



SELLER'S DISCLOSURE AND
CONDITION OF PROPERTY ADDENDUM
(Residential)

SELLER (Indicate Marital Status): Deborah Thomas, J S T PROPERTIES LTD

PROPERTY: 207 South 5th Street, Louisiana, MO 63353

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? 47 years How long have you owned? 47 years
Does SELLER currently occupy the Property? Yes No X
If "No", how long has it been since SELLER occupied the Property? N/A years/months

rental occupied
SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. Conventional/Wood Frame Modular Manufactured
Mobile Other X brick & wood frame

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes No X
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes No X
c. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? Yes No X
d. Any drainage or flood problems on the Property or adjacent properties? Yes No X
e. Any flood insurance premiums that you pay? Yes No X
f. Any need for flood insurance on the Property? Yes No X
g. Any boundaries of the Property being marked in any way? Yes No X
h. The Property having had a stake survey? Yes No X
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes No X
j. Any fencing on the Property? Yes No X
If "Yes", does fencing belong to the Property? N/A X Yes No
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No X
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No X
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No X

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

Empty box for providing additional details or documentation.

Initials SELLER SELLER BUYER BUYER

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6. ROOF.

- a. Approximate Age: 10 years Unknown Type: Composition Shingles Yes No
- b. Have there been any problems with the roof, flashing or rain gutters? Yes No
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
Date of and company performing such repairs _____!
- d. Has there been any roof replacement? Yes No
If "Yes", was it: Complete or Partial
- e. What is the number of layers currently in place? 1 layers or Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Robinson Roofing Company

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? Yes No
- b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
- c. Any damage to the Property by wood destroying insects or other pests? Yes No
- d. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Under Contract w/ Aggro Pest Control Yes No
If "Yes", list company, when and where treated _____
- e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes No
If "Yes", the annual cost of service renewal is \$ 150 and the time remaining on the the service contract is due annually in May
(Check one) The treatment system stays with the Property or the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Aggro Pest Control services bait stations regularly as a preventative measure. Our maintenance manager spray on a regular basis for roaches & bedbugs

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes No
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes No
- c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- f. Any problems with windows or exterior doors? Yes No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A Yes No
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- i. Does the Property have a sump pump? Yes No
If "Yes", location: _____
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

[Signature] Initials
SELLER | SELLER

Initials | _____ | _____
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9. ADDITIONS AND/OR REMODELING.

a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
If "Yes", explain in detail: _____

b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A Yes No
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

a. What is the drinking water source? Public Private Well Cistern Other: _____
If well water, state type _____ depth _____ diameter _____ age _____

b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
If "Yes", when was the water last checked for safety? _____ (attach test results)

c. Is there a water softener on the Property? Yes No
If "Yes", is it: Leased Owned?

d. Is there a water purifier system? Yes No
If "Yes", is it: Leased Owned?

e. What type of sewage system serves the Property? Public Sewer Private Sewer
 Septic System, Number of Tanks _____ Cesspool Lagoon Other _____

f. Approximate location of septic tank and/or absorption field: _____

g. The location of the sewer line clean out trap is: All 4 Corners of courtyard have a clean

h. Is there a sewage pump on the septic system? N/A Yes No

i. Is there a grinder pump system? Yes No

j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? N/A

k. Is there a sprinkler system? Yes No
Does sprinkler system cover full yard and landscaped areas? N/A Yes No
If "No", explain in detail: _____

l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No

m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other _____
The location of the main water shut-off is: _____

n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation:

BJ _____
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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? *Each tenant is provided 1 AC unit* Yes No
 Central Electric Central Gas Heat Pump Window Unit(s)
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. *AC age varies in each unit*
 2.
 b. Does the Property have heating systems? Yes No
 Electric Fuel Oil Natural Gas Heat Pump Propane
 Fuel Tank Other
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. *electric baseboard heaters installed when built in 1978.*
 2.
 c. Are there rooms without heat or air conditioning? Yes No
 If "Yes", which room(s)?
 d. Does the Property have a water heater? Yes No
 Electric Gas Solar Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. *each lower unit has a water heater which also services the unit above.*
 2.
 e. Are you aware of any problems regarding these items? Yes No
 If "Yes", explain in detail:

[Empty box for explanation of heating/air conditioning items]

12. ELECTRICAL SYSTEM.

- a. Type of material used: Copper Aluminum Unknown
 b. Type of electrical panel(s): Breaker Fuse
 Location of electrical panel(s): *Each unit has breaker box in bedroom closet & one in laundry room*
 Size of electrical panel(s) (total amps), if known:
 c. Are you aware of any problem with the electrical system? Yes No
 If "Yes", explain in detail:

[Empty box for explanation of electrical system]

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes No
 b. Any landfill on the Property? Yes No
 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
 d. Any contamination with radioactive or other hazardous material? Yes No
 e. Any testing for any of the above-listed items on the Property? Yes No
 f. Any professional testing for radon on the Property? Yes No
 g. Any professional mitigation system for radon on the Property? Yes No
 h. Any professional testing/mitigation for mold on the Property? Yes No
 i. Any other environmental issues? Yes No
 j. Any controlled substances ever manufactured on the Property? Yes No
 k. Any methamphetamine ever manufactured on the Property? Yes No
 (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

[Empty box for hazardous conditions explanation]

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210. **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 211 a. The Property located outside of city limits? Yes No
- 212 b. Any current/pending bonds, assessments, or special taxes that
- 213 apply to Property? Yes No
- 214 If "Yes", what is the amount? \$ _____
- 215 c. Any condition or proposed change in your neighborhood or surrounding
- 216 area or having received any notice of such? Yes No
- 217 d. Any defect, damage, proposed change or problem with any
- 218 common elements or common areas? Yes No
- 219 e. Any condition or claim which may result in any change to assessments or fees? Yes No
- 220 f. Any streets that are privately owned? Yes No
- 221 g. The Property being in a historic, conservation or special review district that
- 222 requires any alterations or improvements to the Property be approved by a
- 223 board or commission? Yes No
- 224 h. The Property being subject to tax abatement? Yes No
- 225 i. The Property being subject to a right of first refusal? Yes No
- 226 If "Yes", number of days required for notice: _____
- 227 j. The Property being subject to covenants, conditions, and restrictions of a
- 228 Homeowner's Association or subdivision restrictions? Yes No
- 229 k. Any violations of such covenants and restrictions? N/A Yes No
- 230 l. The Homeowner's Association imposing its own transfer fee and/or
- 231 initiation fee when the Property is sold? N/A Yes No
- 232 If "Yes", what is the amount? \$ _____
- 233 m. The Property being subject to a Homeowners Association fee? Yes No
- 234 If "Yes", Homeowner's Association dues are paid in full until N/A in the amount of
- 235 \$ _____ payable yearly semi-annually monthly quarterly, sent to:
- 236 _____ and such includes:
- 237 _____

238 Homeowner's Association/Management Company contact name, phone number, website, or email address:

239 N/A

- 240 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

241 If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

242 N/A

- 243 **15. PREVIOUS INSPECTION REPORTS.**
- 244 Has Property been inspected in the last twelve (12) months? Yes No
- 245 If "Yes", a copy of inspection report(s) are available upon request.

- 246 **16. OTHER MATTERS. ARE YOU AWARE OF:**
- 247 a. Any of the following?
- 248 Party walls Common areas Easement Driveways Yes No
- 249 b. Any fire damage to the Property? Yes No
- 250 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 251 d. Any violations of laws or regulations affecting the Property? Yes No
- 252 e. Any other conditions that may materially affect the value
- 253 or desirability of the Property? Yes No
- 254 f. Any other condition, including but not limited to financial, that may prevent
- 255 you from completing the sale of the Property? Yes No
- 256 g. Any animals or pets residing in the Property during your ownership? Yes No
- 257 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 258 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 259 List locks without keys _____
- 260 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 261 k. Any unrecorded interests affecting the Property? Yes No

262 [Signature] Initials [Signature] Initials

- 269 I. Anything that would interfere with giving clear title to the BUYER? Yes No
- 270 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 271 n. Any litigation or settlement pertaining to the Property? Yes No
- 272 o. Any added insulation since you have owned the Property? Yes No
- 273 p. Having replaced any appliances that remain with the Property in the
274 past five (5) years? Yes No
- 275 q. Any transferable warranties on the Property or any of its
276 components? Yes No
- 277 r. Having made any insurance or other claims pertaining to the Property
278 in the past five (5) years? Yes No
- 279 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 280 s. Any use of synthetic stucco on the Property? Yes No

281
282 If any of the answers in this section are "Yes", explain in detail:

283 *An insurance claim is still pending due to*
284 *a fall. Insulation has been maintained as needed &*
285 *appliances are replaced as needed*
286

287 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

288 Electric Company Name: *Ameren* Phone #: *866-268-3729*
289 Gas Company Name: *N/A* Phone #:
290 Water Company Name: *City of Louisiana* Phone #: *573-754-4132*
291 Trash Company Name: *Meridian Waste* Phone #: *314-291-3131*
292 Other: Phone #:
293 Other: Phone #:

294
295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

296 Any technology or systems staying with the Property? N/A Yes No

297 If "Yes" list:

298 *Thomas Properties has 4 security cameras on*
299 *the building*
300

301 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

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303 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

304 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and
305 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for
306 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in
307 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1
308 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-
309 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and
310 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the
311 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property
312 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,
313 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,
314 including, but not limited to:

- 315 Attached shelves, racks, towel bars
- 316 Attached lighting
- 317 Attached floor coverings
- 318 Bathroom vanity mirrors,
319 attached or hung
- 320 Fences (including pet systems)
- 321 Fireplace grates, screens, glass doors
- 322 Mounted entertainment brackets
- 323 Plumbing equipment and fixtures
- Storm windows, doors, screens
- Window blinds, curtains, coverings
and window mounting components

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324 Fill in all blanks using one of the abbreviations listed below.

325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

328 "NA" = Not applicable (any item not present).

329 "NS" = Not staying with the Property (item should be identified as "NS" below.)

331

332 OS Air Conditioning Window Units, # 16

333 NA Air Conditioning Central System

334 NA Attic Fan

335 NA Ceiling Fan(s), # _____

336 NA Central Vac and Attachments

337 OS Closet Systems, Location 5 total per unit

338 OS Camera-Surveillance Equipment

339 NA Doorbell

340 NA Electric Air Cleaner or Purifier

341 NA Electric Car Charging Equipment

342 OS Exhaust Fan(s) - Baths 1 per bathroom

343 NA Fences - Invisible & Controls

344 Fireplace(s), # NA

345 Location #1 _____ Location #2 _____

346 NA Chimney _____ Chimney _____

347 _____ Gas Logs NA _____ Gas Logs _____

348 _____ Gas Starter NA _____ Gas Starter _____

349 _____ Heat Re-circulator _____ Heat Re-circulator _____

350 _____ Insert _____ Insert _____

351 ✓ Wood Burning _____ Wood Burning _____

352 ✓ Other _____ Other _____

353 NA Fountain(s)

354 OS Furnace/Heat Pump/Other Heating System electric base board heat

355 NA Garage Door Keyless Entry

356 NA Garage Door Opener(s), # _____

357 NA Garage Door Transmitter(s), # _____

358 NA Generator

359 NA Humidifier

360 NA Intercom

361 NA Jetted Tub

362 KITCHEN APPLIANCES

363 Cooking Unit

364 OS Stove/Range

365 X Elec. _____ Gas _____ Convection

366 NA Built-in Oven

367 _____ Elec. _____ Gas _____ Convection

368 NA Cooktop _____ Elec. _____ Gas _____

369 NA Microwave Oven tenant provides

370 NA Dishwasher

371 NA Disposal

372 NA Freezer

373 Location _____

374 OS Refrigerator (#1)

375 Location kitchen

376 _____ Refrigerator (#2)

377 Location _____

378 NA Trash Compactor

OS 2 onsite laundry upstairs & down

2 Laundry - Washer

2 Laundry - Dryer

X Elec. _____ Gas _____

MOUNTED Entertainment Equipment

NA TV, Location _____

_____ TV, Location _____

_____ TV, Location _____

_____ TV, Location _____

_____ Speakers, Location _____

_____ Speakers, Location _____

_____ Other/Location _____

_____ Other/Location _____

✓ Other/Location _____

NA Outside Cooking Unit

NA Propane Tank

_____ Owned _____ Leased

OS Security System security cameras 4

_____ Owned _____ Leased

OS Smoke/Fire Detector(s), # 1 per unit

NA Shed(s), # _____

NA Spa/Hot Tub

NA Spa/Sauna

_____ Spa Equipment

_____ Sprinkler System Auto Timer

_____ Sprinkler System Back Flow Valve

_____ Sprinkler System (Components & Controls)

_____ Statuary/Yard Art

_____ Swing set/Playset

_____ Sump Pump(s), # _____

_____ Swimming Pool (Swimming Pool Rider Attached)

_____ Swimming Pool Heater

✓ Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

_____ Owned X Leased

OS Water Heater(s)

NA Water Softener and/or Purifier

_____ Owned _____ Leased

NA Wood Burning Stove

OS Yard Light

X Elec. _____ Gas _____

NA Boat Dock, ID# _____

_____ Other _____

OS _____

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379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
381 invoices, notices or other documents describing or referring to the matters revealed herein:

382 *All invoices are paid in full. Tony Crossman*
383 *Construction repaired ramp. In 2016 new wrought iron*

386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
389 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
390 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
391 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
392 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of**
393 **pages).**

394 *Handrails were installed by Bryan Bernard.*

395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

401 *Deborah Thomas* 12-30-25
402 SELLER DATE SELLER DATE

403 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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407 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
408 and SELLER need only make an honest effort at fully revealing the information requested.
409 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
410 concerning the condition or value of the Property.
411 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
412 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
413 I have been specifically advised to have Property examined by professional inspectors.
414 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
415 5. I specifically represent there are no important representations concerning the condition or value of Property made
416 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

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421 BUYER DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2024. All previous versions of this document may no longer be valid. Copyright January 2025.