

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 532 Midvale Ave (Property Address)
located in the municipality of University City (if incorporated), County of St. Louis, Missouri.

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 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(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 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: 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 University Hills

(b) Contact Jim Wheeler Phone (314) 721-6234

Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
 Villa Co-Op

(c) Mandatory Assessment: #1 Neighborhood Fees \$ 550 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 There is a neighborhood fee

(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 In the past year there was a law suit (now settled) that resulted in a one time increased fee.

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

UTILITIES

<u>Utility</u>	<u>Current Provider</u>	
Gas/Propane:	Spire	if Propane, is tank <input type="checkbox"/> Owned <input type="checkbox"/> Leased
Electric:	Ameren Missouri	
Water:	Missouri American Water	
Sewer:	Metropolitan Sewer District	
Trash:	University City	
Recycle:		
Internet:	Charter Cable	
Phone:	Charter Cable	

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

- (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
- (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other _____
- (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units 1)
- (d) Areas of house not served by central heating/cooling: _____
- (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: _____
- (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "yes", please explain _____
- (g) Other details: _____

FIREPLACE(S)

- (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
- (b) Type of flues/venting:
 - Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) Never used
 - Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____
- (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "yes", please explain _____

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

- (a) Water Heater: Electric Natural Gas Propane Tankless Other: _____
- (b) Ice maker supply line: Yes No
- (c) Jet Tub: Yes No
- (d) Swimming Pool/Spa/Hot Tub: Yes No
 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
- (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: Spring 2018
- (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "yes", please explain _____

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

- (a) What is the source of your drinking water? Public Community Well Other(explain) _____
- (b) If Public, identify the utility company: Missouri American Water
- (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information _____
- (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? Yes No If "yes", please explain _____

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

- (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other. If other please explain _____
- (b) Is there a sewerage lift system? Yes No If "yes", is it in good working condition? Yes No
- (c) When was the septic/aerator system last serviced? _____
- (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No If "yes", please explain Rainwater will back up during heavy rains leading to pooling in drive way and next to basement steps

_____/_____
 BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page
 _____/_____
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APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven
 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
 Ceiling Fan(s) Intercom System Central Vacuum System Other _____
- (b) Gas Appliances & Equipment: Natural Gas Propane
 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
 Gas dryer (hook up) Other _____
- (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
 Electric Garage Door Opener(s) Number of controls _____ 1
 Security Alarm System Owned Leased /Lease information: _____
 Satellite Dish Owned Leased/LeaseInformation: _____
 Electronic Pet Fence System Number of Collars: _____ Other: _____
- (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "yes", please explain _____

ELECTRICAL

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

ROOF, GUTTERS AND DOWNSPOUTS

- (a) What is the approximate age of the roof? 90 Years. Documented? Yes No
- (b) Has the roof ever leaked during your ownership? Yes No If "yes" please explain _____
- (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "yes", please explain In the initial assessment when purchased the roof needed some repairs which were performed
- (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "yes", please explain A gutter on the east side is bent from recent snow storm

CONSTRUCTION

- (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? Yes No If "yes" please describe in detail. _____
- (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort. _____
- (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
- (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Remodeled kitchen, master bath, walkin closet, & basement (added new bathroom. All light fixtures changed, home fully repainted,
- (e) Were required permits obtained for the work in (d) above? Yes No

BASEMENT AND CRAWL SPACE (Complete only if applicable)

- (a) Sump pit Sump pit and pump
- (b) Type of foundation: Concrete Stone Cinder Block Wood
- (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "yes", please describe in detail Previously there was dampness in the basement. This was addressed by waterproofing basement with sump pump and full perimeter french drain, and elevated cement ledge in basement door. There has been no further cement dampness drainage since then. A pump has also been used at foot of outside steps

_____/_____/_____
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- (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
 Yes No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
Yes see above

PESTS OR TERMITES/WOOD DESTROYING INSECTS

- (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
 (d) Are you aware of any pest/termite control reports for the property? Yes No
 (e) Are you aware of any pest/termite control treatments to the property? Yes No
 (f) Please explain any "yes" answers you gave in this section We have a termite control contract for protection purposes.

SOIL AND DRAINAGE

- (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?
 Yes No
 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? Yes No
 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private 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) Yes No
 (e) Please explain any "yes" answers you gave in this section The rain water occasionally backs up into the driveway on heavy rains.

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 Spring 2016
 (4) Please explain any "yes" answers you gave in this section There was a slight increase in lead in a single room which was addressed by painting room
 (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 _____
 Please explain any "yes" answers you gave in this section _____

_____/_____/_____
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(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 90 years. The Seller has occupied the property from 2016 to 2019.
- (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. _____

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

- (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): Survey, Neighborhood Indentures, Lead Survey and Mitigation

SELLER'S ACKNOWLEDGEMENT:

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

Eric Leuthardt 04/14/2019

 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

Eric C. Leuthardt _____
 Seller Printed Name Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

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

 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

 Buyer printed Name Buyer Printed Name

This document has legal consequences.
If you do not understand it, consult your attorney.

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Form #2049

07/16

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

SALE CONTRACT DATED: _____ SALE CONTRACT #: _____

PROPERTY: 532 Midvale Ave., Saint Louis, MO 63130

Lead Warning Statement

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 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the 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 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

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

- Seller certifies that this home was built in 1978 or later
- Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

Home was tested prior to purchase. All areas except 1 bedroom came in below EPA standards. Wellington Environment mitigated. Home was also painted after purchase.

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

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

Wellington Environmental inspection report from 2016.

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial appropriate blanks)

- _____ Buyer has received copies of all information listed above. (Leave blank if none provided to Buyer.)
- _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
- _____ Buyer has (check one below):

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

Agent's Acknowledgment (initial)

ds
EMA
Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. (To be completed by listing agent or if not listed, agent assisting buyer unless buyers agent receives all compensation from buyer).

Certification of Accuracy

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

BUYER SIGNATURE DATE

Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name

SELLING AGENT SIGNATURE DATE

Selling Agent Printed Name

DocuSigned by:

4/15/2019 | 3:01 PM CDT
SELLER SIGNATURE DATE

Eric C. Leuthardt
Seller Printed Name

SELLER SIGNATURE DATE

Seller Printed Name

DocuSigned by:

4/15/2019 | 2:59 PM CDT
LISTING AGENT SIGNATURE DATE

Karen Hoemeke
Listing Agent Printed Name

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