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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: 2902 Clay St., De Soto, MO 63020

1. Number of rental units: 12 Identify any vacant units: see attached list for full breakout

Unit # \_\_\_\_\_ Rent \$ \_\_\_\_\_ per \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
 Lease Expires (date) \_\_\_\_\_  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

Unit # \_\_\_\_\_ Rent \$ \_\_\_\_\_ per \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
 Lease Expires (date) \_\_\_\_\_  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

Unit # \_\_\_\_\_ Rent \$ \_\_\_\_\_ per \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
 Lease Expires (date) \_\_\_\_\_  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

Unit # \_\_\_\_\_ Rent \$ \_\_\_\_\_ per \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
 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>4,149.00</u>	Year	<u>2025</u>
Hazard & Liability Insurance.....	\$	<u>9,565.00</u>	Company	_____
<b>Sewer lagoon permit 300, quarterly test 800</b>	\$	<u>1,100.00</u>	Utility	_____
Water (well).....	\$	<u>0.00</u>	Utility	_____
Gas (if applicable).....	\$	<u>0.00</u>	Utility	_____
Electric (if applicable).....	\$	<u>1,501.56</u>	Utility	<u>well pump &amp; one public light</u>
Maintenance and repairs <b>and grounds</b> ...	\$	<u>21,359.00</u>		
Service Contracts (trash lawn, etc.).....	\$	<u>4,762.00</u>		
Management (see #3 below).....	\$	_____		
Other: <b>Proforma 10% management</b> .....	\$	<u>10,704.00</u>		
.....	\$	_____		
Total.....	\$	_____		<u>53,140.56</u>

3. Management Company  
Name: ELS Properties 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)
- Audited financial statement
- Accountant-certified financial statement
- All leases/rental agreements
- Occupancy permits
- Rent roll/actual rental payment history for each unit for the last 12 months
- Other \_\_\_\_\_

Seller certifies the above information is true and correct:

Kyle O'Daniel 02/16/2026  
SELLER SIGNATURE DATE

John Mulderig 02/17/2026  
SELLER SIGNATURE DATE

Kyle O'Daniel, Manager of Mod Property Group LLC Series ~~Mod Alpha~~ Seller Printed Name  
John Mulderig, Manager of Mod Property Group LLC Series M Seller Printed Name

## Rental Property Verification - Page 2

Address	Rent	Lease Exp.	Bed/Bath	Comments	VIN
13751 Clay	765	MTM	2/1 home	Due on 3rd. Shed included.	NA
13757 Clay	820	9/30/26	2/1 home	Renovated	NA
2914 Clay	0	NA	2/1 home	PM employee doing renovation work for free rent. *	NA
2908 Clay	500	6/30/26	1/1 home	Well house is attached	NA
2800 Clay	800	4/30/26	3/2 mobile home	Park owned; unattached so taxed as personal property.	**
2806 Clay	485	MTM	Pad only	Tenant owned; pad only.	NA
2812 Clay	700	5/31/26	2/1 mobile home	Park owned; unattached so taxed as personal property.	**
2819 Clay	755	MTM	2/2 mobile home	Park owned; unattached so taxed as personal property.	**
2825 Clay	425	MTM	Pad only	Tenant owned; pad only. Rent due on 5th.	NA
2831 Clay	750	6/30/26	3/2 mobile home	Park owned; unattached so taxed as personal property.	**
2837 Clay	750	2/28/26	2/1 mobile home	Park owned; unattached so taxed as personal property.	**
2843 Clay	795	8/31/26	2/1 mobile home	Park owned; unattached / personal property. Renovated	**
2849 Clay	725	10/31/26	2/2 mobile home	Park owned; unattached so taxed as personal property.	**
2907 Clay	650	12/31/26	2/1 mobile home	Park owned; unattached so taxed as personal property.	**
<b>TOTAL RENT</b>	<b>8920</b>				

Other Structures	
Garage	NA
Shed 1	NA
Shed 2	NA
Shed 3	NA
Well house	NA

\* PM employee doing renovation work for free rent. Sellers pay for materials.  
Will rent when it's finished, or move out - buyer's choice

\*\* Six of eight mobile homes have VINs. The county is aware of the other two and has grandfathered them in, allowing taxes to be paid without titles due to the lack of VINs.