

- (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 1 dog.
- (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): _____

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.

2/14/19	
SELLER SIGNATURE	DATE
SELLER SIGNATURE	DATE
Joseph Fauver	
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.

DATE	DATE
BUYER SIGNATURE	BUYER SIGNATURE
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: 7108 Winona Ave., Saint Louis, MO 63109

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):

(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):

- 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):

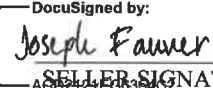
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

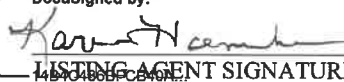
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ BUYER SIGNATURE	_____ DATE	 _____ SELLER SIGNATURE	1/10/2019 10:34 AM CST _____ DATE
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_____ Buyer Printed Name	_____ Seller Printed Name
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_____ BUYER SIGNATURE	_____ DATE	_____ SELLER SIGNATURE	_____ DATE
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_____ Buyer Printed Name	_____ Seller Printed Name
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_____ SELLING AGENT SIGNATURE	_____ DATE	 _____ LISTING AGENT SIGNATURE	1/9/2019 11:26 AM CST _____ DATE
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_____ Selling Agent Printed Name	_____ Listing Agent Printed Name
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(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)