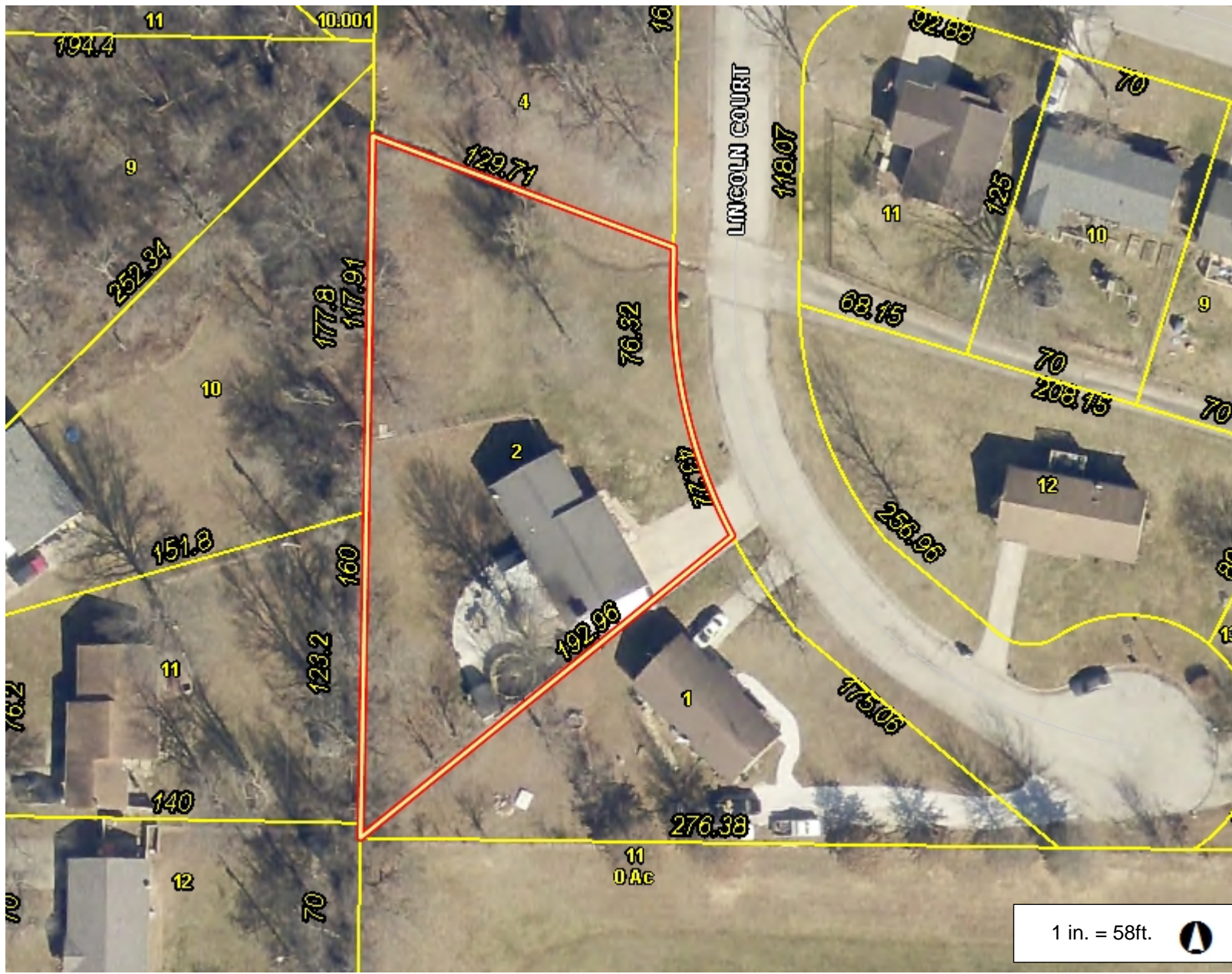


# Warren County, MO



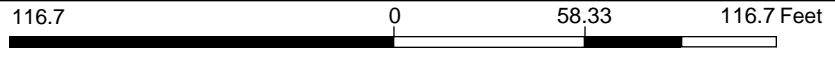
### Legend

- Road
  - Interstate
  - Numbered State Highway
  - Lettered State Highway
  - <all other values>
- + Railroad
- Parcel
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
  - - - DASHED LAND HOOK
  - SOLID LAND HOOK
- County Boundary

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 58ft.

This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

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Form # 2091

01/26

**SELLER'S DISCLOSURE STATEMENT**

Property Address : 605 Lincoln Court, Warrenton, MO 63383

**Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.**

**TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

**TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.** If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

<b>STATUTORY DISCLOSURES</b>				
<b>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.</b>				
<b>LEAD-BASED PAINT</b>				
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNK <input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
<b>METHAMPHETAMINE</b>				
3	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? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNK <input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
<b>WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)</b>				
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. <b>Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.</b>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNK <input type="checkbox"/>

6	Please explain any "Yes" answers you gave in this section:			
	<b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>	YES	NO	UNK
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Please explain any "Yes" answers you gave in this section:			
	<b>ADDITIONAL DISCLOSURES</b>			
	<b>Lead-Based Paint</b>	YES	NO	UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:			
	<b>Radon</b>	YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section:			
	<b>Mold</b>	YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Please explain any "Yes" answers you gave in this section:			
	<b>Asbestos Materials</b>	YES	NO	UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	Please explain any "Yes" answers you gave in this section:			
	<b>Other Environmental Concerns</b>	YES	NO	UNK
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25	Please explain any "Yes" answers you gave in this section:			
	<b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b>			
26	Development Name _____			
27	Contact Name _____	Phone # _____		
28	Type of Property (check all that apply) <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op			
29	Mandatory Assessment #1 \$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other			
30	Mandatory Assessment #2 \$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other			
31	Mandatory Assessment(s) include: <input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____			

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36 Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

40 Please explain any "Yes" answers you gave in this section:

**UTILITIES**

Services	Current Provider	Phone #		Avg Monthly Cost
41 Propane			<input type="checkbox"/> Owned   <input type="checkbox"/> Leased	
42 Gas				
43 Electric	Ameren			
44 Water	City of Warrenton			
45 Sewer	City of Warrenton			
46 Trash	City of Warrenton			
47 Recycle	City of Warrenton			
48 Internet				
49 Phone				

**HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS**

Type of Heating Equipment:

50 Zone 1: Age ? Brand	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other
51 Zone 2: Age Brand	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other

Fuel Source of Heating Equipment:

52 Zone 1:	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other
53 Zone 2:	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other

Type of Air Conditioner:

54 Zone 1: Age 19 Brand	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other
55 Zone 2: Age Brand	<input type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58 Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

59 **With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:**

60 Please explain any "Yes" or "Other" answers you gave in this section:

**FIREPLACE(S)**

	YES	NO	UNK
61 Location 1: Room: <u>Hearth Room</u> Functional and properly vented? Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62 Location 2: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63 Location 3: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64 Are you aware of any problems or repairs needed with any item in this section?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

65 Please explain any "Yes" or "No" answers you gave in this section:

**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT**

66 Plumbing System: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:
67 Water Heater 1: Age: 1 Location: Basement Tank Size: 50 <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other
68 Water Heater 2: Age: Location: Tank Size: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other

		YES	NO	UNK
69	Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Does property have a Swimming Pool/Spa/Hot Tub? <b>(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Please explain any "Yes" or "Other" answers you gave in this section:			
<b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
74	What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? _____ Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
		YES	NO	UNK
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
<b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
79	What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80	If septic/aerator, when was system last serviced? _____			
		YES	NO	UNK
81	Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82	Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84	Please explain any "Yes" answers you gave in this section:			
<b>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>				
Type of Service Panel(s):				
85	Panel 1: Amps 200 Brand _____	<input checked="" type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
86	Panel 2: Amps Brand _____	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
87	Panel 3: Amps Brand _____	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
Type of Wiring:				
88	Panel 1: _____	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input type="checkbox"/> UNK <input type="checkbox"/> Other
89	Panel 2: _____	<input type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input type="checkbox"/> UNK <input type="checkbox"/> Other
90	Panel 3: _____	<input type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input type="checkbox"/> UNK <input type="checkbox"/> Other
		YES	NO	UNK
91	Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92	Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93	Are you aware of any active knob and tube wiring in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94	Please explain any "Yes" answers you gave in this section:			
<b>CONSTRUCTION</b>				
95	The property was originally constructed in: 1995 . Seller has occupied property from 0 _____ to 0 _____ .			
96	List all significant additions, modifications, renovations, & alterations to the property during your ownership below:			
		YES	NO	UNK
97	Were required permits obtained for the work described above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
98	Please explain any "No" answers you gave in this section:			

FOUNDATION			
99	Type of Foundation: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:		
		YES	NO
100	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
101	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
104	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
105	Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
106	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:		
BASEMENT AND CRAWL SPACE (Complete only if applicable)			
107	Is the home equipped with a sump pit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
108	Is the home equipped with a sump pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
109	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input type="checkbox"/>
112	Please explain any "Yes" answers you gave in this section:		
ROOF, GUTTERS AND DOWNSPOUTS			
113	What is the approximate age of the roof? 2018 Is it documented? If yes, please provide documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
114	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
115	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
117	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
119	Please explain any "Yes" answers you gave in this section and attach any documentation:		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
121	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
122	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
123	Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
124	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
125	Please explain any "Yes" answers you gave in this section:		
SOIL AND DRAINAGE			
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
130	Please explain any "Yes" answers you gave in this section:		

SURVEY AND ZONING				YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132	Does the survey include all existing improvements on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any shared or common features with adjoining properties?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137	Please explain any "Yes" answers you gave in this section:					
INSURANCE				YES	NO	UNK
138	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.					
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
140	Range/Stove	<input checked="" type="checkbox"/> N/A	Age 2019	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
141	Oven	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
142	Cooktop	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
143	Outdoor Grill	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
144	Dryer Hookup	<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
145	Built in Microwave	<input checked="" type="checkbox"/> N/A	Age 2019			
146	Built in Refrigerator	<input checked="" type="checkbox"/> N/A	Age 2019			
147	Dishwasher	<input checked="" type="checkbox"/> N/A	Age 1 year old			
148	Garbage Disposal	<input type="checkbox"/> N/A	Age			
149	Trash Compactor	<input type="checkbox"/> N/A	Age			
150	Electric Pet Fence	<input type="checkbox"/> N/A	# of collars			
151	Gas Powered Exterior Lights	<input type="checkbox"/> N/A	# of lights			
152	Security System/Cameras	<input type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	
				YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154	Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS				YES	NO	UNK
155	Has the property been continuously occupied during the last twelve months?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is the property designated as a historical home or located in a historic district?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	Are you aware of any pets having been kept in or on the property?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Are you aware if carpet has been laid over a damaged wood floor?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any existing or threatened legal action affecting the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166	Please explain any "Yes" answers you gave in this section:					
Property Was a rental since 2019. An occupancy inspection has to be done prior to the new owners moving in. The sellers will have this done and paid for prior to the new owners moving in.						

**ADDITIONAL COMMENTS**

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Seller attaches the following document(s): \_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT:**

Seller acknowledges having carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

*Teresa R Madsen*  
dotloop verified  
03/28/26 11:29 AM CDT  
QTUX-ZGJP-4OZJ-C3MM

\_\_\_\_\_

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

\_\_\_\_\_  
P.D.K. Investments, LLC

\_\_\_\_\_

Seller Printed Name

Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT:**

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

\_\_\_\_\_

\_\_\_\_\_

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name



## Home systems break. Your budget shouldn't.

**You choose your own licensed contractor for all covered repairs.**

Certain items and events are not covered by this contract. Please refer to limitations, restrictions and exclusions in the Terms and Conditions (see page 8).

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

**NEW!**  
**PERSONAL  
IDENTITY &  
HOME TITLE  
PROTECTIONS  
UP TO  
\$1,000,000**

PAGES 5 & 6

# Acceptance/Invoice

Contract Number: \_\_\_\_\_

❖ = Required



To obtain a contract number call: 1.800.648.5006

America's Preferred Home Warranty | 5775 Ann Arbor Rd. | Jackson, MI 49201  
Fax: 1.888.479.2652 | aphwoffice@aphw.com | aphw.com

**IMPORTANT: FOR SERVICE CALL: 1.800.648.5006.**

**NO PAYMENT OR REIMBURSEMENT FOR SERVICES PERFORMED WITHOUT PRIOR APPROVAL.**

~ Please be sure to fill in all applicable areas of information. ~

**Seller(s) Name(s)**

JAYSON BRASSELL

**Property Address Number & Street**

22290 MUSE ROAD

City: WRIGHT CITY State: MO County: WARREN Zip: 63390

Phone Number(s)  
(636) 377-3537

**Seller(s) E-mail(s)**

brassell86@gmail.com

**Buyer(s) Name(s)**

Phone Number(s)

Buyer(s) E-mail(s)

**Real Estate Office**

Westplex Real Estate

**Address**

504 North State Hwy 47

City: Warrenton State: MO Zip: 63383

Phone Number: 636-456-2669 Fax Number: 636-456-4039

**Real Estate Agent**

John Meier

**Agent's E-mail**

JMeierSells@gmail.com

Closing Date

Listing date  
1 JAN 2025

BOTH PARTIES AGREE THAT THE OBLIGATIONS FOR REPAIR OR SERVICE UNDER THIS AGREEMENT ARE SOLELY THOSE OF THE SERVICE PROVIDER AND ARE NOT THE OBLIGATION OF ANY REAL ESTATE FIRM. SEE TERMS AND CONDITIONS FOR COVERAGE DETAILS.

SELLER AND BUYER ACKNOWLEDGE BY SIGNATURE OR PAYMENT THAT HE OR SHE HAS READ, UNDERSTANDS AND ACCEPTS THIS REAL ESTATE HOME WARRANTY AGREEMENT, INCLUDING ALL SERVICE AGREEMENT TERMS AND CONDITIONS.

Seller(s) Signature(s) X [Signature Box]

Buyer(s) Signature(s) X \_\_\_\_\_ Date \_\_\_\_\_

**WAIVER**

Applicant has reviewed the Real Estate Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Real Estate Home Warranty Agreement.

Seller(s) Signature(s) X \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) Signature(s) X \_\_\_\_\_ Date \_\_\_\_\_

**HOUSING TYPE (Please Check One)**

- Single Family  Condo/Townhouse
- Duplex (2 warranties)  Triplex (3 warranties)
- Fourplex (4 warranties)  New Home Construction
- Manufactured Home Year Manufactured: \_\_\_\_\_
- Foreclosed/Repossessed Home\*\*

\*\*See Terms and Conditions "Limitations of Coverage" Provisions

**PLAN OPTIONS (Please Check One)**

**Buyer's Premier Coverage Plan - One Year**

26 Standard Coverage Items + 11 Buyer Preferred Upgrade Items + \$50 Deductible + Identity Theft Protection (pg. 5)

- Single Family Home ..... \$825
- Condo/Townhouse ..... \$760

**Single Family Plans**

- One Year: \$100 Deductible ..... \$499
- One Year: \$50 Deductible ..... \$650  
- includes Identity Theft Protection (pg. 6)
- Two Years: \$100 Deductible ..... \$950

**Condo/Townhouse Plans**

- One Year: \$75 Deductible ..... \$475
- Two Years: \$75 Deductible ..... \$899

**New Construction Plan for Buyers**

- Three Years: \$75 Deductible ..... \$600  
Coverage begins 366 days after closing and continues for three years.

**Multi-Family Unit Plans (\$75 Deductible)**

- One Year: Duplex (2 warranty agreements) ..... \$950
- One Year: Triplex (3 warranty agreements) .... \$1,250
- One Year: Fourplex (4 warranty agreements).. \$1,599

**BUYER COVERAGE OPTIONS (Check All That Apply)**

- Buyer Preferred Upgrade** ... \$199 x \_\_\_ yrs. = \$ \_\_\_\_\_  
*Important: If a Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.*
- Additional Refrigerators ..... \$75 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Gas Fireplace ..... \$75 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Inground Pool/Spa ..... \$185 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Premium/  
Salt Water Pool/Spa ..... \$345 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Sprinkler System ..... \$75 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Termite Control ..... \$75 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Water Softener ..... \$85 x \_\_\_ yrs. = \$ \_\_\_\_\_

*If a Buyer Coverage Option has been selected for a 2-year home warranty or a 3-year New Construction warranty, please enter 2 or 3 years accordingly for each option chosen.*

**SELLER'S COVERAGE**

- Seller Preferred Upgrade** ..... \$125

**HOME ENTERTAINMENT & TECHNOLOGY PLAN**

- \$75 Deductible ..... \$199 x \_\_\_ yrs. = \$ \_\_\_\_\_
- Plan Cost(s) ..... \$ 499.00
- Option Cost(s) ..... \$ 0
- Total** ..... \$ 499.00

**PLEASE REMIT PAYMENT TO:**

**AMERICA'S PREFERRED HOME WARRANTY**  
PO BOX 772150 | DETROIT, MI 48277-2150

# PLANS & PRICING

## BASE PRICE

**\$499**

Single Family Home  
w/\$100 Deductible

### Single Family Home

One Year: \$100 Deductible .....\$499

♥ One Year: \$50 Deductible .....\$650

- includes Identity Theft Protection (pg. 6)

### Single Family Home (Continued)

Two Years: \$100 Deductible.....\$950

### Condo/Townhouse

One Year: \$75 Deductible.....\$475

Two Years: \$75 Deductible.....\$899

### New Construction

Three Years: \$75 Deductible.....\$600

Coverage begins 366 days after closing  
and continues for three years.

### Multi-Family Unit Plans

**(\$75 Deductible)**

One Year: Duplex

(2 warranty agreements) ..... \$950

One Year: Triplex

(3 warranty agreements) ..... \$1,250

One Year: Fourplex

(4 warranty agreements) ..... \$1,599

## BUYER Coverage Plans\*\*\*

### COVERAGE ITEMS (Standard)

Attic and Exhaust Fans	•
Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Central Vacuum	•
Duct Work	•
Concealed Plumbing or Electrical	•
Electrical System	•
Exterior Water and Sewer Line	•
Free Standing Range/Cooktop	•
Garage Door Opener	•
Garbage Disposal	•
Heating System	•
Heating & Cooling Combination System	•
Hotel Benefits	•
Humidifier	•
Instant Hot Water Dispenser	•
Kitchen Refrigerator	•
Permanently Installed Primary Sump Pump	•
Plumbing	•
Roof Leak Repair	•
Septic System	•
Washer and Dryer	•
Water Heater	•
Water Well Pump	•

### BUYER PREFERRED UPGRADE (Optional)\* | \$199

Built-in Dishwasher (Adds): <i>Racks, Baskets and Rollers</i>	•
Built-in Microwave (Adds): <i>Interior Lining, Glass Door, Clocks and Shelves</i>	•
Central Air (Adds): <i>Refrigerant Recovery, Cost of Crane, Registers and Grills</i>	•
Central Heat (Adds): <i>Registers, Grills and Heat Lamps</i>	•
Garage Door Opener (Adds): <i>Hinges, Springs, Keypads and Remote Transmitters</i>	•
Refrigerator (Adds): <i>Refrigerant Recharge, Control Board, Ice Maker and Ice/Beverage Dispenser</i>	•
Special Electrical Package (Adds): <i>Ceiling Fan, Fire/Burglar Alarm, Lighting Fixtures, Doorbell</i>	•
Toilets (Adds): <i>Replaced With Like Quality</i>	•
Oven/Range (Adds): <i>Interior Lining, Clocks, Rotisseries, Racks, Handles, Knobs and Dials</i>	•
Water Heater (Adds): <i>Chemical, Mineral Deposits, and Sediment Buildup</i>	•
\$250 toward Code Violations	•

## Buyer's Premier Coverage Plan (Page 5)

**26** Standard Coverage Items

**11** Buyer Preferred Upgrade Items

**\$50** Deductible (One Year)

**Identity Theft Protection**

Single Family Home:

**\$825**

Condo/Townhouse:

**\$760**

## Home Entertainment & Technology Plan

A one-year plan covering your home electronics with a \$75 deductible

**\$199**

(See page 7 for details)

## SELLER Coverage Plans

### COVERAGE ITEMS (Standard)\*\*

ListSecure®	•
Attic and Exhaust Fans	•
Central Vacuum	•
Duct Work	•
Electrical System	•
Instant Hot Water Dispenser	•
Plumbing	•
Stoppages	•
Water Heater	•

### SELLER PREFERRED UPGRADE (Optional)\*\* | \$125

Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Free-Standing Range/Cooktop	•
Garbage Disposal	•
Heating System	•
Kitchen Refrigerator	•

## Buyer Optional Coverages

Additional Refrigerators.....	\$75
Gas Fireplace.....	\$75
Inground Pool/Spa.....	\$185
Premium/Salt Water Pool/Spa...	\$345
Sprinkler System.....	\$75
Termite Control.....	\$75
Water Softener.....	\$85

\* **IMPORTANT:** If the Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.

\*\* **Florida Only:** Customers must purchase the Seller Preferred Upgrade to receive listing coverage, which will include the Standard Coverage Items.

\*\*\* Certain plans and items have limits on coverage. See page 8 to get full Terms & Conditions for details.

# What Is Covered?



## ATTIC AND EXHAUST FANS

Plans that cover this item: Buyer | Seller

**Covered:** Switches, controls, motors, bearings and blades.

**Not Covered:** Shutters, belts and filters, circulation or paddle-type fans.



## CENTRAL AIR CONDITIONING

Plans that cover this item: Buyer | Seller Preferred Upgrade

**Covered:** (Electric refrigerant central air conditioning units only.) Coils and compressor, capacitor, motors, thermostat valves, thermostats, leaks in refrigerant lines, liquid suction line dryers, fuses, breakers, disconnect boxes, contactor, wiring, condensing units, evaporative coolers.

**Not Covered:** Window units, free-standing room units, water cooled units, portable units, any type of gas, lithium/glycol, outside and/or underground components and piping for geothermal, condenser fins, drain pans, cleaning, duct work associated with any gas units, filters, water towers, evaporative cooling pads, energy management systems, or recovery of refrigerant and chillers. Zone controls, zone motors, dampers, leak tests, registers and grills. The cost of a crane to install roof-mounted units. Electronic or ultraviolet (UV) air filters and cleaners.



## ELECTRICAL

Plans that cover this item: Buyer | Seller

**Covered:** Electrical breakers, wiring, panels and sub-panels, plugs, fuses, switches, conduit, junction box, central vacuum systems. Concealed wiring limit shown on the Confirmation Page includes access, diagnosis, repair or replacement, and restoring or resurfacing to a rough finish.

**Not Covered:** Service entrance cables, meter boxes, any loss due to water seepage along service cable, any loss from overload or power failure, any electrical items or wiring located outside the perimeter of the principal dwelling and attached garage.



## EXTERIOR WATER AND SEWER LINE COVERAGE

Plans that cover this item: Buyer

**Covered:** Water and sewer pipes between the Covered Home's foundation and the water or sewer main pipe. Coverage applies to locating the pipe stoppage or collapse including excavation and backfilling, the repair and/or replacement of the affected pipe and clearing of stoppages (cleaning same lines after 14 days has elapsed shall be considered a new claim and is subject to a new Deductible) up to the coverage limit.

**Not Covered:** Landscaping replacement, frozen pipes, cleanup of anything (including leaked material), blockages or breaks or leaks from tree roots and foreign objects.



## GARAGE DOOR OPENER

Plans that cover this item: Buyer

*Garage must be attached to the Covered Home.*

**Covered:** Motors, push buttons, control boards, drive mechanisms, chains.

**Not Covered:** Garage door, door track assemblies, counterbalance mechanisms, rollers, remote sensing units and infrared sensors, hinges, springs, keypads/touchpads, and remote transmitters.



## HEATING SYSTEM

Plans that cover this item: Buyer | Seller Preferred Upgrade

**Covered:** Central heating system including electric, gas, oil, gravity (centrally ducted only), steam or hot water heat systems, ductwork, interior gas lines, thermostats, relays and wiring. Heat exchanger and/or combustion chamber, electric heat pump, burners, circuit board, igniter, flame sensor, transformer, gas valves, baseboard convectors, pumps, motors, switches, heating elements. Hot water heat system boiler must have auto boiler feed; steam heat must have low water cut-off valve.

**Hydronic systems only:** Boiler zone valves, geothermal and/or water source heat pump components and parts located within the foundation of the Covered Home or attached garage which cool and/or heat the Covered Home.

**Not Covered:** Outside and/or underground components and piping for geothermal and/or water source heat pumps, well pump and well pump components for geothermal and/or water source heat pumps. Free-standing or portable heating units, through-wall units, heat lamps, coal or wood burning equipment, fuel oil or propane gas storage tanks, fuel oil lines, registers, electronic air filters and cleaners, vents, space heaters, grills, filters, solar heating systems, radiators, fireplaces, clocks, chimneys and chimney liners, recovery of refrigerant, and cleaning and energy management systems. Leak tests. Zone controls, zone motors and dampers. Electronic or ultraviolet (UV) air filters and cleaners.



## HUMIDIFIER

Plans that cover this item: Buyer

**Covered:** Permanently mounted furnace humidifier including pans, housing, motors, fans, humidistats, transformers, valves, and lines.

**Not Covered:** Humidifier pads, media elements, brushes, atomizers, and back flush units.



## KITCHEN APPLIANCES

Plans that cover this item: Buyer | Seller Preferred Upgrade

*Coverage is limited to appliances located in the primary kitchen area of the Covered Home and included in the contract to purchase at the time of the sale of the Covered Home, or be built-in.*

**Covered:** Free-standing range, built-in oven, cooktop, built-in dishwasher (pump, motor, timers, gaskets, spray arm, seals, air gap, latches, switches, heating element, control board), built-in microwave, refrigerator (compressor only), garbage disposal.

**Not Covered:** Water dispenser, cracked or broken thermal shells, any loss or damage of a cosmetic nature such as denting, chipping, the cost of attaining access, replacement or repair of countertops or cabinets, racks, baskets, clocks, timers, rollers, glass or ceramic cooktops, self-cleaning mechanisms, cooking accessories, doors, door hinges, knobs, handles, dials, keypads/touchpads, interior lining, door glass, latches, meat probes, rotisseries, shelves, ice makers, ice crushers, control board, soap dispensers, beverage dispensers, broken interior, loss due to rust-out and food spoilage, recovery of refrigerant, and freezers which are not an integral part of refrigerator. Failure, damage and/or jams to garbage disposal caused by bones and foreign objects other than food.



## PLUMBING SYSTEMS

Plans that cover this item: Buyer | Seller

**Covered:** Drains and standard faucets, leaks and breaks to water, vent, gas or sewer lines, waste lines, assembly parts within the toilet tank, toilet wax ring and flange, valves to shower, tub diverter, interior hose bibs, stoppage in drain, vent and sewer lines; angle stops and risers. Clearing of stoppages (cleaning same lines after 14 days has elapsed shall be considered a new claim and is subject to a new Deductible). The foregoing is covered only within the perimeter of the main foundation of the Covered Home including attached garage. Permanently installed sump pumps (ground water only). Concealed plumbing limit shown on the Confirmation Page includes access, diagnosis, repair or replacement, and restoring or resurfacing to a rough finish.

**Not Covered:** Sinks, bathtubs, fixtures, exterior hose bibs, filters, sewage ejector pumps, shower-base pans, shower enclosures, tub enclosures, toilet bowl and tank, caulking, grouting, tile fields, lawn sprinklers, leach beds, root damage, any loss arising out of a condition of chemical or mineral deposits, water residue, rust-out, or insufficient capacity drain, insufficient or excessive pressure, loss arising from porcelain cracking, chipping, dents or

other externally caused physical damages, storage or holding tanks, auxiliary sump pumps. Sewage lines located outside the main foundation of the Covered Home and blockages from tree roots and foreign objects.

**ROOF**  
Plans that cover this item: Buyer

**Covered:** Water leaks only; rolled roofing, asphalt shingles, roof tiles, and flashing. Must occur during coverage period for coverage to apply.

**Not Covered:** Roof mount installations, roof vents, roof vent boots, gutters, drain lines, pre-existing leaks, leaks in any deck or balcony, leaks due to ice damming. Leaks which are caused by, or which result from, any of the following: Damage due to persons walking or standing on the roof, missing and/or broken tiles or shingles, repairs or construction not performed in a workmanlike manner, failure to perform normal roof maintenance, replacement of entire roof, rotten wood, flat and/or hot tar roof, or acts of God such as tornado, hurricane, earthquake, fire, and lightning. Water damage must occur in the roof located over the primary living area, excluding attached garage.

**SEPTIC**  
Plans that cover this item: Buyer

*Coverage for septic systems begins thirty (30) days after the Contract Start Date.*

**Covered:** Septic tank and line from house, baffles, sewage ejector pump and switches.

**Not Covered:** Drain field, tile fields and leach beds, clean out, insufficient capacity, and blockages from tree roots and foreign objects.

**WASHER/DRYER**  
Plans that cover this item: Buyer

**Covered:** All components and parts except as listed under "Not Covered".

**Not Covered:** Soap dispensers, filter screens, plastic mini-tub, dials and knobs, lint screen, venting, and damage to clothing.

**WATER HEATER**  
Plans that cover this item: Buyer | Seller

**Covered:** Electric, gas, tankless, and instant hot water dispensers. Control thermostat and thermocouple, gas valves, pressure and temperature relief valve, heating elements, drain valve, dip tubes, blower motor, heat exchanger, burners, igniter, temperature sensor.

**Not Covered:** Oil hot water tanks, and Breakdown arising as a result of chemical, mineral deposits or sediment buildup, insufficient capacity, water residue or rust-out.

**WATER WELL PUMP**  
Plans that cover this item: Buyer

*Must be primary water source. Coverage begins thirty (30) days after the Contract Start Date.*

**Covered:** Well pumps, valves, and regulators.

**Not Covered:** Pressure tanks, piping or electrical lines leading to or connecting pressure tank and primary dwelling, well casings, holding or storage tanks and re-drilling of well, screens, points, well pump if used for lawn sprinkler system or other like system.

Some coverage is subject to additional limitations as provided in the Terms and Conditions Section of the Real Estate Warranty Service Agreement.

# Buyer's Premier COVERAGE PLAN

**\$825**  
Single Family Home

**\$760**  
Condo/Townhouse

The Buyer's Premier Coverage Plan gives you ALL the standard coverage items and ALL the Buyer's Preferred Upgrade Items. This plan now includes **Comprehensive Identity Theft and Home Title Fraud Protection up to \$1,000,000 from American Identity Group**. You get all of this coverage for one full year with a \$50 deductible!

For AIG claims service, call:

**855.200.6799**



**AMERICAN  
IDENTITY GROUP**

APHW's Home Warranty with additional Personal Identity Theft Protection

**26** Standard Coverage Items + **11** Buyer Preferred Upgrade Items + **\$50** Deductible + **1 Year** Coverage  
+ **COMPREHENSIVE IDENTITY THEFT & HOME TITLE FRAUD PROTECTION**



# The APHW **GOLD Plan** for Single Family Homes

# \$650

The GOLD Plan for Single Family Homes gives you one full year of APHW's warranty coverage with a \$50 deductible and **Comprehensive Identity Theft and Home Title Fraud Protection** up to \$1,000,000 from American Identity Group.

**1 Year Home Warranty + \$50 Deductible  
+ COMPREHENSIVE IDENTITY THEFT &  
HOME TITLE FRAUD PROTECTION**

## Buyer Preferred Upgrade

*(Adds the following additional coverages to the Covered Item listed if this package is indicated as included in the Terms & Conditions.)*

### CENTRAL AIR

Refrigerant recovery, registers and grills, cost for crane to install roof-mounted covered replacement air conditioner unit up to \$200 maximum.

### CENTRAL HEAT

Registers, grills and heat lamps.

### CODE VIOLATIONS

When the correction of a previously unknown code violation is required to affect a covered repair or replacement of a heating, plumbing or electrical Component Part, We will pay up to \$250 aggregate to correct the code violation(s) over the life of the Service Contract. We will not simply pay to remedy a code violation, whether previously known or not.

### KITCHEN APPLIANCES/REFRIGERATORS

Refrigerator control board, refrigerant recovery and recharge, ice maker and ice/beverage dispenser and their respective equipment; built-in dishwasher racks, baskets, rollers; built-in microwave interior lining, glass door, clocks and shelves; oven/range interior lining, clocks, rotisseries, racks, handles, knobs and dials.

### SPECIAL ELECTRICAL PACKAGE

*Items must be hard wired.*

Fire/Burglar alarm, lighting fixtures, doorbell (not doorbell cameras), garage door opener (hinges, springs, keypads and remote transmitters), and ceiling fans located within the main dwelling.

### WATER HEATER

Failure due to chemical, mineral deposits, and sediment build-up.

### PLUMBING

Toilets replaced with like quality up to \$200 per occurrence.

**Note:** If the Buyer Preferred Upgrade Package is included and the Covered Home is in a multi-family dwelling with four (4) units or less, the upgrade package must be purchased for each unit in the multi-family dwelling; if it is not purchased for each unit in the multi-family dwelling, any shared systems and/or appliances will not be covered. If the multi-family dwelling has more than four (4) units, shared systems and/or appliances are not covered in any case.

## Buyer Optional Coverages

### ADDITIONAL REFRIGERATORS

**(INCLUDES FREE STANDING FREEZERS AND WINE COOLERS)**

**Covered:** Compressor only.

**Not Covered:** Cracked or broken thermal shells, any loss or damage of a cosmetic nature such as denting, chipping, the cost of attaining access, keypads/touchpads, interior lining, door glass, latches, shelves, broken interior, loss due to rust-out and food spoilage, refrigerator control board, ice maker/beverage dispenser and their respective equipment, recovery of refrigerant.

### GAS FIREPLACE

**(PERMANENTLY INSTALLED)**

**Covered:** Gas valve, pilot, thermocouple, blower motor, and wall switch associated with ignition or fan.

**Not Covered:** Remote systems, decorative logs, mechanical hinges, glass, damper, flue or firebox.

### INGROUND POOLS/SPAS

**Covered:** All components and parts of the heating, pumping, and filtration system. A spa, including an exterior whirlpool and hot tub, is also covered along with a swimming pool if the units utilize common equipment. If they do not, coverage is limited to the option selected for either the spa or the pool. If Premium/Salt Water/Spa is indicated on the Confirmation Page as covered, salt water components and cells are added.

**Not Covered:** Skimmers, pool sweeps, pool sweep motors, lights, liners, jets, concrete-encased, underground electrical, gas or plumbing lines, cleaning equipment, solar equipment, structural defects, all above ground pools.

### SPRINKLER SYSTEM

**Covered:** Leaks and breaks of PVC lines, timers, bubbler heads, gate valves, solenoids, shut-off valve and other activation controls.

**Not Covered:** Hydraulic systems; sprinkler heads with Breakdowns caused by abnormal wear and tear such as, but not limited to: Pet damage, lawn mower damage, freezing, vehicular damage, damage by roots or soil, improper installations, and adjustments or cleaning and human damage, sprinkler lines below pavement or decorative structures below hard surface.

### TERMITE CONTROL

**Covered:** Spot treatment for existing subterranean termite infestation located in the interior of the Covered Home or exterior of the main foundation/perimeter of the Covered Home and attached garage.

**Not Covered:** Decks, fences, and infestation or treatment of any area farther than 24 inches away from the main foundation/perimeter of the Covered Home, preventative treatments; any repairs or damages due to subterranean termites.

### WATER SOFTENER

**Covered:** Domestic water softener, brine tank, and connecting water lines.

**Not Covered:** Insufficient or excessive water pressure, color or purity of water, filters, resin beds, salt replacement, rust or corrosion, normal maintenance, purification systems, and all rented/leased water softeners.

# Start A Claim

24/7/365 Person-to-Person Claims Service



We must receive your contractor's diagnosis of the item failure and provide you with telephone approval before having any work done. Reimbursement for services will not be made without prior approval.



## 1. Start Your Claim

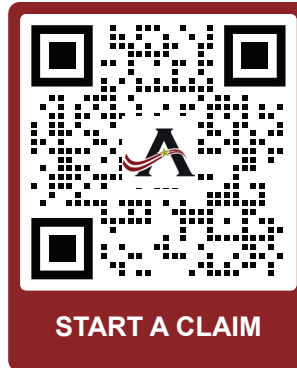
**First, make sure the item is covered by your plan.**

If the item is listed as covered, you may start your claim with a phone call or online.



**Phone:**  
**800.648.5006**

An APHW customer service representative will take your information, assign you a claim number, and review instructions to complete your claim.



**Online:**  
**APHW.COM**

Scan this **Start A Claim** QR code or visit **aphw.com/start-claim**. Then follow the instructions to start your claim online and obtain a claim number.

## 2. Schedule

Once you receive a claim number, you may then call and schedule a local Licensed Contractor of your choice. Once your contractor arrives, they must first diagnose your problem.

**Important: Before the contractor does any work, have the contractor call APHW with the diagnosis.**

An APHW customer service representative will speak with you and your contractor to determine the approved dollar amount covered by your warranty. Your contractor may then make the necessary repairs.

## 3. Payment

Your APHW customer service representative will make sure that arrangements for payments are made. You will be required to pay the contractor a deductible for each trade call, or the actual cost; whichever is less.

An APHW customer service representative will follow up with you after the repairs are made to make sure you are completely satisfied with the work that was done.

## Home Entertainment & Technology Plan by Fortegra

Desktop Computers | DVD/Blu-Ray Players | Gaming Systems | Home Theater | Laptop Computers  
Peripherals | Wearables | Printers | Routers | Tablets | Television Monitors

**\$199**  
w/\$75 Deductible (One Year)



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Scan QR Code for more information.

For Home Entertainment &  
Technology claims service, call:

**877.958.2398**



# Terms & Conditions do apply



**TERMS & CONDITIONS**

This brochure contains only a summary of the plan benefits. For complete information on coverage, limits, exclusions, and requirements of the Service Contract, please refer to the complete Terms & Conditions available at this QR code or by visiting:

[https://www.aphw.com/RE\\_TC](https://www.aphw.com/RE_TC)

Call or email us 24/7/365 with questions!



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Form # 2049 07/25

### DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 PROPERTY: 605 Lincoln Court, Warrenton, MO 63383

2 **Lead Warning Statement**

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may  
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children  
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired  
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide  
7 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any  
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

11  Seller has no knowledge of lead-based paint and/or lead-based paint hazards  
12 in the housing

13  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
14 \_\_\_\_\_  
15 \_\_\_\_\_

16 (b) Records and reports available to Seller (check one below):

17  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based  
18 paint hazards in the housing (list all documents below):  
19 \_\_\_\_\_  
20 \_\_\_\_\_

21  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

22 **Buyer's Acknowledgment** (initial appropriate blanks)

23   Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)  
24

25 Buyer has received the pamphlet Protect Your Family From Lead in Your Home.  
26 Buyer has (check one below):

27  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of  
28 lead-based paint or lead-based hazards; or

29  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
30 hazards.  
31

32 **Agent's Acknowledgment** (initial)

33  Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

34 (To be completed by listing agent or if not listed, agent assisting Buyer.)

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true  
37 and accurate.

38    
39 BUYER SIGNATURE DATE

40 Buyer Printed Name  
41 \_\_\_\_\_

42    
43 BUYER SIGNATURE DATE

44 Buyer Printed Name  
45 \_\_\_\_\_

46    
47 BUYER'S AGENT SIGNATURE DATE

48 Buyer's Agent Printed Name  
49 \_\_\_\_\_

40 *Teresa K Madsen*    
41 SELLER SIGNATURE DATE  
dotloop verified  
03/27/26 12:58 PM CDT  
QMKM-QW3I-WDS9-YQTN

42 Teresa K Madsen  
43 Seller Printed Name  
44 \_\_\_\_\_

45    
46 SELLER SIGNATURE DATE

47 Seller Printed Name  
48 \_\_\_\_\_

49 *John Meier*    
50 LISTING AGENT SIGNATURE DATE  
dotloop verified  
03/27/26 6:16 PM CDT  
3MZI-GQZL-TTCG-CEPU

51 John Meier  
52 Listing Agent Printed Name  
53 \_\_\_\_\_

54 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)