

2024 REAL ESTATE

P.O. BOX 25

Phone: 417-679-4448

www.ozarkcountycollector.com

Taxes can be paid in person at the Collector's office in the Ozark County Courthouse, by mail or online at www.ozarkcountycollector.com. Envelope must be postmarked on or before December 31, 2024, to avoid penalties.

HILLES, WILLIAM PATRICK & JESSICA DENISE
PO BOX 761
GAINESVILLE MO 65655-

PARCEL ID#: 10-0.9-32-000-000-0001.000
SEC, TWN, RNG: 32-23-13
ACRES: 80.00 DELINQ YEARS:
OL# 1009320000001000
SITUS ADDRESS:
M-CODE: 0

[illegible]

| | |
|-------------------|--------------|
| Total Due: | 25.58 |
|-------------------|--------------|

| Property Description | |
|----------------------|-----|
| E 1/2 NE | |
| Residential | 0 |
| Agricultural | 730 |
| Commercial | 0 |
| SUBTOTALS | 730 |
| TOTAL VALUATION | |
| | 730 |

IT IS TAXPAYERS OBLIGATION TO SEE THAT THEIR PROPERTY IS CORRECT ON STATEMENT.

Taxes are delinquent after December 31st. Penalties increase monthly January thru September.

ALL BILLS ARE MAILED AS A CONVENIENCE TO THE TAXPAYER BUT FAILURE TO RECEIVE A TAX BILL DOES NOT RELIEVE THE TAXPAYER OF HIS OBLIGATION TO PAY THE TAXES WHEN DUE.

Non-clearance of check voids receipt.



10-0.9-32-000-000-0001.000

Upper portion of this tax statement should be retained for your records until receipt is received.
Tear or cut along the perforation and return bottom portion with payment

Base Amount: 25.58
10/10/2024

2024 OZARK COUNTY REAL ESTATE STATEMENT
MAKE CHECKS PAYABLE TO
Darla Sullivan, COLLECTOR

2025 PAYMENT SCHEDULE

After December 31st, Pay With Penalty and Interest as follows:

| | | | |
|-----|-------|-----|-------|
| JAN | 28.44 | JUL | 42.96 |
| FEB | 28.99 | AUG | 43.51 |
| MAR | 40.72 | SEP | 44.07 |

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10-0.9-32-000-000-0001.000

2024 REAL ESTATE

Darla Sullivan, Collector

P.O. BOX 25

Gainesville, MO 65655

Phone: 417-679-4448

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HILLES, WILLIAM PATRICK & JESSICA DENISE
PO BOX 761
GAINESVILLE MO 65655-

PARCEL ID#: 10-0.8-33-000-000-0004.001

SEC, TWN, RNG: 33-23-13

ACRES: 73.00

DELINQ YEARS:

OL# 1008330000004001

SITUS ADDRESS:

M-CODE: 0

Property Description

NW NW; FR S1/2 NW

| | |
|------------------------|-------|
| Residential | 1,670 |
| Agricultural | 640 |
| Commercial | 0 |
| SUBTOTALS | 2,310 |
| TOTAL VALUATION | 2,310 |

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10-0.8-33-000-000-0004.001

Upper portion of this tax statement should be retained for your records until receipt is received.

Tear or cut along the perforation and return bottom portion with payment

Base Amount: 80.90

10/10/2024

2024 OZARK COUNTY REAL ESTATE STATEMENT

MAKE CHECKS PAYABLE TO

Darla Sullivan, COLLECTOR

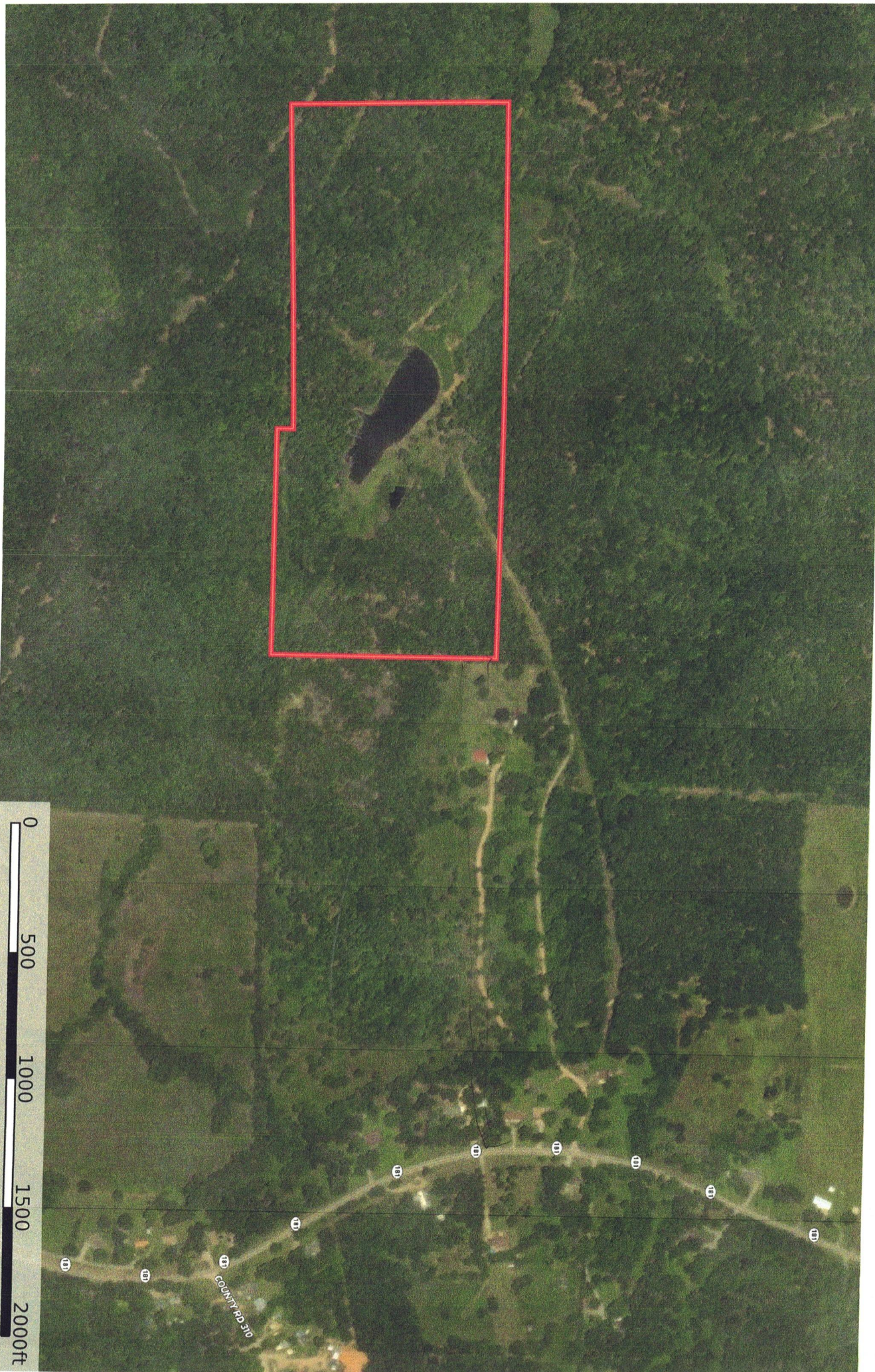
2025 PAYMENT SCHEDULE

After December 31st, Pay With Penalty and Interest as follows:

| | | | |
|-----|--------|-----|--------|
| JAN | 89.95 | JUL | 111.70 |
| FEB | 91.71 | AUG | 113.46 |
| MAR | 104.64 | SEP | 115.22 |



10-0.8-33-000-000-0004.001



41.71



Property Information Form

(Information for use by Listing Broker, MLS, or Cooperating Broker)

LEGAL DESCRIPTION: ☐ (Check Box if attached)

Section _____ Township _____ Range _____
Name William & Jessica Hillis
Owner's Address 84 County Road 104
Gainesville Mo 65655
Telephone 417-693-7683
Property Address 84 County Road 104
Gainesville Mo 65655
Year Built _____ Price \$ 1400,000
Subdivision N/A
Estimated Total Square Footage 2100 Sqft m/L
Lender _____
Possession _____ Taxes \$ _____
Schools: Grade _____ Middle Gainesville High Gainesville
Structure Style A frame

Exterior Finish metal / cedar siding

Roof metal
Foundation concrete
Basement N/A

Other _____

| Room | Basement | Main Flr | Upstairs | Floor Coverings |
|--------------|----------|----------|----------|-----------------|
| Living Room | | X | | |
| Dining Room | | | | |
| Kitchen | | X | | |
| Breakfast | | | | |
| Bath 1 | | X | | |
| Bath 2 | | | X | |
| Bath 3 | | | | |
| Bedroom 1 | | X | | |
| Bedroom 2 | | | X | |
| Bedroom 3 | | | X | |
| Bedroom 4 | | | | |
| Storage Rm | | | | |
| Utility Room | | X | | |
| Family Room | | | | |
| Rec. Room | | | | |
| Fireplace | | | | |
| Est. Sq. Ft. | | | | |

KITCHEN:

Cabinets wood
Oven electric
Range electric
Exhaust Fan yes
Dishwasher yes
Food disposal no
Trash compactor no
Refrigerator yes
Other _____

GENERAL INSIDE:

Cable TV hook-up yes, need to run
Telephone jack yes
Closets yes

Window Type Andersen
Double pane / tinted
Window Treatments no

Screens N/A
Water heater electric
Central vacuum N/A
Attic fan _____
Ceiling fan yes
Insulation: 5 1/2 inch
thick open cell R-40?
W/D connection yes
Other _____

GARAGE, YARD & OUTSIDE AREA:

Garage: ☐ None ☐ Main # _____
☐ Det# _____ ☐ Bsmt# _____ ☐ Carport# _____
Opener(s) # _____ Drive _____
Approx. lot size 153
Street County road to private road
Sidewalks _____
Fence _____
Porch yes
Patio _____ Deck _____
Outside lights yes
Outside receptacles yes
Landscaping yes
Zoning no
Floodplain no

GENERAL UTILITIES:

220-volt electric _____
Water _____
Gas _____
Propane _____ lease/own _____
Sewer _____
Utility Company(ies) Howell Oregon
Heating: mini Split / electric
fireplace
Cooling: mini Split
Utility Costs: 100 average

EXTRA FEATURES: 20x30 Deck Adjustable
12x18 Back deck?

DIRECTIONS:

Will Hillis Seller 1-17-25 Date

Jessica Hillis Seller 1-17-25 Date

Listing Broker's Firm Name: United Country Missouri Ozarks Realty LLC
By: Andrew Co-Martin

To Cooperating Broker:

Listing Broker offers to compensate cooperating broker:

- (a) Subagency ☐ yes _____ (% of sales price or dollar amt) ☐ no
(b) Buyer's agency ☒ yes 3 (% of sales price or dollar amt) ☐ no
(c) Transaction brokerage ☒ yes 3 (% of sales price or dollar amt) ☐ no

Variable Rate ☐ yes ☒ no

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. ALL FIGURES AND MEASUREMENTS ARE APPROXIMATE.

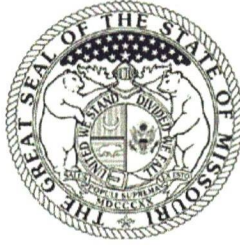
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Last Revised 12/31/18.

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MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice **BEFORE** working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, ***to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord*** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, ***to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant*** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate
- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency or transaction brokerage:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- ☐ Seller's Limited Agent
- ☐ Landlord's Limited Agent
- ☐ Buyer's Limited Agent
- ☐ Tenant's Limited Agent
- ☐ Sub-Agent
- ☐ Disclosed Dual Agent
- ☐ Designated Agent
- ☒ Transaction Broker
- ☐ Other Agency Relationship

Broker or Entity Name and Address

Prescribed by the Missouri Real Estate Commission as of January, 2005. This additional format prescribed October 2007 and April 2018.



1-17-25



**Missouri
REALTORS®**

Transaction Brokerage Listing Contract (Exclusive Right to Sell)

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

1 William Patrick + Patricia Jessica Hilles (whether one or more, "Owner")
2 hereby representing to be all of the owners of the following described Property, hereby appoints (*Insert Brokerage Co. name*)
3 United Country Missouri Ozarks Realty, LLC ("REALTOR®"),
4 as the sole and exclusive broker with exclusive right to sell, to find a buyer for the following property (the "Property"):

5 84 County Road 104 Graineville MO 651055 OZARKS
6 **Street Address City Zip Code County**

7 ☐ (check box if legal description attached. If no legal description is provided, then the legal description on Owner's vesting
8 deed(s) to govern, which may however be confirmed by a survey, if any, obtained pursuant to a sale contract for the Property
9 hereafter entered into by Owner) for the period beginning with the Effective Date and ending at 11:59 p.m. on
10 January 17, 2026 (together with any written extension thereof, the "Listing Period") at the sale price of
11 \$1,400,000.00 and terms of cash, or for any other price or terms to which Owner shall consent, and under the
12 following special terms (if any):

13 Owner acknowledges that the efforts and endeavors of REALTOR® to procure a buyer, by expenditure of time and money,
14 through advertising, co-brokers or otherwise, shall constitute good and sufficient consideration for this Listing Contract. Owner
15 will refer all inquiries and prospects Owner may receive during the Listing Period, from any source, to REALTOR® to avoid the
16 possibility of confusion over the brokerage relationship and misunderstandings about liability for compensation.

17 **BROKER COMPENSATION, COOPERATION AND SHARED COMPENSATION POLICY. Note: The amount or rate of broker**
18 **compensation (including shared compensation) is not set by law. Broker compensation includes real estate**
19 **commissions and all other fees paid to a broker. They are set by each broker individually and may be negotiable.**

20 If a ready, willing and able buyer is procured by REALTOR®, its affiliated licensee(s), Owner, or any other broker or person during
21 the Listing Period, then Owner shall pay to REALTOR® 6% (indicate % of sales price, or specific dollar
22 amount) as compensation due REALTOR® for services rendered hereunder. Such compensation shall also be paid if the Property
23 is exchanged, optioned, sold, conveyed or otherwise transferred within 30 days after expiration of the Listing Period
24 (the "Protection Period") to anyone who was introduced to the Property by anyone during the Listing Period; provided Owner
25 has received notice in writing, including the name of the prospective buyers, before or upon expiration of the Listing Period. It is
26 understood and agreed that REALTOR®'s presentation of an offer during the Listing Period shall constitute notice hereunder with
27 respect to the prospects identified thereon. However, Owner shall not be obligated to pay such compensation if a new valid
28 exclusive listing contract is entered into during the Protection Period with another licensed real estate broker, the exchange,
29 option, sale, conveyance, or transfer of the Property is made during the Protection Period, and Owner pays the new listing broker
30 a commission on the closing of that transaction.

31 In addition, Owner agrees to pay REALTOR®, as additional compensation due REALTOR® for services rendered hereunder, an
32 amount equal to \$ 200,000.00 (insert dollar amount, or "N/A" if not applicable). This portion of the compensation
33 shall be due and payable to REALTOR® (check whichever applies):

34 ☐ on the Effective Date of this Listing Contract, regardless of whether or not a ready, willing and able buyer is procured;

35 ☒ only if and on the same date that the other compensation above provided for is payable; or

36 ☐ not applicable.

37 REALTOR®'s company policy authorizes REALTOR® or REALTOR®'s representatives to cooperate with other brokers acting
38 pursuant to the following brokerage relationships, as defined by Section 339.710 RSMo. (*Insert shared compensation amounts*
39 *[or "zero"]* below to indicate that such cooperation is authorized by REALTOR®'s company policy. Insert "N/A" below to indicate
40 that such cooperation is not authorized, whether by company policy or otherwise. Note: Even if compensated by REALTOR® or
41 Owner, it is understood that cooperating brokers may represent the interests of buyers only).

42 If REALTOR®'s company policy authorizes any such cooperation, then the amount of compensation that will be
43 offered/shared by REALTOR® shall be as follows (*indicate a specific dollar amount, or the percentage of sale price, that will be*
44 *offered for each applicable cooperating brokerage relationship. Also specify if REALTOR®'s company policy regarding shared*
45 *compensation differs as to brokers who are not participants in the Multiple Listing Service in which REALTOR® is a participant*
46 *("MLS"); excludes particular brokers, whether or not participants in the MLS; or is otherwise limited*):

47 \$ _____ or 3 % of sale price to buyer's agents; (i.e., limited agents representing prospective buyers);

48 \$ _____ or 3 % of sale price to transaction brokers; (i.e., neutral licensees representing neither party).

49 ☐ (check only if applicable) REALTOR®'s offer of compensation is not available to brokers other than MLS participants.

50 ☐ (check only if applicable) REALTOR®'s offer of compensation excludes the following specific brokers; or is otherwise limited
51 (explain):

52 **DISCLOSURE AUTHORIZATIONS. Owner (check one)**

53 **Motivating Factors.** ☒ DOES ☐ DOES NOT permit REALTOR® to disclose the following motivating factors for Owner in
54 selling the Property: Relocating

55 **Offers.** ☒ DOES ☐ DOES NOT permit REALTOR® to disclose the existence of offers on the Property.

56 **Terms.** ☐ DOES ☒ DOES NOT permit REALTOR® to disclose the terms of offers on the Property; provided, however, that
57 REALTOR® is permitted to disclose such terms as may be required by the MLS, applicable brokerage law or the National
58 Association of REALTORS® Code of Ethics and Standards of Practice (e.g., that the Property is "under contract").

59 **Love Letters.** ☐ DOES ☒ DOES NOT permit REALTOR® to accept or provide to Owner any "Love Letter" that is submitted
60 along with or as part of any offer to purchase the Property or otherwise. (*Please see General Condition 13 and DSC-1010*).

CURRENT EXCLUSIVE REPRESENTATION AGREEMENT. Owner (check one) ☐ IS ☒ IS NOT a party to any other exclusive representation agreement with respect to the sale of the Property. If Owner is a party to such an exclusive representation agreement, such agreement ends (date) _____.

GENERAL CONDITIONS

1. Owner Disclosures.

A. Property Data and Disclosure Statement. Owner acknowledges having read and approved the information contained in the Property Data Form (if any) regarding the Property, and that REALTOR® is authorized to rely upon said information in advertising and promoting the Property. Owner (check one) ☐ DOES ☐ DOES NOT agree to complete and deliver to REALTOR® a Disclosure Statement form. Owner authorizes REALTOR® to provide to prospects, inspectors, appraisers and prospective lenders and insurance companies, any such Disclosure Statement and information contained in any such Property Data Form. Owner represents that all information in the Disclosure Statement and Property Data Form (if any) is (or when delivered will be) true and accurate to the best knowledge of Owner, and that Owner will fully and promptly disclose in writing to REALTOR® any new information pertaining to the Property that is discovered by or made known to Owner at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information in the Disclosure Statement or Data Form false or materially misleading, and to sign such revised form(s) as may be necessary. Owner further agrees to promptly furnish REALTOR® with all inspection reports (if any) regarding the Property, and authorizes REALTOR® to disclose and provide such reports to prospects.

B. Notice of Intended Sale. Owner acknowledges that under §429 RSMo., if owner has contracted with anyone for the provision of work, labor or materials for the property, owner may be required to post and record a "notice of intended sale" at least 45 days before the earliest date on which the owner intends to close, in order to assure that the owner can deliver clear title at closing. If work, labor or materials have been provided, owner should seek advice to comply with this law.

C. Lead-Based Paint Disclosure. (Check (1) or (2))

☒ (1) Owner represents and warrants that the sale or lease of the above Property is exempt from the disclosure obligations under 42 U.S.C. 4852d because (a) the Property is not residential real Property or (b) the Property was constructed in 1978 or later, or (c) other (Describe) _____.

☐ (2) The sale or lease of this Property is not exempt from the disclosure obligations under 42 U.S.C. 4852d.

See Lead-Based Paint Disclosure Form.

D. Representations. Owner further represents that, except as may be noted on a Disclosure Statement, Property Data Form or otherwise in writing: (1) Owner knows of no actual or proposed special subdivision, homeowner's association or condominium assessments; (2) Owner knows of no other adverse material facts which negatively affect the value of the Property; and (3) to the best of Owner's knowledge, all of the mechanical elements of the Property and the appliances being sold therewith are in proper working condition or will be restored as may be required pursuant to the terms of any sale or other contract entered into by Owner affecting the Property and governed by this Listing Contract. This representation shall not be construed to be a warranty of condition, but only of the knowledge and opinion of Owner. Owner agrees to fully inform and advise REALTOR® if there is a likelihood that Owner's net sale proceeds will be insufficient to pay off at closing, all loans secured by the Property plus any liens and closing costs. In such case, it may be necessary to attach MAR form MSC-1025 (Short Sale Supplement to Listing Contract).

Owner represents that Owner (check one) ☐ is ☐ is not a "foreign person" as described in the Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. §1445. A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual. If Owner is a foreign person as defined in FIRPTA, then (among other things) mandatory withholding of funds from the sale proceeds may be required, unless an exception applies or Owner provides written documentation from the IRS that withholding is not required prior to Closing. For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>. Due to the complexity and potential risks of FIRPTA, Owner should seek legal and tax advice regarding compliance, particularly if an exception is claimed to apply or to be relied upon.

E. Indemnity. Owner agrees to hold REALTOR®, all cooperating brokers and their respective affiliated licensees and employees harmless for any damages, actions, claims, demands, suits, losses or expenses (including reasonable attorney's fees) arising out of any misrepresentation, nondisclosure or concealment by Owner in connection with the sale or lease of the Property, including without limitation, the inaccuracy of information contained in any Property Data Form or Disclosure Statement, or otherwise provided or omitted by Owner. Owner agrees to thoroughly review all listing information prepared by REALTOR® and advise REALTOR® immediately in writing of any errors or omissions. Owner agrees that Owner will personally assume all responsibility for any claims made by a buyer, tenant or other third party at any time with respect to any omissions or errors contained in any information provided to REALTOR®. REALTOR® shall not be responsible in any manner for any such errors or omissions.

2. Title/Survey. Owner shall furnish an abstract certified to date showing marketable title, a policy of title insurance, or evidence of insurability, and shall convey the Property if and when sold by a good and sufficient warranty deed as may be required pursuant to the terms of any sale or other contract affecting the Property and governed by this Listing Contract. Owner agrees to promptly furnish REALTOR® with a copy of any available survey report.

3. Taxes and Assessments. Owner shall pay in full all state, county and municipal taxes and assessments, general and special, which are a lien on the Property, except taxes for the calendar year in which the closing occurs, which shall be prorated as of the date of delivery of the deed. If the current amount of taxes cannot be then ascertained, proration may be computed on the amount of taxes for the preceding calendar year.

4. Earnest Money/Liquidated Damages. Owner authorizes REALTOR® to accept earnest money to be applied on the sale price and to place the earnest money in an escrow account until closing, or as otherwise directed in any contract accepted by Owner. Unless subsequently agreed to the contrary in a written agreement specifically mentioning and amending this General Condition 4, in the event of nonperformance by a buyer under a contract, through no fault of REALTOR®, any earnest money surrendered to Owner shall go first toward reimbursing expenses of Owner or REALTOR® incurred in connection with such

contract and the balance to be paid one-half (1/2) to Owner and one-half (1/2) to REALTOR® in lieu of further compensation; provided, however, REALTOR® shall in no event receive any more money in lieu of compensation than the total amount agreed to herein as compensation for brokerage services.

5. MLS/Cooperation/Lock Boxes. Owner authorizes REALTOR®: **(A)** to file part or all of the information set forth in this Listing Contract with the MLS for dissemination to other MLS participants in accordance with the rules of the MLS and any agreements between REALTOR® and individual participants, and to provide such participants, the Association/Boards of REALTORS®, their members, member prospects, appraisers and other professional users of real estate sales data, with information, including the sale price and Property address, both prior to and after the closing of any sale of the Property; **(B)** to cooperate with and offer compensation to other brokers acting pursuant to any brokerage relationship in accordance with REALTOR®'s company policy as set forth herein; and **(C)** to place a lock box on the Property, which allows REALTOR® and authorized cooperating brokers access to keys to the Property. Owner shall, without limitation, indemnify and hold harmless REALTOR®, the Association/Boards of REALTORS®, the participants, lock box manufacturer and lock box distributor/service center against and from any and all actions, suits, expenses, damages and liabilities, including attorney's fees, arising out of, connected with or resulting from the use of a lock box. Owner shall not, however, indemnify or hold lock box users harmless for claims arising out of the intentional or grossly negligent acts of the lock box users.

6. Advertising. Owner authorizes REALTOR® to take and use photographs and videotapes of the interior and exterior of the improvements located on the Property, to place a "For Sale" sign on the Property, to remove all other signs, and to otherwise advertise the Property in any manner deemed wise by REALTOR®, including but not limited to (unless specified otherwise) advertising on the Internet, virtual tours, web-sites, trade journals and any other medium, and communications via e-mail and facsimile.

7. Inspections/Access. Owner authorizes: **(A)** REALTOR®, cooperating brokers and their respective licensee(s) to show the Property to prospects; and **(B)** the foregoing, plus such prospects and their lenders, appraisers and inspectors, to make, or allow third parties to make, such inspections of the Property as are deemed necessary, including but not limited to taking photographs or videotapes of the interior and exterior of the improvements located on the Property; upon reasonable notice to Owner and at all reasonable times. Owner should remove any items of a personal nature that Owner does not want to be photographed, recorded or transmitted (e.g., family photos, paperwork and other personally identifiable information). Owner will arrange, at Owner's expense, to have all utilities turned on during any inspection and "walk-through" of the Property. If the Property is vacant as of or prior to the time scheduled for closing of a sale contract, then the buyer under contract shall have the right to have the utilities transferred to said buyer within 4 days (4 days if none stated) prior to said closing. The opinions resulting from such inspections may be disclosed to interested parties. Owner agrees to remove or to secure and (if Owner so desires) insure all property and valuables (including but not limited to firearms, money, medicine and jewelry), to assume the risk for any vandalism, theft or damage of any kind, and to maintain the Property in good repair through the date of closing.

Owner also acknowledges that it is impossible for REALTOR® to screen and/or monitor all individuals who may access the Property (e.g. buyer prospects and agents, inspectors, appraisers, contractors and others) in order to complete a sale and closing. Accordingly, Owner assumes the risk of, and hereby releases and agrees to hold REALTOR®, its agents and employees harmless from and against, any and all claims and liability resulting from exposure to any airborne virus or other disease-causing organism or object (e.g., the flu or COVID-19) as a consequence of such access.

8. Recordings Within the Property. Owner understands recording, remote monitoring or transmitting audio or video of prospective purchasers or their representatives may result in a violation of State, Local and/or Federal laws. Owner hereby releases and indemnifies REALTOR®, its agents and employees, from any liability which may result from Owner's recording, monitoring or transmitting of audio or video on the Property, and from any other person photographing, recording or transmitting any audio, images or video of the Property.

9. Warranty Program. Owner acknowledges the availability of home warranty protection plans, and agrees to (check one):
☐ offer a warranty plan; ☒ not offer a warranty plan; ☐ consider at a later date. If Owner agrees to offer a warranty plan, a separate application defining the coverage of the program will be signed and REALTOR® may receive a fee from the warranty company to cover processing and administration of the plan.

10. Legal and Professional Advice. REALTOR® suggests Owner seek legal, tax and other professional advice relative to any real estate transaction. REALTOR® makes no representation or warranty respecting the advisability of any transaction, and is not an expert in matters relating to law, tax, financing, surveying, structural or mechanical condition, hazardous materials, engineering or other specialized topics. Owner is encouraged to seek expert help in such areas. REALTOR® will cooperate with experts selected and engaged by Owner, but REALTOR® shall have no liability pertaining to such matters.

11. Default/Remedies. If Owner shall breach this Listing Contract or it becomes necessary for REALTOR® to retain an attorney to enforce any of the terms hereof, then without limiting any other right or remedy hereunder or otherwise available at law or in equity, REALTOR® shall be entitled to recover all costs and expenses of litigation incurred, including but not limited to court costs and reasonable attorney fees. The provisions of this Section shall survive the expiration or any earlier termination of this Listing Contract.

12. Franchise Disclosure. (REALTOR® to check box only if applicable).

☒ REALTOR® is a member of a franchise and pursuant to the terms of its franchise agreement, the franchisor has no legal liability for the actions of REALTOR®, despite its use of franchisor's trade name or insignia.

13. Equal Opportunity. The Property shall be offered for sale without regard to race, color, religion, sex, disability/handicap, familial status, national origin or sexual orientation, and in accordance with all local, state, and federal fair housing laws. REALTOR® will comply with Owner's instructions (as set forth on page 1 or subsequently in writing) with respect to any "Love Letter", picture or photograph that accompanies or is made to be part of any offer received with respect to the Property. REALTOR® advises that no "Love Letter" be presented to Owner, and that any "Love Letter" be returned to the offeror (potential buyer), even if it cannot be separated from the offer. A "Love Letter" is a personal letter written by buyers, often with photos attached, in the hopes that offer will "stand out". These letters can reveal information about a buyer (such as the above protected classes) which should not be considered by Owner in choosing among competing offers. (See DSC-1010)

195 **14. Owner Consent to Brokerage Relationships:**

196 **A. Transaction Brokerage as Starting Point; Effect of In-House Sales.** Pursuant to this Listing Contract, REALTOR®
197 will initially be acting in the capacity of a transaction broker, with the duties and obligations of a transaction broker under Missouri
198 law as set forth following the parties' signatures below. However, Owner acknowledges that from time to time, a prospective
199 buyer may engage REALTOR® to act in one of several possible capacities with respect to that buyer, depending on what
200 brokerage relationships are permitted by REALTOR®'s company policy. If the buyer will not consent to transaction brokerage,
201 REALTOR® may need to act as an agent to allow a transaction with Owner to proceed. The following subsections describe
202 circumstances where Missouri law may permit or require a conversion of REALTOR®'s brokerage relationship with Owner to a
203 different brokerage relationship. Complete each subsection. Disclosure of any conversion to a different brokerage relationship
204 shall be made upon its occurrence as may be required by rule or regulation.

205 **The following is to be completed only if designated agency is permitted and authorized as of the Effective Date.**
206 REALTOR® hereby appoints the following affiliated licensee(s) as designated agent(s) to represent Owner to the exclusion of all
207 other affiliated licensees:

208 _____
209 _____
210 By: _____ Date: _____

211 **Designated Broker (or office manager/supervising broker)**

212 **B. Conversion to Dual Agency Where REALTOR® Is Engaged by Buyer to Act as Buyer's Agent.** If a prospective
213 buyer has engaged REALTOR® to act in the capacity of a buyer's agent, Missouri law permits REALTOR® to show Property to
214 and otherwise represent the buyer, as a dual agent representing both Owner and the buyer, with the written consent of all parties.
215 In such case, REALTOR® may act as a dual agent with the duties and obligations of a dual agent under Missouri law as set forth
216 following the parties' signatures below.

217 Does Owner consent to REALTOR® representing both Owner and a buyer as a dual agent? (Check one of the following):

218 ☐ Yes ☒ No ☐ Not applicable because dual agency is not offered by REALTOR®'s company policy.

219 **C. Designated Agents for Owner and Buyer; Possible Conversion to Dual Agency.** Missouri law permits
220 REALTOR® to appoint one or more affiliated licensees affiliated with REALTOR® as designated agent(s), to represent Owner as
221 limited agents, to the exclusion of all other affiliated licensees.

222 Does Owner consent to REALTOR®'s appointment of designated agent(s)? (Check one of the following):

223 ☐ Yes ☐ No ☒ Not applicable because designated agency is not offered by REALTOR®'s company policy.

224 An individual broker, designated broker or office manager/supervising broker affiliated with REALTOR® shall not be considered
225 to be a dual agent or transaction broker solely because such broker has appointed one or more affiliated licensees to represent
226 Owner to the exclusion of all other affiliated licensees of REALTOR®; however, any licensee who personally represents both
227 Owner and the buyer in the same transaction shall be a dual agent or a transaction broker. Further, if such broker supervises the
228 licensees for both sides of a transaction, that broker will be a dual agent or transaction broker upon learning confidential
229 information about either party to a transaction or upon being consulted by any licensee involved in the transaction. Also, when
230 the broker supervises the licensee representing or assisting one (1) side of the transaction and personally represents or assists
231 the other side, that broker will be a dual agent or transaction broker. Any such broker or licensee shall be required to comply with
232 the provisions regarding dual agent or transaction brokers under Missouri law as set forth following the parties' signatures below.

233 **D. Designated Transaction Brokers for Owner and Buyer.** Missouri law permits REALTOR® to appoint one or more
234 licensees affiliated with REALTOR® as designated transaction broker(s), to assist Owner without an agency relationship, to the
235 exclusion of all other affiliated licensees.

236 Does Owner consent to REALTOR®'s appointment of designated transaction broker(s)? (Check one of the following):

237 ☐ Yes ☐ No ☒ Not applicable because designated transaction brokerage is not offered by REALTOR®'s company policy.

238 **15. Minimum Brokerage Services (§339.780.7 RSMo.).** Owner acknowledges having read the applicable "Duties and
239 Obligations" on the following pages of this form, and that pursuant to Missouri law, REALTOR®, through its designated broker
240 and/or through one or more affiliated licensees, shall provide, at a minimum, the following services:

- 241 1. Accept delivery of and present to Owner or customers offers and counteroffers to buy, sell, or lease Owner's
242 Property;
- 243 2. Assist Owner or customers in developing, communicating, negotiating, and presenting offers, counteroffers, and
244 notices that relate to the offers and the counteroffers until a lease or purchase agreement is signed and all
245 contingencies are satisfied or waived; and
- 246 3. Answer Owner or customer questions relating to the offers, counteroffers, notices, and contingencies.

247 **16. Licensee Personal Interest Disclosure.** (complete only if applicable)

248 _____ (insert name of licensee)

249 is a real estate broker or salesperson, and is (check one or more, as applicable):

250 ☐ a party to this transaction;

251 ☐ a principal of and/or has a direct or indirect ownership interest in ☐ Seller ☐ Buyer, and/or

252 ☐ an immediate family member of ☐ Seller ☐ Buyer.

253 **17. Special Agreements.** _____

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18. Signatures. This Listing Contract may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. For purposes of executing this Listing Contract, a document signed and/or transmitted by any electronic form deemed valid in accordance with the Missouri Uniform Electronic Transactions Act, including but not limited to by facsimile machine, digital signature or a scanned image, such as a pdf via e-mail, is to be treated as an original signature and document. At the request of any party, the others will confirm facsimile or scanned image signatures by signing an original instrument.

☐ (**Check Box only if applicable**) By checking this box, Owner and REALTOR® expressly acknowledge and agree that changes to this Listing Contract may be made by the persons identified below via email sent to and from their respective email addresses set forth below.

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19. Effective Date. The "Effective Date" shall be the date of final acceptance hereof, as indicated by the date adjacent to the signature of the last party to sign this Listing Contract or (specify if otherwise) 1/28/25.

LISTING CONTRACT ACCEPTED

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By signing below, Owner indicates that Owner has ACCEPTED this Listing Contract and acknowledges receipt of one (1) copy hereof. Owner also confirms receipt of a Missouri Real Estate Commission Broker Disclosure Form on or before signing this Listing Contract, or upon REALTOR®'s obtaining any personal or financial information, whichever occurred first.

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United Country Missouri Ozarks
Insert Listing REALTOR®'s printed Firm Name Realty Inc
By: Andrea Crews - Martin
Name: Andrea Crews - Martin
Email Address: andrea@crews-martin.com
Title: Realtor
Date: 01/17/25

Owner: [Signature]
Print Name: William Hill
Email Address: hilleswilliam@yahoo.com
Date: 1-17-25
Owner's Address: 84 CR 104 Gainesville, MO. 65655

Owner: [Signature]
Print Name: JESSICA HILLES
Email Address: HILLES68@YAHOO.COM
Date: 1-17-25

287
288

(If applicable, insert additional name, title and email address of Broker and/or Agent authorized to make changes by email)

Owner's Address: 84 CR 104 GAINESVILLE MO. 65655

289
290
291
292
293

Name: _____
Title: _____
Email Address: _____

Owner: _____
Print Name: _____
Email Address: _____
Date: _____
Owner's Address: _____

TRANSACTION BROKER'S DUTIES AND OBLIGATIONS (§ 339.755, RSMo.)

1. A real estate licensee may provide real estate service to any party in a prospective transaction without an agency or fiduciary relationship to one or more parties to the transaction. Such licensee shall be called a transaction broker.
2. A transaction broker shall have the following duties and obligations:
 - (A) To perform the terms of any written or oral agreement made with any party to the transaction;
 - (B) To exercise reasonable skill, care and diligence as a transaction broker, including but not limited to:
 - (i) Presenting all written offers and counteroffers in a timely manner regardless of whether the Property is subject to a contract for sale or lease or a letter of intent unless otherwise provided in the agreement entered with the party;
 - (ii) Informing the parties regarding the transaction and suggesting that such parties obtain expert advice as to material matters about which the transaction broker knows but the specifics of which are beyond the expertise of such broker;
 - (iii) Accounting in a timely manner for all money and Property received;
 - (iv) To disclose to each party to the transaction any adverse material facts of which the licensee has actual notice or knowledge;
 - (v) Assisting the parties in complying with the terms and conditions of any contract;
 - (vi) The parties to a transaction brokerage transaction shall not be liable for any acts of the transaction broker.
3. The following information shall not be disclosed by a transaction broker without the informed consent of the party or parties disclosing such information to the broker:
 - (A) That a buyer or tenant is willing to pay more than the purchase price or lease rate offered for the Property;
 - (B) That a seller or landlord is willing to accept less than the asking price or lease rate for the Property;
 - (C) What the motivating factors are for any party buying, selling or leasing the Property;
 - (D) That a seller or buyer will agree to financing terms other than those offered;
 - (E) Any confidential information about the other party, unless disclosure of such information is required by law, statute, rules or regulations or failure to disclose such information would constitute fraud or dishonest dealing.
4. A transaction broker has no duty to conduct an independent inspection or investigation for adverse material facts for the parties.
5. A transaction broker has no duty to conduct an independent investigation of the buyer's financial condition.
6. A transaction broker may do the following without breaching any obligation or responsibility:
 - (A) Show alternative properties not owned by the seller or landlord to a prospective buyer or tenant;
 - (B) List competing properties for sale or lease;
 - (C) Show properties in which the buyer or tenant is interested to other prospective buyers or tenants;
 - (D) Serve as a single agent, subagent or designated agent or broker, limited agent, disclosed dual agent for the same or for different parties in other real estate transactions.
7. In a transaction broker relationship each party and the transaction broker, including all persons within an entity engaged as the transaction broker if the transaction broker is an entity, are considered to possess only actual knowledge and information. There is no imputation of knowledge or information by operation of law between any party and the transaction broker or between any party and any person within an entity engaged as the transaction broker if the transaction broker is an entity.
8. A transaction broker may cooperate with other brokers and such cooperation does not establish an agency or subagency relationship.
9. Nothing in this section prohibits a transaction broker from acting as a single limited agent, dual agent or subagent whether on behalf of a buyer or seller, as long as the requirements governing disclosure of such fact are met.
10. Nothing in this section alters or eliminates the responsibility of a broker as set forth in this section for the conduct and actions of a licensee operating under the broker's license.
11. A transaction broker shall:
 - (A) Comply with all applicable requirements of sections 339.710 to 339.860, subsection 2 of section 339.010 and all rules and regulations promulgated pursuant to such sections; and
 - (B) Comply with any applicable federal, state and local laws, rules, regulations and ordinances, including fair housing and civil rights statutes and regulations.

DUAL AGENT'S DUTIES AND OBLIGATIONS (§ 339.750, RSMo.)

A dual agent shall be a limited agent for both the seller and buyer or the landlord and tenant and shall have the following duties and obligations:

1. Except as provided below, a dual agent may disclose any information to one client that the licensee gains from the other client if the information is material to the transaction unless it is confidential information as defined in section 339.710(8), R.S.Mo.
2. The following information shall not be disclosed by a dual agent without the consent of the client to whom the information pertains:
 - (A) That a buyer or tenant is willing to pay more than the purchase price or lease rate offered for the Property;
 - (B) That a seller or landlord is willing to accept less than the asking price or lease rate for the Property;
 - (C) What the motivating factors are for any client buying, selling, or leasing the Property;
 - (D) That a client will agree to financing terms other than those offered; and
 - (E) The terms of any prior offers or counter offers made by any party.
3. A dual agent shall not disclose to one client any confidential information about the other client unless the disclosure is required by statute, rule or regulation or failure to disclose the information would constitute a misrepresentation or unless disclosure is necessary to defend the affiliated licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee. No cause of action for any person shall arise against a dual agent for making any required or permitted disclosure. A dual agent does not terminate the dual agency relationship by making any required or permitted disclosure.
4. In a dual agency relationship there shall be no imputation of knowledge or information between the client and the dual agent or among persons within an entity engaged as a dual agent.

SELLER'S (OR LANDLORD'S) AGENT'S DUTIES AND OBLIGATIONS (§ 339.730, RSMo.)

1. A licensee representing a seller or landlord as a seller's agent or a landlord's agent shall be a limited agent with the following duties and obligations:
 - (A) To perform the terms of the written agreement made with the client;
 - (B) To exercise reasonable skill and care for the client;
 - (C) To promote the interests of the client with the utmost good faith, loyalty, and fidelity, including:
 - (i) Seeking a price and terms which are acceptable to the client, except that the licensee shall not be obligated to seek additional offers to purchase the Property while the Property is subject to a contract for sale or to seek additional offers to lease the Property while the Property is subject to a lease or letter of intent to lease;
 - (ii) Presenting all written offers to and from the client in a timely manner regardless of whether the Property is subject to a contract for sale or lease or a letter of intent to lease;
 - (iii) Disclosing to the client all adverse material facts actually known or that should have been known by the licensee; and
 - (iv) Advising the client to obtain expert advice as to material matters about which the licensee knows but the specifics of which are beyond the expertise of the licensee.
 - (D) To account in a timely manner for all money and Property received;
 - (E) To comply with all requirements of sections 339.710 to 339.860, subsection 2 of section 339.100, and any rules and regulations promulgated pursuant to those sections; and
 - (F) To comply with any applicable federal, state, and local laws, rules, regulations, and ordinances, including fair housing and civil rights statutes and regulations.
2. A licensee acting as a seller's or landlord's agent shall not disclose any confidential information about the client unless disclosure is required by statute, rule or regulation or failure to disclose the information would constitute a misrepresentation or unless disclosure is necessary to defend the affiliated licensee against an action of wrongful conduct in an administrative or judicial proceeding or before a professional committee. No cause of action shall arise against a licensee acting as a seller's or landlord's agent for making any required or permitted disclosure.
3. A licensee acting as a seller's or landlord's agent owes no duty or obligation to a customer, except that a licensee shall disclose to any customer all adverse material facts actually known or that should have been known by the licensee. A seller's or landlord's agent owes no duty to conduct an independent inspection or discover any adverse material facts for the benefit of the customer and owes no duty to independently verify the accuracy or completeness of any statement made by the client or any independent inspector.
4. A seller's or landlord's agent may show alternative properties not owned by the client to prospective buyers or tenants and may list competing properties for sale or lease without breaching any duty or obligation to the client.
5. A seller or landlord may agree in writing with a seller's or landlord's agent that other designated brokers may be retained and compensated as subagents. Any designated broker acting as a subagent on the seller's or landlord's behalf shall be a limited agent with the obligations and responsibilities set forth in subsections 1 to 4 of this section.

Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

84 CR 104
Street Address

Gainesville
City

MO 65655 Ozark
Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☒ Assessor's Office

☒ Other 30x50 concrete pad 1500sqft + 600 upstairs

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

United Country Missouri Ozarks Realty INC

By (Signature) Andrea C. Martin

Licensee Print Name: Andrea C. Martin

Date: 01/17/25

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ Date _____
Print Name: _____

BUYER _____ Date _____
Print Name: _____

Jessica Hiller 1-17-25
SELLER _____ Date _____
Print Name: JESSICA HILLER

William Hiller 1-17-25
SELLER _____ Date _____
Print Name: William Hiller

Approved by legal counsel for use exclusively by current members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclaimer, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclaimer be made.

Effective 1/1/19.

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Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

84 CR 104 Gainesville MO 65655 Ozark
Street Address City Zip Code County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?: ☐ Yes ☐ No (If "Yes", complete all of the following)

- (1) Specify type and depth _____
- (2) Age of well _____ Installed/Drilled by _____
- (3) Has the well been tested? ☐ Yes ☐ No
- (4) Is any part of the well located on a neighbor's property or community lot? ☐ Yes ☒ No
- (5) Is the well shared with any other property(ies)? ☐ Yes ☒ No
 If "Yes", is there a recorded agreement? ☐ Yes ☐ No
- (6) Have you been notified or cited by any authority for any problem related to the water well system? ☐ Yes ☒ No
- (7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☒ No
 If "Yes", what is the annual cost and who is the current provider? _____
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? ☐ Yes ☒ No
- (9) **Are you aware of any problem or repair needed for any part of the water well system?** ☐ Yes ☒ No
 Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): _____

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): ☐ Yes ☐ No (If "Yes", complete all of the following)

- (1) Check all that apply: ☒ septic ☐ lateral ☐ lagoon ☐ cistern ☐ lift station ☐ Other _____
 - (2) Do you have a diagram of the Sewage System? ☐ Yes ☒ No
 - (3) If a lagoon, is there a fence? ☐ Yes ☐ No
 - (4) If a septic tank:
 Is it readily accessible from the surface? ☒ Yes ☐ No
 Are clean-outs present? ☐ Yes ☐ No
 Of what is the tank constructed? ☐ Steel ☒ Concrete ☐ Other: _____
 Does it discharge into a lateral or lagoon? ☒ Yes ☐ No
 Size & Age of tank (if known) is 1000 Gallon 10 months old
 - (5) Does any other property owner(s) share the Sewage System? ☐ Yes ☒ No If "Yes", how many? _____
 - (6) Is any part of the Sewage System located on a neighbor's property or community lot? ☐ Yes ☒ No
 - (7) Is there a well within 50 feet of the Sewage System? ☐ Yes ☒ No ☐ Unknown
 - (8) Does the Sewage System have an aerator? ☐ Yes ☒ No
 - (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? ☐ Yes ☒ No
 - (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? ☐ Yes ☒ No
 - (11) Does any effluence from a neighbor's system disperse onto your Property? ☐ Yes ☒ No
 - (12) Have you noticed any unusual odors from the Sewage System? ☐ Yes ☒ No
 - (13) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
 - (14) Is there a current maintenance service agreement covering the Sewage System? ☐ Yes ☒ No
 If "Yes", what is the annual cost and who is the current provider? _____
 - (15) Does any government authority require a maintenance service agreement for the Sewage System? ☐ Yes ☒ No
 - (16) Have you been notified or cited by any authority for any problem related to the Sewage System? ☐ Yes ☒ No
 - (17) Have you expanded, updated or modified the Sewage System? ☐ Yes ☒ No
 - (18) Have you added any bedrooms at the Property since the Sewage System was installed? ☐ Yes ☒ No
 - (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? ☐ Yes ☒ No
- Are you aware of any problem or repair needed for any part of the Sewage System?** ☐ Yes ☒ No
 Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): _____

Buyer's Initials _____ **(date)** **Seller's Initials** _____ **(date)**

Approved by legal counsel for use exclusively by current members of Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.

Last Revised 12/31/21

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Lakes & Ponds/Waterfront Property Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

88 CR 104 Camdenville MO 65653 Ozark
Street Address City Zip Code County

BOAT DOCK, SLIP OR LIFT: (Indicate if any information is approximate)

(1) Does the Property include or is there available to it a private boat dock, slip, lift or similar feature? ☒ Yes ☐ No

If "Yes", check and complete all that apply:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Dock (permit # _____ if any) | <input type="checkbox"/> Lift (permit # _____ if any) |
| <input type="checkbox"/> Boat Slip (permit # _____ if any) | <input type="checkbox"/> Water pump (permit # _____ if any) |
| <input type="checkbox"/> PWC Slip (permit # _____ if any) | <input type="checkbox"/> Accessory Structure (permit # _____ if any) |
| <input type="checkbox"/> Seawall (permit # _____ if any) | <input type="checkbox"/> Boat House (permit # _____ if any) |
| <input type="checkbox"/> Boat Ramp (permit # _____ if any) | <input type="checkbox"/> Other _____ |

(2) Community Owned: If any of the above are available to the Property, but not privately owned by Seller (e.g., Community Dock, Slip), please further specify if it or they are leased or otherwise transferable, and provide a copy of the lease or other such written agreement, if available. Also identify the name and available contact information for the actual owner, landlord or transferor, and the permit number(s) of any and all such Dock(s) and Slip(s) (etc.).

N/A

(3) General Assessment/Dues \$ N/A per ☐ month ☐ quarter ☐ half-year ☐ year

(4) General Assessment/Dues include (check all that apply):

☐ permits/license fees ☐ storage ☐ maintenance ☐ insurance ☐ other: (explain): N/A

(5) Are you aware of any special assessment?

☐ Yes ☒ No

(6) Are you aware of any encroachment, easement or other agreement regarding any matter above?

☐ Yes ☒ No

(7) Are you aware of any violation or alleged violation of any such agreement by you or anyone else?

☐ Yes ☒ No

(8) Are you aware of any condition or claim which may cause an increase in assessments or fees?

☐ Yes ☒ No

(9) Do any of the above items have electrical service?

☐ Yes ☒ No

If "Yes", does it meet current code(s)?

☐ Yes ☒ No

(10) Has any modification or repair been made during your ownership of any item above?

☐ Yes ☒ No

(11) Are you aware if any permit does not match the current specifications of any permitted item?

☐ Yes ☒ No

Are you aware of any defect or other problem or repair needed for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair/maintenance history (attach additional pages if needed):

PONDS & LAKES: *(Indicate if any information is approximate)*

(1) Does the Property include or is there available to it a lake or pond? ☒ Yes ☐ No

If "Yes", (2) Is the lake or pond "Private" or "Public"? ☒ Private ☐ Public

"Private" means ponds or lakes for which access and use is exclusively restricted to adjoining landowner(s) or particular persons (i.e., not publicly maintained or accessible).

“Public” means ponds or lakes accessible to the public generally.

If "**Private**", please complete the following:

(3) Number of Ponds/Lakes 1 Age 3 Depth 19.8" Approx. Size (e.g. dimensions, acres) 1 Acre

(4) Type ☒ Natural ☐ Artificial

(5) Water source creek / Rain / Runoff

(6) Does any sewage run into any Pond/Lake? ☐ Yes ☒ No

(7) Is any Pond/Lake shared with anyone else? ☐ Yes ☒ No

(8) Is any Pond/Lake stocked? ☒ Yes ☐ No

(9) Pond service provider N/A Last serviced _____ (date)

(10) Is there a pump(s)/aerator(s)? ☐ Yes ☒ No If "Yes", age of pump _____

(11) Have any chemicals been added? ☐ Yes ☒ No

(12) Is there a filtration system? ☐ Yes ☒ No If "Yes", age of filter _____

(13) Is there an overflow system? ☒ Yes ☐ No

(14) Does overflow run onto any adjoining property? ☐ Yes ☒ No

(15) Is there a fountain(s)? ☐ Yes ☒ No

(16) Has any modification or repair been made during your ownership of any item above? ☒ Yes ☐ No

Are you aware of any leak, defect or other problem or repair needed for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer above. Include copies of any available agreement, citation, claim, and repair /maintenance history (attach additional pages if needed):

Buyer's Initials _____ (date)

Seller's Initials _____ **(date)** _____

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Seller's Disclosure Statement for Residential Property

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

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

84 CR 104 Cainesville MO 65655 Ozark
Street Address City Zip Code County

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

(a) Approximate year built: 2024 / 2023

(b) Date acquired: 2017 Land

(c) Is the Property vacant?..... ☐ Yes ☒ No

(d) Does Seller occupy the Property?..... ☒ Yes ☐ No

(e) Has Seller ever occupied the Property?..... ☒ Yes ☐ No

(f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? ☐ Yes ☒ No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof: _____

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

1. **METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? ☐ Yes ☒ No

If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.

2. **LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? ☐ Yes ☒ No

If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.

3. **WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)
Are you aware of a solid waste disposal site or demolition landfill on the Property? ☐ Yes ☒ No

If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.

4. **RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No

If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☒ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: ☐ Central electric ☐ Central gas ☒ Window/Wall (# of units: 1) ☐ Solar
☒ Other: Refrigerant Heat Mini Split 3 Ton Approx. age: 6 months
- (b) Heating System: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Solar ☒ Other: Refrigerant Heat
- (c) Type of heating equipment: ☐ Forced air ☒ Heat pump ☐ Hot water radiators ☐ Steam radiators ☒ Radiant
☐ Baseboard ☐ Geothermal ☐ Solar ☒ Other: Floor / Radiant Approx. age: 1 year
- (d) Area(s) of house not served by central heating/cooling: 3rd Floor
- (e) Fireplace: ☐ Wood burning ☐ Gas ☒ Other: Electric
- (f) ☐ Chimney/Flue: Operational? ☐ Yes ☒ No If "Yes", date last cleaned: _____
- (g) Safety Alerts: ☐ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other: N/A
- (h) Additional: ☐ Humidifier (if attached) ☐ Attic fan ☐ Ceiling fan(s) # N/A
☐ Other: _____
- (i) Insulation: ☒ Known ☐ Unknown (Describe type if known, include R-Factor): Spring open cell
- (j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? ☐ Yes ☒ No
- (k) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: ☒ 110V ☒ 220V AMPS: 200
- (b) Type of service panel: ☐ Fuses ☒ Circuit Breakers
- (c) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- (d) Is there a Surveillance System? ☐ Yes ☒ No If "Yes", what type? ☐ Audio ☐ Video ☐ Security Alarm
- (e) Is there a Garage Door Opener System? ☐ Yes ☒ No If "Yes", # of remotes? _____
- (f) Is there a Central Vacuum System? ☐ Yes ☒ No
- (g) TV/Cable/Phone Wiring: ☐ Satellite ☐ Cable ☐ TV Antenna (if attached) ☐ Phone ☒ N/A
- (h) Type of Internet Available: ☒ Fiber Optic ☐ Cable ☐ DSL ☒ Satellite ☐ Dial-up ☐ Unknown ☐ Other: _____
- (i) Is there an electronic Pet Fence? ☐ Yes ☒ No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? ☐ Yes ☒ No
- (k) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: ☐ Copper ☐ Galvanized ☐ PVC ☒ Other: Pex
- (b) Water Heater: ☐ Gas ☒ Electric ☐ Other: _____ Approx. Age: _____
- (c) Appliances (check if present): ☒ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☒ Microwave(s) (built-in)
☒ Oven/Range ☐ Gas BBQ Grill (built-in) ☒ Other: Fridge / Washer / Dryer combo
- (d) Jetted Bath Tub(s): ☐ Yes ☒ No
- (e) Sauna/Steam Room: ☐ Yes ☒ No
- (f) Swimming pool/Hot Tub: ☐ Yes ☒ No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System: ☐ Yes ☒ No If "Yes", date of last backflow device certificate (if required): _____
- (h) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: ☐ Public (e.g., City/Water District) ☒ Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Do you have a softener, filter or other purification system? ☒ Yes ☐ No If "Yes": ☒ Owned or ☐ Leased
- (c) Are you aware of any problem relating to the quality or source of water?.....☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?**.....☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased equipment (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? ☐ Public (e.g., City/Sewer District) ☒ Septic or Lagoon
(e.g., private, shared or community) ☐ Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Is there a sewage lift system?.....☐ Yes ☒ No
- (c) **Are you aware of any problem or repair needed or made for any item above?**.....☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? _____ years. Documented?.....☐ Yes ☒ No
- (b) Has the roof ever leaked during your ownership?.....☐ Yes ☒ No
- (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?.....☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?**.....☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?..... ☐ Unknown.. ☐ Yes ☒ No
If "Yes", identify date installed, brand name and installer: _____
- (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?.....☐ Yes ☒ No
If "Yes", was any money received for the claim?.....☐ Yes ☐ No
- (c) **Are you aware of any problem or repair needed or made for any item above?**.....☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ☒ No If "Yes", did you receive a lien waiver from the contractor completing the work?.....☐ Yes ☐ No If "Yes," please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair?.....☐ Yes ☒ No
- (c) Are you aware if any of the above were made without necessary permit(s)?.....☐ Yes ☒ No
- (d) **Are you aware of any problem or repair needed or made for any item above?**.....☐ Yes ☒ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?.....☐ Yes ☒ No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above?.....☐ Yes ☒ No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property?.....☐ Yes ☒ No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?.....☐ Yes ☒ No
- (e) Do you have a sump pump or other drainage system?.....☐ Yes ☒ No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?.....☐ Yes ☒ No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition?.....☐ Yes ☒ No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?....☐ Yes ☒ No
- (i) Is any portion of the Property located within a flood hazard area?..... ☒ Unknown.. ☐ Yes ☐ No
- (j) Do you pay for any flood insurance?.....☐ Yes ☒ No If "Yes", what is the premium? _____
- (k) Do you have a Letter of Map Amendment ("LOMA")?.....☐ Yes ☒ No If "Yes", please provide a copy.
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?.....☐ Yes ☒ No
- (b) Are you aware of any uncorrected damage to the Property caused by any of the above?.....☐ Yes ☒ No
- (c) Is the Property under a service contract by a pest control company?.....☐ Yes ☒ No
- (d) Is the Property under a warranty by a pest control company?.....☐ Yes ☒ No
- If "Yes," is it transferable?.....☐ Yes ☐ No
- (e) Are you aware of any termite/pest control report for or treatment of the Property?.....☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?...☐ Yes ☒ No
- (2) Are you aware of any ACM that has been encapsulated or removed?.....☐ Yes ☒ No
- (3) Are you aware if the Property has been tested for the presence of asbestos?.....☐ Yes ☒ No

(b) Mold

- (1) Are you aware of the presence of any mold on the Property?.....☐ Yes ☒ No
- (2) Are you aware if any mold on the Property has been covered or removed?.....☐ Yes ☒ No
- (3) Are you aware if the Property has been tested for the presence of mold?.....☐ Yes ☒ No
- (4) Are you aware if the Property has been treated for the presence of mold?.....☐ Yes ☒ No

(c) Radon

- (1) Are you aware of the presence of any radon gas at the Property?.....☐ Yes ☒ No
- (2) Are you aware if the Property has been tested for the presence of radon gas?.....☐ Yes ☒ No
- (3) Are you aware if the Property has been mitigated for radon gas?.....☐ Yes ☒ No

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?.....☐ Yes ☒ No
- (2) Are you aware of the presence of any lead in the soils?.....☐ Yes ☒ No
- (3) Are you aware if lead has ever been covered or removed?.....☐ Yes ☒ No
- (4) Are you aware if the Property has previously been tested for the presence of lead?.....☐ Yes ☒ No

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?.....☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any casualty loss to the Property during your ownership?.....☐ Yes ☒ No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?.....☐ Yes ☒ No
- (c) Are you aware of anything that would adversely impact the insurability of the Property?.....☐ Yes ☒ No

Please explain any "Yes" answer in this section, and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed):

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are.....☐ public ☒ private
- (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?.....☐ Yes ☒ No
- (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?.....☐ Yes ☒ No

Please explain any "Yes" answer in this section (attach additional pages if needed):

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): N/A
- (b) Is there a home owners association ("HOA")?.....☐ Yes ☒ No If "Yes", are you a member?.....☐ Yes ☐ No
If "Yes", please provide website/contact info: _____
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?.....☐ Yes ☒ No
- (d) Are you aware of any violation or alleged violation of the above by you or others?.....☐ Yes ☒ No
- (e) Are you aware of any additional one-time fees that would be incurred by Buyer upon transfer of the Property (i.e., capital reserve fee, initiation fee, transfer fee, etc.)? ☐ Yes ☒ No
- (f) General Assessment/Dues: \$ _____ per ☐ month ☐ quarter ☐ half-year ☐ year
- (g) Amenities include (check all that apply): ☐ street maintenance ☐ clubhouse ☐ pool ☐ tennis court
☐ entrance sign/structure ☐ gated ☐ other: N/A
- (h) Are you aware of any existing or proposed special assessments?.....☐ Yes ☒ No
- (i) Are you aware of any condition or claim which may cause an increase in assessments or fees?.....☐ Yes ☒ No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?.....☒ Unknown ☐ Yes ☐ No
- (b) Is the Property designated as a historical home or located in a historic district?.....☒ Unknown ☐ Yes ☐ No
- (c) During your ownership, has the Property been used for any non-residential purpose?.....☐ Yes ☒ No
- (d) Do you have a survey that includes existing improvements of any kind regarding the Property?.....☐ Yes ☒ No
- (e) Have you allowed any pets in the home at the Property?.....☐ Yes ☒ No
- (f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?.....☐ Yes ☒ No
- (g) Are you aware if carpet has been laid over a damaged wood floor?.....☐ Yes ☒ No
- (h) Are you aware of any:
- Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?.....☐ Yes ☒ No
- Lease or other agreement for the use of the Property or any part thereof?.....☐ Yes ☒ No
- Encroachment?.....☐ Yes ☒ No
- Existing or threatened legal action affecting the Property?.....☐ Yes ☒ No
- Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?.....☐ Yes ☒ No
- Consent required of anyone other than the signer(s) of this form to convey title to the Property?.....☐ Yes ☒ No
- Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?) ☐ Yes ☒ No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

(i) Current Utility/Service Providers:

Note: Please identify if any part of the systems below is leased:

Electric Company: White River

Water Service: well

Cable/Satellite/Internet Service: ATT 5 NetBox

Security System: N/A

Sewer: N/A

Telephone: Cell / ATT & Verizon

Gas/Propane Tanks: west plains propane

Garbage: yes

Fire District: _____

18. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (*check all that apply*):

- ☐ Water Well/Sewage System (DSC-8000A) ☐ Condo/Co-Op/Shared Cost Development (DSC-8000C)
☐ Lakes & Ponds/Waterfront Property (DSC-8000B) ☐ Pool/Hot Tub (DSC-8000D)
☐ Other (e.g., reference any other statements or other documents attached): _____


Additional Comments/Explanation (*attach additional pages if needed*):

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading (DSC-8003 may be used for this purpose).
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.



Seller _____ Date _____
Print Name: JESSICA HILLES



Seller _____ Date _____
Print Name: William Hiller

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer _____ Date _____
Print Name: _____

Buyer _____ Date _____
Print Name: _____

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