

Shamrock Realty
A Division of Wm. L. Kallal PC
1910 Thomes Ave.
Cheyenne, WY 82003
Phone: (307) 634-5282, Fax: (307) 637-5262

**SELLER'S PROPERTY DISCLOSURE
TO PROSPECTIVE BUYERS**

(RESIDENTIAL ADDENDUM)

TO BE COMPLETED BY SELLER
AND DELIVERED TO BUYER

Property Address
3825 Antelope Meadows Hillsdale WY

The undersigned Seller, having entered into a listing contract with Shamrock Realty as Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to fully disclose to the best of Seller's CURRENT ACTUAL KNOWLEDGE to all parties any and all information regarding the condition of such property, and does hereby make the following statement and representation concerning the present description and condition of subject property:

THE FOLLOWING ARE IN THE CONDITION INDICATED (Please initial):

| 1a. APPLIANCES | DESCRIPTION/ MODEL # | COLOR | Approx. Age | NUMBER INCLUDED | WORKING | NOT WORKING | DO NOT KNOW |
|-----------------|-------------------------|-------|----------------|--------------------|-----------------|----------------|-------------------|
| Dishwasher | FO-B2510LCC1 | S.S. | 2 | | PH YES MH | | |
| Range/Stove | PLEF3981CQ | " | 2 | | PH MH | | |
| Oven | | | 2 | | | | |
| Refrigerator | FRS2CLF8LSS | " | 2 | | PH MH | | |

| b. OTHER APPLIANCES | NUMBER INCLUDED | Approx. Age | WORKING | NOT WORKING | DO NOT KNOW |
|-----------------------------------|--------------------|----------------|---------|----------------|-------------|
| Disposal | 1 | 2 | MJPH | | |
| Hood/Fan | 1 | 2 | MJPH | | |
| Microwave Oven | 1 | 2 | MJPH | | |
| SatelliteDish/ Antenna/Control | | | | | |
| Trash Compactor | | | | | |
| Clothes Washer | | | | | |
| Clothes Dryer | | | | | |
| Other: | | | | | |
| Other: | | | | | |

| c. ELECTRICAL SYSTEMS | NUMBER INCLUDED | Approx. Age | WORKING | NOT WORKING | DO NOT KNOW |
|----------------------------------|--------------------|----------------|---------|----------------|----------------|
| Ceiling Fan | 1 | 2 | MJPH | | |
| Garage Door Opener/Control(s) | 1/2 | 2 | MJPH | | |
| Sauna | | | | | |

PREPARED BY: Kevin True, Sales Associate

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| | | | | | |
|---------------------|---|---|-------|--|--|
| Smoke/Fire Detector | 1 | 2 | NH PH | | |
| 220 Volt Service | | | | | |
| Other: | | | | | |

| d. HEATING AND COOLING SYSTEMS | NUMBER INCLUDED | Approx. Age | WORKING | NOT WORKING | DO NOT KNOW |
|--|-----------------|-------------|---------|-------------|-------------|
| Air Conditioning | 1 | 2 | NH PH | | |
| Evaporative Cooler | | | | | |
| Heating System: | | | | | |
| Gas/Electric/ Oil | 2 | 2/2 | NH PH | | |
| Hot Water | | | | | |
| Baseboard | 1 | 10 MOS | NH PH | | |
| Forced Air | 1 | 2 | NH PH | | |
| Radiant-Ceiling /Floor | | | | | |
| Heat Pump | | | | | |
| Other: _____ | | | | | |
| Humidifier | 1 | 2 | NH PH | | |
| Propane Tank (leased/owned). (Delete One) Gas Supplier: <u>FEC</u> | 1 | 2 | NH PH | | 1000 gal. |
| Attic Fan | 1 | 2 | NH PH | | |
| Woodburning Stove | | | | | |
| Other: <u>Pellet / Corn Stove</u> | 1 | 1 1/2 | NH PH | | |

| e. WATER SYSTEMS | NUMBER INCLUDED | Approx. Age | WORKING | NOT WORKING | DO NOT KNOW |
|--|-----------------|-------------|---------|-------------|-------------|
| Drain Tile | | | | | |
| Hot Tub | | | | | |
| Septic/Leach Field | 1 | 2 | NH PH | | |
| Sump Pump | | | | | |
| Automatic Lawn Sprinkling System | | | | | |
| Water Heater (Gas/Electric) | 1 | 2 | NH PH | | |
| Water Purifier | | | | | |
| Water Softener, (owned/leased) (Delete one) Vendor _____ | | | | | |
| Well | 1 | 2 | NH PH | | |
| Other: | | | | | |

Describe any known problems with Interior Plumbing System:
(ie: leaks, flooding, slow drains, faucets, toilets)

NONE

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| 2. ROOF | Yes | No | Do Not Know |
|--|------|------|--------------------------------------|
| Approximate Age of present roofing (if known): <u>2</u> years | | | |
| a. Does the roof leak? | | M/RH | |
| b. Is there present damage to the roof? | | M/RH | |
| c. Is the roof under warranty? | | | M/RH |
| Is the warranty transferable? | | | M/RH |
| Expiration date of warranty: _____ | | | M/RH |
| d. Has Seller received roof damage payments from insurance? | | M/RH | |
| e. Has the roof ever been repaired? Date: <u>March 2007</u> | M/RH | | |
| f. Nature of repairs and by whom? | | | Wind damage Residential Roofing M/RH |
| g. Type of roofing? | | | Asphalt/Flt/Makark M/RH |
| h. Is money owed to Seller for roof damages from insurance? | | M/RH | |

| 3. HAZARDOUS CONDITIONS | Yes | No | Do Not Know |
|--|-----|------|-------------|
| Are there any existing hazardous conditions on the property such as: | | M/RH | |
| Asbestos insulation, siding, shingles, or other materials | | M/RH | |
| Lead-based paint (built before 1978) | | M/RH | |
| Methane gas | | | M/RH |
| Expansive Soils | | | M/RH |
| Radioactive material | | | M/RH |
| Radon gas | | | M/RH |
| Toxic Materials | | | M/RH |
| Toxic Mold | | | M/RH |
| Ureaformaldehyde foam insulation | | | M/RH |
| Other: | | | |
| <p>NOTE: If yes is marked for any of the above, explain the condition below and attach relevant documents including inspection reports. NOTE: THE EPA ENCOURAGES ALL BUYERS TO TEST THE PROPERTY FOR RADON.</p> | | | |

| 4. OTHER DISCLOSURES: | Yes | No | Do Not Know |
|--|-----|------|-------------|
| a. Are the improvements connected to a (public) (private), (community), water system? (Delete all except one.) | | M/RH | |

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| | | | |
|--|--|-------|-------|
| b. Are there any encroachments? | | | NA PH |
| c. Is the present use a non-conforming use? | | NA PH | |
| d. Are there any variances? | | | NA PH |
| e. Are there any structural problems with the improvements? | | NA PH | |
| f. Have you reported any problems or made any claims to your homeowners' insurance? | | NA PH | |
| g. Have any additions or alterations been made without a building permit? | | NA PH | |
| h. Are there water leaks, water damage, moisture problems, flooding or flood-damaged areas in any areas of the home, for example, in the basement/crawl space, in the attic, in the kitchen or bathroom, near the tub/shower or any other bathroom or kitchen appliance or fixture? (If yes, please describe under additional comments.) | | NA PH | |
| i. Are there musty or mildew odors in the home or any staining or discoloration of walls, wall coverings, or floors or floor coverings? Are there any damp or moist areas in the home? | | NA PH | |
| j. Is there any damage due to wind, fire, flood, termites, pests or rodents? | | NA PH | |
| k. When was chimney or flue last cleaned? Date _____ | | | |
| l. Does the property or neighborhood have any known or suspected subsidence problems? | | | NA PH |
| m. Is flood insurance required? | | NA PH | |
| NOTE: If yes to any of above, please describe below. | | | |

5. **COMMENTS:**

- a. Describe any structural changes, such as, but not limited to those resulting from roof problems or water problems, and any repairs and/or improvements which have been made to the property during your ownership. (Indicate date and nature of repairs or improvements, and by whom.)

None NA PH

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b. If a water well is located on the property, provide documentation addressing location, Wyoming Registration number, depth, flow, potability, etc.

c. Are septic system documents and/or Health Department documents available?

d. If you have had or currently have any pets inside the home, describe how many and species.

2 Dogs - Sheltie
Mut

e. Are there any other known defects?

None

f. Are there any manufacturer warranties or other warranties that will be transferred to buyer?

None

g. Assessments (District, contact person, payment, SID#).

None

h. Describe the number and nature of problems and/or claims made to your homeowner's insurance.

None

i. Please provide the name of your insurance carrier.

State Farm Insurance - Ron Olson

6. **ADDITIONAL COMMENTS:**

The above description and statement of condition of the subject property is based on my knowledge of the property and all representations are made to the best of my current actual knowledge. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BUYER AND BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS ALL BROKERS INVOLVED IN ANY SALE OF THE SUBJECT PROPERTY FROM ANY AND ALL CLAIMS, INCLUDING DAMAGES, COURT COSTS AND ATTORNEY'S FEES, ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. THE INFORMATION CONTAINED IN THIS DISCLOSURE HAS BEEN FURNISHED BY SELLER.

I have read the above representations and hereby expressly confirm them.

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Seller(s)  

The undersigned Seller hereby acknowledges receipt of this Addendum this 6 day of October, 20 07.

SELLER Ryan Hixson DATE 10/6/07
Ryan Hixson

SELLER Nikki Hixson DATE 10/6/07
Nikki Hixson

ANY REPRESENTATION AS TO SQUARE FOOTAGE OF SUBJECT PROPERTY IS APPROXIMATE ONLY. IT IS BUYER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF SAID APPROXIMATE SQUARE FOOTAGE. BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS INDEPENDENTLY VERIFIED, TO BUYER'S SATISFACTION, THE SQUARE FOOTAGE OF THE PROPERTY.

The undersigned prospective Buyer hereby acknowledges receipt of this Addendum.

BUYER _____ DATE _____

BUYER _____ DATE _____