

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.

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Form # 2091

01/25

84289286

SELLER'S DISCLOSURE STATEMENT

Property Address : 6230 Big River Heights Rd, De soto, MO 63020

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.

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	X 1976		
2	Please explain any "Yes" answers you gave in this section: Built in 1976 but has no lead based paint			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.		X	
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.		X	

UNK=Unknown / Initials BUYER and SELLER acknowledge they have read this page /

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?			
33 Are you aware of any special taxes and/or district improvement assessments?			
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?			
35 Are you aware of any material defects in any common or other shared elements?			
36 Are you aware of any existing indentures/restrictive covenants?			
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?			
38 Is there a recorded shared driveway/street/road maintenance agreement?			
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.			
40 Please explain any "Yes" answers you gave in this section:			

UTILITIES

Services	Current Provider	Phone #			Avg Monthly Cost
			Owned	Leased	
41 Propane					
42 Gas					
43 Electric	Ameren				
44 Water	Well				
45 Sewer	Septic				
46 Trash	N/A				
47 Recycle	N/A				
48 Internet	N/A				
49 Phone	N/A				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:									
50 Zone 1:	Age	Brand	Forced Air	Heat Pump	Radiant	Baseboard	Geo-Thermal	Other	
51 Zone 2:	Age	Brand	Forced Air	Heat Pump	Radiant	Baseboard	Geo-Thermal	Other	
Fuel Source of Heating Equipment:									
52 Zone 1:	Wood Furnace	Natural Gas	Electric	Propane	Fuel Oil	Solar	Other		
53 Zone 2:		Natural Gas	Electric	Propane	Fuel Oil	Solar	Other		
Type of Air Conditioner:									
54 Zone 1:	Age	Brand	Central Electric	Central Gas	Window/Wall (# of Units:)	Other			
55 Zone 2:	Age	Brand	Central Electric	Central Gas	Window/Wall (# of Units:)	Other			
56	Are you aware of any problems or issues with any part of the HVAC system?						YES	NO	UNK
57	Do you have any existing maintenance agreements in place?							X	
58	Are any areas of the home not covered by central heating /cooling?							X	
59	With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost: MAHn's Regular preventative maintenance								
60	Please explain any "Yes" or "Other" answers you gave in this section:								

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: Basement Type: Wood Burning Gas Logs Natural Gas Propane UNK Functional and properly vented?	X		
62 Location 2: Room: Type: Wood Burning Gas Logs Natural Gas Propane UNK Functional and properly vented?			
63 Location 3: Room: Type: Wood Burning Gas Logs Natural Gas Propane UNK Functional and properly vented?			
64 Are you aware of any problems or repairs needed with any item in this section?			
65 Please explain any "Yes" or "No" answers you gave in this section:			

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System:	Copper	PVC	PEX	Galvanized	Other:				
67 Water Heater 1: Age: ?	Location: Basement	Tank Size:	Gas	Electric	Propane	Tankless	Other		
68 Water Heater 2: Age: ?	Location:	Tank Size:	Gas	Electric	Propane	Tankless	Other		

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

	ADDITIONAL COMMENTS
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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.

Donald Reando

10-17-25

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

Donald Reando

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