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If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning 2513 Remington Ln., 63144 (Property Address) located
2 in the municipality of Rock Hill (if incorporated), County of St. Louis, Missouri.
3 **Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4 Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
5 being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6 guarantee the accuracy of the information in this form.**

7 **TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges
8 that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for
9 methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to
10 your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some
11 persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to
12 achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,
13 even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all
14 aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,
15 impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at
16 the end of this form to describe that condition.**

17 **TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18 CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this
19 disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment
20 included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure
21 that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
22 Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of
23 the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,
24 products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price
26 or you should make the correction of these conditions by the Seller a requirement of the sale contract.**

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

- 28 (a) Development Name _____
- 29 (b) Contact _____ Phone _____
- 30 Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
- 31 Villa Co-Op
- 32 (c) Mandatory Assessment: #1 _____ \$ _____ per: month quarter half-year year
- 33 Mandatory Assessment: #2 _____ \$ _____ per: month quarter half-year year
- 34 (d) Mandatory Assessment(s) include:
- 35 entrance sign/structure street maintenance common ground snow removal of common area
- 36 snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
- 37 clubhouse pool tennis court exercise area reception facility water sewer trash removal
- 38 doorman cooling heating security elevator other common facility _____
- 39 assigned parking space(s): how many _____ identified as _____ some insurance real estate taxes
- 40 other specific item(s): _____
- 41 Exterior Maintenance of this dwelling covered by Assessment: _____
- 42 (e) Optional Assessment(s)/Membership(s) Please explain _____
- 43 _____
- 44 (f) Are you aware of any existing or proposed special assessments? Yes No
- 45 (g) Are you aware of any special taxes and/or district improvement assessments? Yes No
- 46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
- 47 (i) Are you aware of any material defects in any common or other shared elements? Yes No
- 48 (j) Are you aware of any existing indentures/restrictive covenants? Yes No
- 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
- 50 (l) Is there a recorded street/road maintenance agreement? Yes No
- 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____
- 52 _____

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

53 UTILITIES

54 Utility

Current Provider

55 Gas/Propane: SPIRE if Propane, is tank Owned Leased
56 Electric: Ameren
57 Water: Missouri American Water
58 Sewer: MSD
59 Trash: Waste Connections of Missouri
60 Recycle: Waste Connections of Missouri
61 Internet: Spectrum
62 Phone: - use cell 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: None
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) Location(s) 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: Missouri American Water
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:

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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? 7 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: See
137 attached list

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 _____

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 Treated for Voles. Front yard only.
157 Work Done March 2020.

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 _____

169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- 170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)
172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
173 (2) Are you aware if it has ever been covered or removed? Yes No
174 (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
175 results _____
176 (4) Please explain any "Yes" answers you gave in this section _____
177 _____
- 178 (b) Asbestos Materials
179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
184 (4) Please explain any "Yes" answers you gave in this section _____
185 _____
- 186 (c) Mold
187 (1) Are you aware of the presence of any mold on the property? Yes No
188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
191 (4) Please explain any "Yes" answers you gave in this section _____
192 _____
- 193 (d) Radon
194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results _____
196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation Mitigation installed by previous owner in 2008.
- 198 (e) Methamphetamine
199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
202 _____
- 203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information. _____
207 _____
208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**
- 209 (g) Radioactive or Hazardous Materials
210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available. _____
213 _____
- 214 (h) Other Environmental Concerns
215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain _____
218 _____
- 219 **SURVEY AND ZONING**
- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
226 (f) Please explain any "Yes" answers you gave in this section _____
227 _____

_____/_____
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page


SELLER SELLER

228 **INSURANCE**

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

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 79 years. The Seller has occupied the property from 2008 to present.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
- 237 _____
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
- 240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
- 244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain 2 Dogs from
247 2008-2012. NO pets since 2012.
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (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
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

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.

266 *[Handwritten Signature]* 7-14-2020
267 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

268 JAN. BEECKEWICKE
269 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

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Form # 2049 01/20

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

1 SALE CONTRACT DATE: _____

2 PROPERTY: 2513 Remington Ln., St. Louis, MO 63144

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

23 **Buyer's Acknowledgment** (initial appropriate blanks)

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

- 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 DMB 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 _____ DATE _____ [Signature] 7.12.2020
39 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

40 _____
41 Buyer Printed Name Seller Printed Name Ian T. Breckenridge

42 _____
43 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

44 _____
45 Buyer Printed Name Seller Printed Name

46 _____
47 SELLING AGENT SIGNATURE DATE [Signature] 7/12/2020
48 LISTING AGENT SIGNATURE DATE

49 _____
49 Selling Agent Printed Name Listing Agent Printed Name Karen Hoemeke

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