

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
918 Kingham Drive Cheyenne WY 82001

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	none						
Range/Stove		White	?		<i>[initials]</i>		
Oven	none						
Refrigerator		White	?		<i>[initials]</i>		

b. OTHER APPLIANCES	NUMBER INCLUDED	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Disposal	none				
Hood/Fan					
Microwave Oven					
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		5yrs	Yes		
Garage Door Opener/Control(s)	no				
Sauna	no				

PREPARED BY: **Jacob R. Kallal, Associate Brokers**

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	no			
Smoke/Fire Detector		New	Yes	
220 Volt Service	no			
Other:	1			

d. HEATING AND COOLING SYSTEMS	NUMBER INCLUDED	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Air Conditioning		3 yrs	Yes		
Evaporative Cooler	no				
Heating System:		3 yrs	Yes		
<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Coal					
Hot Water					
Baseboard					
Forced Air					
Radiant-Ceiling /Floor					
Heat Pump					
Other: _____					
Humidifier					
Propane Tank (leased/owned) (Delete One) Gas Supplier: _____					
Attic Fan					
Woodburning Stove					
Other:					

e. WATER SYSTEMS	NUMBER INCLUDED	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Drain Tile					
Hot Tub					
Septic/Leach Field					
Sump Pump					
Automatic Lawn Sprinkling System		10 yrs	Yes		
Water Heater (Gas/Electric)		3 yrs	Yes		
Water Purifier					
<input checked="" type="checkbox"/> Water Softener, (owned/leased) (Delete one) Vendor _____		5 yrs	Yes		
Well					
Other:					

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

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2. ROOF	Yes	No	Do Not Know
Approximate Age of present roofing (if known): _____ years			NI (9)
a. Does the roof leak?		NI	NI
b. Is there present damage to the roof?			NI
c. Is the roof under warranty?			NI
Is the warranty transferable?			
Expiration date of warranty: _____			
d. Has Seller received roof damage payments from insurance?			NI
e. Has the roof ever been repaired? Date: <u>Do No Know</u>	NI		
f. Nature of repairs and by whom?	Replaced - late 90's		
g. Type of roofing?	Asphalt - T-locks		
h. Is money owed to Seller for roof damages from insurance?		NI	

3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Are there any existing hazardous conditions on the property such as:			NI
Asbestos insulation, siding, shingles, or other materials			NI
Lead-based paint (built before 1978)			NI
Methane gas			NI
Expansive Soils			NI
Radioactive material			NI
Radon gas			NI
Toxic Materials			NI
Toxic Mold			NI
Ureaformaldehyde foam insulation			NI
Other:			NI
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.			

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

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b. Are there any encroachments?			NA
c. Is the present use a non-conforming use?		NA	
d. Are there any variances?			NA
e. Are there any structural problems with the improvements?			NA
f. Have you reported any problems or made any claims to your homeowners' insurance?			NA
g. Have any additions or alterations been made without a building permit?		NA	
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	
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	
j. Is there any damage due to wind, fire, flood, termites, pests or rodents?		NA	
k. When was chimney or flue last cleaned? Date <u>Approx. - 3yrs</u>		NA	Furnace Replaced
l. Does the property or neighborhood have any known or suspected subsidence problems?			NA
m. Is flood insurance required?		NA	
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 Deck + Wheelchair Ramp.

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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.

None *AT*

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

None *AT*

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

1 Cat, Mix

other dogs + cats in past years. AT

e. Are there any other known defects?

None *AT*

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

Siding

See attached document. AT

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

None *AT*

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

None *AT*

i. Please provide the name of your insurance carrier.

State Farm

AT
6. ADDITIONAL COMMENTS:

None

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.

The undersigned Seller hereby acknowledges receipt of this Addendum this 12th day of October, 20 07.

SELLER

Kevin J. True

DATE

10-14-07

Kevin True

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 _____

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