COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

10704 E Maple Ave Claremore, OK 74017

- Properties sold at auction are sold "As Is", "Where Is" with no warranties expressed or implied. Properties are sold to the highest bidder with no Buyer contingencies allowed. Seller has the right to reject the high bid amount.

- High bidder is required by seller to put 10% of the purchase price, as earnest money, down at the time of sale, with the balance being due within 30 days at closing. The earnest money amount is **NON REFUNDABLE** unless the property fails to close due to fault of the seller. Earnest money may be paid by personal check with proper ID or cashiers check.

- All buyer inspections are to be done prior to the auction. They may be done at the public open house times or by appointment. Neither Coldwell Banker Neokla Select nor Chupps Auction inspects the property on the buyer's behalf. Read the contract to determine the existence of any disclosures, exclusions, representations or disclaimers. Do not bid if you have not inspected the property. By bidding, you agree to all disclosures and auction terms and conditions. DO NOT BID if you have not registered (day of auction), received a Bidder's Card and and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming the high bidder.

- Seller is not providing a survey of any kind to buyer. Buyer costs include but are not limited to; 5% Buyers Premium, (all approximated) Closing company fee $350, Title opinion fee $350, Title insurance fee TBD, Final abstracting $250, Filing deed $15, Federal & state name checks $75 plus any other fees to buyer required to close the sale. Any costs incurred by the Buyer to obtain financing are the sole responsibility of the Buyer.

- Square footage data is provided by the County Courthouse or appraiser and are considered an estimate.

- Upon closing, Buyer receives a deed and insurable title to each property as evidenced by the Title Insurance offered by the Closing Company.

- ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDE WRITTEN TERMS

*For further information or questions, contact Dale Chupp 918-630-0495 or Maria Chupp 918-697-6589

Residential Client Full

10704 Maple Avenue Claremore, OK 74019

MLS#: **2218995** | County: **Rogers** | Census Tract: | List Price:
Status: **Incomplete** | School District: **Claremore - Sch Dist (20)** | TRS: **21N-16E-30** | LP/SQ:
Type: **House** | Subdivision: **TWIN OAKS ESTATES IV** | List Date:
Multiple Parcels: **No**

General Information

Style:	**Contemporary**			Size:	
Beds:	**4**	Acres:	**0.43**	SqFt:	**2737/Court House**
Baths:	**3/0**	Lt Sze-Sqft:	**18,820**	SqFt2:	
Dir Hse Faces:	**W**			SqFt3:	
Year Built:	**1978/Court House**			Under Const:	
Pool:	**None**			Handicap:	**No**
Mineral Rights:				Storm Shelter:	**None**
Roof:	**Asphalt / Fiberglass**				

Lot Description: **Corner Lot, Mature Trees**
Legal: **Lot 1 Block 4 Twin Oaks 4**

Remarks: **Auction Property! Thur July 21 12:01 PM Corner lot w/Well kept 4 bed, 3 bath home & 2 car garage +carport. Features 2 living areas, 2 fireplaces and lots of storage. Fully fenced backyard w/ covered patio, 2 storage sheds and dogrun. Great Opportunity!**

Directions: **From Hwy 66 South of Claremore take Flint Rd/510 Rd East to Cypress St turn right, go 2 Blocks, home is on the corner of Maple & S Cypress.**

Listing Information

Counter Top Material:	**Laminate, Other**	Windows:	**Aluminum**
Garage:	**2, Attached**	Patio/Deck:	**Covered Patio, Covered Porch**
Foundation:	**Slab**	Fence:	**Partial, Privacy**
Exterior:	**Partial Brick, Vinyl**	Exterior Features:	**Dog Run, Gutters**
Floors:	**Carpet, Vinyl**	Additional Bldngs:	**Other, Shed, Storage**
Basement:	**None**	Construction:	**Wood Frame**

Features & Utilities

Water:	**Rural**	Hot Water:	**2+ Zoned, Electric, Gas**	Sewer:	**Rural**
Fireplaces:	**2/ Other**	Appliances Incl:	**Dishwasher, Microwave, Range/Oven**		
Heating:	**Gas/2 Units, Central**	Cooling:	**2 Units, Central AC**		
Range Description:	**Stove**	Oven Description:	**Single**		
Energy:	**Ceiling Fans**				
Interior:	**9+ Ceilings, Intercom**				
Utility Connect Avail:	**Electric, Gas, Water**				

Appliance Connections: **Dryer-Electric (220), Electric, Gas, Hot Water Heater-Electric, Hot Water Heater-Gas, Washer Connection**

Room Features

Stories: **1.5** # of Liv Areas: **2**

Click on the arrow to view Additional Rooms

Room Type	Level	Description
Kitchen	**Level 1**	**Breakfast Nook, Pantry**
Living Room	**Level 1**	**Fireplace, Formal**
Den	**Level 2**	**Bookcase, Fireplace**
Bedroom	**Level 1**	**Walk-in Closet**
Bedroom	**Level 2**	**Walk-in Closet**
Hall Bath	**Level 1**	**Bathtub, Full Bath**
Dining Room	**Level 1**	**Combo w/ Living**
Utility Room	**Level 1**	**Garage**
Master Bedroom	**Level 1**	**Private Bath, Walk-in Closet**
Bedroom	**Level 1**	**Walk-in Closet**
Master Bath	**Level 1**	**Bathtub, Double Sink, Full Bath**

School Information

School District: **Claremore - Sch Dist (20)** | Grade School: **Catalayah**
Middle/Jr High School: **Claremore** | High School: **Claremore**

HOA Information

HOA: **No** | HOA Fee: **/** | Unit: | % Interest:

Taxes

Taxes/Tax Yr/Tax ID: **$1,949/2021/** | Homestead: **No**

Green Rating & Features

Green Certified: **No** | Rating Org: | Energy Star Rated: | HERS Rated:

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APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

LOCATION OF SUBJECT PROPERTY

10704 E Maple Ave, Claremore, OK 74019

SELLER IS ☑ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	☐	☐	☐	☑
Swimming Pool	☐	☐	☐	☑
Hot Tub/Spa	☐	☐	☐	☑
Water Heater ☐ Electric ☑ Gas ☐ Solar	☑	☐	☐	☐
Water Purifier	☐	☐	☐	☑
Water Softener ☐ Leased ☐ Owned	☐	☐	☐	☑
Sump Pump	☐	☐	☐	☑
Plumbing	☑	☐	☐	☐
Whirlpool Tub	☐	☐	☐	☑
Sewer System ☑ Public ☐ Septic ☐ Lagoon	☑	☐	☐	☐
Air Conditioning System ☐ Electric ☑ Gas ☐ Heat Pump	☑	☐	☐	☐
Window Air Conditioner(s)	☐	☐	☐	☑
Attic Fan	☐	☐	☐	☑
Fireplaces Not Included	☑	☐	☒	☐
Heating System ☐ Electric ☒ Gas ☐ Heat Pump	☑	☐	☐	☐
Humidifier	☐	☐	☐	☑
Ceiling Fans	☑	☐	☐	☐

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Gas Supply ☑ Public ☐ Propane ☐ Butane	☑	☐	☐	☐
Propane Tank ☐ Leased ☐ Owned	☐	☐	☐	☑
Electric Air Purifier	☐	☐	☐	☑
Garage Door Opener	☑	☐	☐	☐
Intercom	☑	☐	☐	☐
Central Vacuum	☐	☐	☐	☑
Security System ☐ Rent ☐ Own ☐ Monitored	☐	☐	☐	☑
Smoke Detectors	☑	☐	☐	☐
Dishwasher	☑	☐	☐	☐
Electrical Wiring	☑	☐	☐	☐
Garbage Disposal	☑	☐	☐	☐
Gas Grill	☐	☐	☐	☑
Vent Hood	☑	☐	☐	☐
Microwave Oven	☑	☐	☐	☐
Built-in Oven/Range	☑	☐	☐	☐
Kitchen Stove	☑	☐	☐	☐
Trash Compactor	☐	☐	☐	☑
Source of Household Water ☑ Public ☐ Well ☐ Private/Rural District	☑	☐	☐	☐

Buyer's Initials _____ **Buyer's Initials** _____

Seller's Initials CH 06/07/22 1:49 PM CDT dotloop verified **Seller's Initials** [illegible]

LOCATION OF SUBJECT PROPERTY
10704 E Maple Ave, Claremore, OK 74019

IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature.

Zoning and Historical		
1. Property is zoned: (Check One) ☑ residential ☐ commercial ☐ historical ☐ office ☐ agricultural ☐ industrial ☐ urban conservation ☐ other ☐ unknown		
2. Is the property designated as historical or located in a registered historical district? Yes ☐ No ☑		
Flood and Water	**Yes**	**No**
3. What is the flood zone status of the property? Unknown		
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?	☐	☑
5. Are you aware of any flood insurance requirements concerning the property?	☐	☑
6. Are you aware of any flood insurance on the property?	☐	☑
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading problems?	☐	☑
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"	☐	☑
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?	☐	☑
10. Are you aware of water seepage, leakage or other draining problems in any of the improvements on the property?	☐	☑
Additions/Alterations/Repairs	**Yes**	**No**
11. Are you aware of any additions being made without required permits?	☐	☑
12. Are you aware of any previous foundation repairs?	☑	☑ DF
13. Are you aware of any alterations or repairs having been made to correct defects or problems?	☐	☑
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?	☐	☑
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	☐	☑
16. Approximate age of roof covering, if known 9? number of layers, if known 1		
17. Do you know of any current problems with the roof covering?	☐	☑
18. Are you aware of treatment for termite or wood-destroying organism infestation?	☐	☑
19. Are you aware of a termite bait system installed on the property?	☐	☑
20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost $	☐	☑
21. Are you aware of any damage caused by termites or wood-destroying organisms?	☐	☑
22. Are you aware of major fire, tornado, hail, earthquake or wind damage?	☐	☑
23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?	☐	☑
24. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?	☐	☑
Environmental (Continued on Page 3)	**Yes**	**No**
25. Are you aware of the presence of asbestos?	☐	☑
26. Are you aware of the presence of radon gas?	☐	☑
27. Have you tested for radon gas?	☐	☑
28. Are you aware of the presence of lead-based paint?	☐	☑
29. Have you tested for lead-based paint?	☐	☑
30. Are you aware of any underground storage tanks on the property?	☐	☑
31. Are you aware of the presence of a landfill on the property?	☐	☑
32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?	☐	☑
33. Are you aware of the existence of prior manufacturing of methamphetamine?	☐	☑
34. Have you had the property inspected for mold?	☐	☑
35. Are you aware of any remedial treatment for mold on the property?	☐	☑
36. Are you aware of any condition on the property that would impair the health or safety of the occupants?	☐	☑

LOCATION OF SUBJECT PROPERTY: 10704 E Maple Ave, Claremore, OK 74019

Environmental (Continued from Page 2)	Yes	No
37. Are you aware of any wells located on the property?	☐	☑
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ☐ YES ☐ NO	☐	☑
Property Shared in Common, Easements, Homeowner's Associations and Legal	**Yes**	**No**
39. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	☐	☑
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	☐	☑
41. Are you aware of encroachments affecting the property?	☐	☑
42. Are you aware of a mandatory homeowner's association? Amount of dues $_____ Special Assessment $_____ Payable: (check one) ☐ monthly ☐ quarterly ☐ annually Are there unpaid dues or assessments for the property? ☐ YES ☐ NO If yes, what is the amount? $_____ Manager's Name _____ Phone Number _____	☐	☑
43. Are you aware of any zoning, building code or setback requirement violations?	☐	☑
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	☐	☑
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	☐	☑
46. Are you aware of any filed litigation or lawsuits direc' y or indirectly affecting the property, including a foreclosure?	☐	☑
47. Is the property located in a fire district which requires payment? If yes, amount of fee $_____ Paid to Whom _____ Payable: (check one) ☐ monthly ☐ quarterly ☐ annually	☐	☑
48. Is the property located in a private utility district? Check applicable ☐ Water ☐ Garbage ☐ Sewer ☐ Other If other, explain _____ Initial membership fee $_____ Annual membership fee $ _____ (if more than one utility attach additional pages)	☐	☑
Miscellaneous	**Yes**	**No**
49. Are you aware of other defect(s) affecting the property not disclosed above?	☐	☑
50. Are you aware of any other fees or dues required on the property that you have not disclosed?	☐	☑

If you answered YES to any of the items on pages two and three, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

2015 4 Tires Installed Front.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? (circle one): YES ☐ NO ☑ If yes, how many? _____

Carla Mowery	dotloop verified 06/07/22 1:49 PM CDT GAU6-KBSB-O4M5-U6E3	Dan Fears	6-7-22
Seller's Signature	Date	Seller's Signature	Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature	Date	Purchaser's Signature	Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, OK 73105, or visit OREC's Web site www.orec.ok.gov.

Address: 10704 E Maple Ave, Claremore, OK 74019 | MLS# _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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

Seller's Disclosure

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

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) ☐ ☐ Purchaser has received copies of all information listed above.

(d) ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☐ M Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Don Sears 6-7-22			
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Mara Cluff 6-7-22			
Agent	Date	Agent	Date