

Form # 2096a 07/25

RENTAL PROPERTY VERIFICATION

Note: This verification is one of the documents that, when completed, is to be furnished to the Buyer or Buyer's broker as provided for in form #2096 Rental Property Rider.

PROPERTY: **3936 Cook Ave, St Louis, MO 63113**

1. Number of rental units: 20 Identify any vacant units: Vacant
Unit # 1 Rent \$ 925 per monthly Deposit \$ 60

☐ Lease Expires (date) Vacant
☐ MTM Renewal

Articles provided for tenants use: Each unit comes with bed, chair, fridge and stove

Unit # 2 Rent \$ 925 per Monthly Deposit \$ 60
☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: _____

Unit # 3 Rent \$ 850 per monthly Deposit \$ 60
☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: _____

Unit # 4 Rent \$ 850 per Monthly Deposit \$ 60
☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: _____

2. Annual Expenses-most recent calendar year (based upon actual operation):

Real Estate Taxes.....	\$ <u>1,100</u>
Hazard & Liability Insurance.....	\$ <u>12,750</u>
Sewer.....	\$ <u>8,400</u>
Water.....	\$ <u>7,100</u>
Gas (if applicable)	\$ <u>24,000</u>
Electric (if applicable)	\$ <u>26,000</u>
Maintenance and repairs.....	\$ <u>12,000</u>
Service Contracts (trash, lawn, etc.)	\$ <u>0</u>
Management (see #3 below)	\$ <u>N/A</u>
Other:	\$ _____
.....	\$ _____

Year 2024
Company Lancelot Hotel
Utility MSP
Utility STL Water
Utility sprie
Utility Ameren

Total..... \$ 84,835

3. Management Company

Name: N/A Phone: _____

Address: _____

Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: N/A

5. Do any agreements survive closing? ☐ Yes ☒ No (If "Yes", attach copies) _____

6. Seller has the following documents:

☒ Schedule E (property specific)	☐ Occupancy permits
☐ Audited financial statement	☐ Rent roll/actual rental payment history for each unit for the last 12 months
☐ Accountant-certified financial statement	☐ Other _____
☐ All leases/rental agreements	

Seller certifies the above information is true and correct:

Timothy Cook 11/12/25
SELLER SIGNATURE DATE SELLER SIGNATURE DATE

Timothy Cook
Seller Printed Name Seller Printed Name

This document has legal consequences.
If you do not understand it, consult your attorney.

Approved by Counsel for St. Louis REALTORS®

The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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1. Number of rental units: 20 Identify any vacant units: _____

Unit # 5 Rent \$ 850 per monthly Deposit \$ _____ ☐ Lease Expires (date) _____

Articles provided for tenants use: Each unit comes wit bed, chair, fridge and stove ☒ MTM Renewal

Unit # 6 Rent \$ 850 per Monthly Deposit \$ 60 ☐ Lease Expires (date) _____

Articles provided for tenants use: _____ ☒ MTM Renewal

Unit # 7 Rent \$ 0 per _____ Deposit \$ _____ ☐ Lease Expires (date) _____

Articles provided for tenants use: out of order ☐ MTM Renewal

Unit # 8 Rent \$ 650 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____

Articles provided for tenants use: _____ ☐ MTM Renewal

2. Annual Expenses-most recent calendar year (based upon actual operation):

Real Estate Taxes..... \$ _____ Year _____

Hazard & Liability Insurance..... \$ _____ Company _____

Sewer..... \$ _____ Utility _____

Water..... \$ _____ Utility _____

Gas (if applicable) \$ _____ Utility _____

Electric (if applicable) \$ _____ Utility _____

Maintenance and repairs..... \$ _____

Service Contracts (trash, lawn, etc.) \$ _____

Management (see #3 below) \$ _____

Other: \$ _____

Other: \$ _____

Total..... \$ _____

3. Management Company

Name: _____ Phone: _____

Address: _____

Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: _____

5. Do any agreements survive closing? ☐ Yes ☐ No (If "Yes", attach copies) _____

6. Seller has the following documents:

☐ Schedule E (property specific) ☐ Occupancy permits

☐ Audited financial statement ☐ Rent roll/actual rental payment history for each unit

☐ Accountant-certified financial statement for the last 12 months

☐ All leases/rental agreements ☐ Other _____

Seller certifies the above information is true and correct:

[Signature] 11/12/25 _____

SELLER SIGNATURE DATE SELLER SIGNATURE DATE

Timothy Cook _____

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1. Number of rental units: 20 Identify any vacant units: _____

Unit # 9 Rent \$ 850 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☐ MTM Renewal

Articles provided for tenants use: vacant

Unit # 10 Rent \$ 850 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: _____

Unit # 11 Rent \$ 825 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☐ MTM Renewal

Articles provided for tenants use: vacant

Unit # 12 Rent \$ 0 per _____ Deposit \$ _____ ☐ Lease Expires (date) _____
☐ MTM Renewal

Articles provided for tenants use: office

2. Annual Expenses-most recent calendar year (based upon actual operation):

Real Estate Taxes..... \$ _____ Year _____

Hazard & Liability Insurance..... \$ _____ Company _____

Sewer..... \$ _____ Utility _____

Water..... \$ _____ Utility _____

Gas (if applicable) \$ _____ Utility _____

Electric (if applicable) \$ _____ Utility _____

Maintenance and repairs..... \$ _____

Service Contracts (trash, lawn, etc.) \$ _____

Management (see #3 below) \$ _____

Other: \$ _____

Total..... \$ _____

3. Management Company

Name: _____ Phone: _____

Address: _____

Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: _____

5. Do any agreements survive closing? ☐ Yes ☐ No (If "Yes", attach copies) _____

6. Seller has the following documents:

☐ Schedule E (property specific) ☐ Occupancy permits

☐ Audited financial statement ☐ Rent roll/actual rental payment history for each unit

☐ Accountant-certified financial statement for the last 12 months

☐ All leases/rental agreements ☐ Other _____

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PROPERTY: **3936 Cook Ave, St Louis, MO 63113**

1. Number of rental units: _____ Identify any vacant units: _____

Unit # 13 Rent \$ 0 per _____ Deposit \$ _____

☐ Lease Expires (date) _____

☐ MTM Renewal

Articles provided for tenants use: out of order

Unit # 14 Rent \$ 350 per monthly Deposit \$ 60

☒ Lease Expires (date) _____

☒ MTM Renewal

Articles provided for tenants use: _____

Unit # 15 Rent \$ 0 per _____ Deposit \$ _____

☐ Lease Expires (date) _____

☐ MTM Renewal

Articles provided for tenants use: out of order

Unit # 16 Rent \$ 350 per monthly Deposit \$ 60

☐ Lease Expires (date) _____

☐ MTM Renewal

Articles provided for tenants use: Vacant

2. Annual Expenses-most recent calendar year (based upon actual operation):

Real Estate Taxes..... \$ _____

Year _____

Hazard & Liability Insurance..... \$ _____

Company _____

Sewer..... \$ _____

Utility _____

Water..... \$ _____

Utility _____

Gas (if applicable) \$ _____

Utility _____

Electric (if applicable) \$ _____

Utility _____

Maintenance and repairs..... \$ _____

Service Contracts (trash, lawn, etc.) \$ _____

Management (see #3 below) \$ _____

Other: \$ _____

Total..... \$ _____

3. Management Company

Name: _____ Phone: _____

Address: _____

Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: _____

5. Do any agreements survive closing? ☐ Yes ☐ No (If "Yes", attach copies) _____

6. Seller has the following documents:

☐ Schedule E (property specific)

☐ Occupancy permits

☐ Audited financial statement

☐ Rent roll/actual rental payment history for each unit for the last 12 months

☐ Accountant-certified financial statement

☐ All leases/rental agreements

☐ Other _____

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DATE

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1. Number of rental units: 20 Identify any vacant units: _____

Unit # 17 Rent \$ 850 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: vacant

Unit # 18 Rent \$ 850 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: _____

Unit # 19 Rent \$ 850 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☐ MTM Renewal

Articles provided for tenants use: vacant

Unit # 20 Rent \$ 870 per monthly Deposit \$ 60 ☐ Lease Expires (date) _____
☒ MTM Renewal

Articles provided for tenants use: _____

2. Annual Expenses-most recent calendar year (based upon actual operation):

Real Estate Taxes..... \$ _____ Year _____

Hazard & Liability Insurance..... \$ _____ Company _____

Sewer..... \$ _____ Utility _____

Water..... \$ _____ Utility _____

Gas (if applicable) \$ _____ Utility _____

Electric (if applicable) \$ _____ Utility _____

Maintenance and repairs..... \$ _____

Service Contracts (trash, lawn, etc.) \$ _____

Management (see #3 below) \$ _____

Other: \$ _____

Other: \$ _____

Total..... \$ _____

3. Management Company

Name: _____ Phone: _____

Address: _____

Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: _____

5. Do any agreements survive closing? ☐ Yes ☐ No (If "Yes", attach copies) _____

6. Seller has the following documents:

☐ Schedule E (property specific) ☐ Occupancy permits

☐ Audited financial statement ☐ Rent roll/actual rental payment history for each unit

☐ Accountant-certified financial statement for the last 12 months

☐ All leases/rental agreements ☐ Other _____

Seller certifies the above information is true and correct:

[Signature] 11/12/25
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