

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.

©ST. LOUIS REALTORS®  
Approved by Counsel for St. Louis REALTORS®  
To be used exclusively by REALTORS®

Form # 2096a 01/20

### RENTAL PROPERTY VERIFICATION

1 **Note: This verification is one of the documents that, when completed, is to be furnished to the buyer or selling broker as provided**  
2 **for in form #2096 Rental Property Rider.**

3 PROPERTY: 4415 South Compton Ave., St. Louis, MO 63111-1225

4 1. Number of rental units: 2 Identify any vacant units: both are vacant

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

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

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

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

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

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

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

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

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

14 Real Estate Taxes..... \$ 1,250 Year 2024

15 Hazard & Liability Insurance..... \$ 1,433 Company State Farm

16 Sewer..... \$ 1,260 Utility MSD

17 Water...and trash..... \$ 778 Utility STL City Water/Refuse

18 Gas (if applicable) ..... \$ \_\_\_\_\_ Utility \_\_\_\_\_

19 Electric (if applicable) ..... \$ \_\_\_\_\_ Utility \_\_\_\_\_

20 Maintenance and repairs..... \$ 900 (600-1200, varies)

21 Service Contracts (trash, lawn, etc.) ..... \$ 840

22 Management (see #3 below) ..... \$ seller paid 10%; insert your own

23 Other: \_\_\_\_\_ \$ \_\_\_\_\_

24 \_\_\_\_\_ \$ \_\_\_\_\_

25 Total..... \$ 6461

26 3. Management Company

27 Name: \_\_\_\_\_ Phone: \_\_\_\_\_

28 Address: \_\_\_\_\_

29 Contact Person: \_\_\_\_\_ Email: \_\_\_\_\_

30 4. Any contracts for services in effect, explain: \_\_\_\_\_

31 \_\_\_\_\_

32 \_\_\_\_\_

33 5. Do any agreements survive closing?  Yes  No (If "Yes", attach copies) \_\_\_\_\_

34 \_\_\_\_\_

35 \_\_\_\_\_

36 \_\_\_\_\_

37 6. Seller has the following documents:

38  Schedule E (property specific)  Occupancy permits

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

40  Accountant-certified financial statement for the last 12 months

41  All leases/rental agreements  Other \_\_\_\_\_

42 Seller certifies the above information is true and correct:

43 Ariana Smith 02/24/2025

44 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

45 Ariana Smith \_\_\_\_\_

46 Seller Printed Name Seller Printed Name