to be used exclusively by REALTORS®

and members of the Bar Association of Metropolitan St. Louis

Form # 2096a 01/14

RENTAL PROPERTY VERIFICATION

Note: This verification is one of the documents that, when completed, is to be furnished to the Buyer or selling broker as provided for in the Rental Property Rider (Form 2096).

PROI	PERTY:	7300	Pennsylva	ania Ave.	, St. Louis	, MO 6311	<u> </u>					
1. N	umber	of renta	units: _	8	Identify	any vacar	nt units:	7300 A a	nd 7302			
u	nit #	7300	Rent \$	650	ner	month	_ Deposit \$ _	650	П Lease Exp	ires (date)		
									MTM Rene			
Α	rticles	provided	for tena	nts use:	stove,	refrigerate	or 					
U	nit #_	7300 A	Rent \$ _		per _		_ Deposit \$ _		🗆 Lease Exp	ires (date)		
^	rticlos	nrovidod	for topo	nto usor	stove	refrigerate	or		☐ MTM Rene	wal		
		•										
U	nit #_	7302	Rent \$ _		per _		_ Deposit \$ _		🗆 Lease Exp	ires (date)		
Δ	rticles	provided	for tena	nts use:	stove,	refrigerate	or		□ MTM Rene	ewai		
									¥		12/31/24	
								/00	M Lease Exp □ MTM Rene	ires (date) wal		
Α	rticles	provided	for tena	nts use:	stov	e, refriger	ator					
2 Δ	nnual I	Fynenses	- most re	ecent cal	endar ve:	ar (hased i	unon actual c	neration	1).			
R	eal Est	tate Taxe	s		:	\$ <u>2949</u>	(based upon actual operation): 2949 Year 2024					
H	lazard	& Liability	/ Insuran	ce	9	3797		Con	npany			
								Util	ity			
ν.	vater Gas (if a	applicable	······································			9 <u>382</u> 5 86		Util	ity			
Е	lectric	(if application	able)		9	782		Utili	ity			
M	lainten	ance and	repairs .		9	22,848 (1	5,000 from problen	n tenant)	•			
		Contracts										
		ment (se										
C	tner:_								45,764 total	a tononti		
т	otal -		legal	control		⊅ <u>855</u> 630 (p	roblem tenant)	\$	-15,630 (one problen 30,134 (normal)	•		
			Dec. i	projected		3000		· Ψ_				
	lanagement Company Phone: Phone:											
A	.ddress								11101101			
C	ontact	Person:							Email:			
4. A	nv con	tracts for	services	in effect	, explain:	no						
_												
_												
5. C	o any	agreemei	nts surviv	e closino	ı? 🗆 Yes I	ע No (If "\	es", attach d	copies)				
_												
_												
<u> </u>												
6. S	Seller has the following documents: Schedule E (property specific)						,	Occupancy permits				
		ed financ								tual rental payment history for each uni		
		untant-ce			atement				ast 12 months	, mone moe	ory for each affic	
>		ases/rent					(Other				
_												
C - II -	r certif	fies the al	bove info	rmation i	s true an	d correct:						
Selle	_	_					1	ın Mı	(C., (-			
	$/ \bigcirc .$						~ 40h	ın VV (ı	llderio		12/04/2024	
	ıle O'	Laniel			12/0	15/2024	0				12/04/2024	
Kı		<i>S</i> aniel SNATURE			12/0	05/2024 DATE		R SIGNA			DATE	

Page __1 _ of __2

Seller Printed Name

Seller Printed Name

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PROPERTY:_

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1.	Number	of renta	l units: _		Identify	any vacan	t units:						_
	Unit #_	7304	_Rent \$ _	600	per _	month	_ Deposit \$ _	1200			(date)		_
	Articles provided for tenants use: stove, refrigerator										_		
	Unit #_	7304 A	_ Rent \$ _	600	per _	month	_ Deposit \$ _	600			(date)		_
	Articles	provided	l for tena	nts use:		stove, refrigerator							
		•	Rent \$		per _	month	Deposit \$	650	П	Lease Expires	(date)		_
	_		for tena		•	refrigerato			—	MTM Renewal	(date)		_
		-	Rent \$		per		Deposit \$	750	<u></u>	Lease Expires	(date)	5/31/25	_
	_		for tena			refrigerato				MTM Renewal	(4415)		=
2						ar (hased i	upon actual o	neration)					_
۷.	Real Est	a te Taxe	s			\$	·	Year					-
	Hazard	& Liabilit	y In suran	ce		\$		Comp	pany	·			
	\//ator			_	_	+		Utility Utility	у v				-
	Gas (if a	applicable	e)			*		Utility					-
		(app					><						-
	Electric (if applicable) \$ Utility												
								_ `	_				
	Other.					₽ \$				_			
	Total							. \$		0.0	0		
3.	Manage Name:	ment Cor						D	hone	e:			•
	Address							Г	110116	z			
		Person:						E	mail	l:			
4.	Any con	tracts fo	r services	in effect,	explain:								
5.	Do any	agreeme	nts surviv	e closing	? □ Yes I	□ No (If "Y	es", attach o	copies)					_
													_
									<u> </u>				_
6.			llowing do		:			_					
			roperty s				(Occupancy	permits actual rental payment his				
			atal staten ertified fin		tomont	Rent					y for each unit		
			tal agreen		tement			for the las Other	ot 12	months			
_	, iCi		a agreen				·						_
Se	ller certif	fies the a	bove info	rmation is	s true an	d correct:		2	_				
J	Cule O'.	Daníel					- Iohn	i Mulde	eríq				
	gu C	~			12/0	5/2024			O			12/04/2024	
SE	LLER SIG	SNATURE				DATE	SELLE	R SIGNAT	URE			DATE	-
Ку	le O'Da	niel, Ma	nager of	Mod Pro	perty G	Group LLL	C Seđ ebm o	ltu Bleerigo,	Mar	nager of Mod	Proper	ty Group LLLC S	Seriesmod B
		ed Name						Printed Na					=

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