Seller Printed Name

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276

277

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

278

279

Buyer Printed Name

Buyer Printed Name

This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

Approved by Counsel for St. Louis REALTORS®

To be used exclusively by REALTORS®

Form # 2049

01/20

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 SALE CONTRACT DATE: _____

2 PROPERTY: 2528 California Ave, St Louis, MO 63104

3 **Lead Warning Statement**

4 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
8 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- 12 ☐ Seller certifies that this home was built in 1978 or later
13 ☒ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
14 in the housing
15 ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):
16 _____
17 _____

18 (b) Records and reports available to Seller (check one below):

- 19 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
20 paint hazards in the housing (list all documents below):
21 _____
22 _____

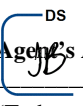
23 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.24 **Buyer's Acknowledgment** (initial appropriate blanks)

25 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

26 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27 _____ Buyer has (check one below):

- 28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or
30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 **Agent's Acknowledgment** (initial)33  Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyer's agent receives all compensation from Buyer).

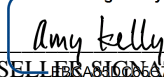
35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
37 and accurate.

38 _____
39 BUYER SIGNATURE _____ DATE _____40 _____
41 Buyer Printed Name42 _____
43 BUYER SIGNATURE _____ DATE _____44 _____
45 Buyer Printed Name46 _____
47 SELLING AGENT SIGNATURE _____ DATE _____48 _____
49 Selling Agent Printed Name

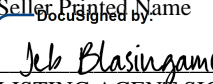
50 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

DocuSigned by:

 2/10/2022 | 11:45 AM EST
SELLER SIGNATURE _____ DATE _____

HTE Housing LLC
Seller Printed Name

42 _____
43 SELLER SIGNATURE _____ DATE _____

44 _____
45 Seller Printed Name
DocuSigned by:
 2/10/2022 | 11:47 AM EST
SELLING AGENT SIGNATURE _____ DATE _____

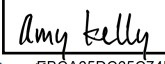
Jeb Blasingame
Listing Agent Printed Name



SQUARE FOOTAGE MEASUREMENT DISCLOSURE

Address of Property: 2528 California Ave, St Louis, MO 63104

Brokers of Keller Williams Marquee are not experts, nor do they hold themselves to be in the measuring of property. This includes properties Keller Williams Marquee has listed for sale and properties its Associates show and/or sell to potential purchasers. Square footage shared by Keller Williams Marquee and its Brokers comes from one or more sources that may include, but is not limited to, county records, floor plans, seller, previous appraisals, and/or builder blueprints. This is an approximation and IS NOT verified by the Broker. There may be differing standards used for measuring total square footage of homes and the information available can vary significantly depending on the source it was obtained from. Keller Williams Marquee and its Broker Associates will not warrant or guarantee the accuracy of the square footage provided. If you desire an accurate square footage measurement on a property then the services of a licensed, qualified appraiser should be sought. This is typically a part of the home loan process and will likely be required by your lender. Price per square foot calculations are based on total square footage (among other things) and may vary slightly based on the accuracy of the square footage provided. This too is only an approximation and subject to the same uncertainties and limitations outlined in this document.

DocuSigned by:
 2/10/2022 | 11:45 AM EST
SELLER SIGNATURE _____ Date _____

Buyer Signature _____ Date _____

HTE Housing LLC

Seller Printed Name

Buyer Printed Name

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Printed Name

Buyer Printed Name