



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

11876 E 405 Rd Claremore, OK 74017

Friday June 12 12:01 PM

- 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. Property is selling absolute.
- High bidder is required by seller to put 10% of the purchase price, 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 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 providing a survey. Buyer costs include but are not limited to; 5% Buyers Premium, 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 (all approximated). 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

The Chupp Team

Dale 918-630-0495 - Maria 918-697-6589 - Justin 918-640-5024

Residential Client Full

11876 E 405 Road Claremore, OK 74017

| | | | |
|---------------------------|---|---------------------------------|------------------------------|
| MLS#: 2615891 | County: Rogers | Census Tract: 23N-16E-32 | List Price: \$100,000 |
| Status: Incomplete | School District: Foyil - Sch Dist (23) | TRS: 23N-16E-32 | LP/SQ: \$37 |
| Type: House | Subdivision: Rogers Co Unplatted | | List Date: 05/01/2026 |
| | Multiple Parcels: No | | |



General Information

| | |
|---|-------------------------------|
| Style: Other | Size: 2500-2750 SqFt |
| Beds: 4 Acres: 16.06 | SqFt: 2694/Court House |
| Baths: 2/1 Lt Sze-Sqft: 699,573 | SqFt2: |
| Dir Hse Faces: W | SqFt3: |
| Year Built: 1968/Court House | Under Const: |
| Pool: None | Handicap: No |
| Mineral Rights: | Storm Shelter: None |
| Roof: Asphalt / Fiberglass | |
| Lot Description: Mature Trees | |
| Legal: A tract in 23n 16e 32 containing 16 Acres +/- | |

Directions: **1/2-way Between Claremore & Oologah, OK @ Jnct of Hwy 88 & E 420 Rd., Take E 420 Rd east 1 mi to S 4150 Rd. Turn Left (N). Go 1.4 mi to E405 Rd. Turn Left (W). Go to Top of Hill. Take Lane to Left. Dead Ends at property.**

Remarks: **Auction Property! Live onsite auction Friday June 12 12:01 PM Opening bid: \$100,000 Beautiful country setting on 16± acres! This 1½-story home offers 4 bedrooms, 2½ baths, a 2-car garage, two spacious living areas, and a bright sunroom. Renovations have been started-finish to your taste and build instant equity. The acreage is fenced and cross-fenced, featuring a pond, a 45x75 horse barn, and a loafing shed-ideal for livestock or equestrian use. Endless potential in a peaceful rural setting! Absolute auction - no Reserve!**

Listing Information

| | |
|---------------------------------------|--|
| Counter Top Material: Laminate | Windows: Aluminum, Vinyl |
| Garage: 2, Attached | Patio/Deck: Patio |
| Foundation: Crawl Space | Fence: Other |
| Exterior: Vinyl | Exterior Features: Gutters, Horse Permitted |
| Floors: Carpet, Vinyl | Additional Bldgs: Barn |
| Basement: | Construction: Wood Frame |

Features & Utilities

| | | |
|---|--|---------------------------|
| Water: Rural | Hot Water: Gas, Tankless | Sewer: Septic Tank |
| Fireplaces: 1/ Insert Unit | Appliances Incl: Dishwasher, Disposal, Range/Oven | |
| Heating: Gas/Central | Cooling: Central AC | |
| Range Description: Cooktop | Oven Description: Built-in, Double | |
| Energy: Insulated Windows | | |
| Interior: None | | |
| Utility Connect Avail: Electric, Gas, Water | | |
| Appliance Connections: Hot Water Heater-Gas, Range-Electric, Washer Connection | | |

Room Features

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

Click on the arrow to view Additional Rooms

| <u>Room Type</u> | <u>Level</u> | <u>Description</u> | <u>Room Type</u> | <u>Level</u> | <u>Description</u> |
|-----------------------|----------------|-----------------------------------|---------------------|----------------|-------------------------|
| Kitchen | Level 1 | Breakfast Nook | Dining Room | Level 1 | Formal |
| Living Room | Level 1 | Fireplace | Utility Room | Level 1 | Inside, Separate |
| Master Bedroom | Level 1 | Separate Closets | Bedroom | Level 2 | |
| Bedroom | Level 2 | | Bedroom | Level 2 | |
| Master Bath | Level 1 | Full Bath, Separate Shower | Hall Bath | Level 1 | Half Bath |

School Information

| | |
|---|----------------------------|
| School District: Foyil - Sch Dist (23) | Grade School: Foyil |
| Middle/Jr High School: | High School: Foyil |

HOA Information

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

| | |
|--|----------------------|
| Taxes/Tax Yr/Tax ID: \$1,980/2025/660027917 | Homestead: No |
|--|----------------------|

Green Rating & Features

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

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. © 2026

PROPERTY IDENTIFIER 11876 East 405 Road, Claremore, OK 74017

OKLAHOMA REAL ESTATE COMMISSION

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.*) 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.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 11876 East 405 Road, Claremore, OK 74017

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Swimming Pool | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hot Tub/Spa | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water Purifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sump Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Whirlpool Tub | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private If private, select type: <input type="checkbox"/> Septic/Aerobic <input checked="" type="checkbox"/> Septic/Lateral Lines <input type="checkbox"/> Septic/Lagoon | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Window Air Conditioner(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Attic Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fireplaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Heating System <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ceiling Fans | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas Supply <input type="checkbox"/> Public <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Butane | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Propane Tank <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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PROPERTY IDENTIFIER 11876 East 405 Road Claremore OK 74017

| Appliances/Systems/Services <small>(Continued from page 1)</small> | Working | Not Working | Do Not Know if Working | None/ Not Included |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Electric Air Purifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Garage Door Opener | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Intercom | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Central Vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Smoke Detectors | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire Suppression System Date of Last Inspection _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electrical Wiring | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garbage Disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas Grill | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Vent Hood | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Microwave Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Built-in Oven/Range | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kitchen Stove | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Trash Compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Built-In Icemaker | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Solar Panels <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Obvious problems with lighting in kitchen, some wiring issues near breaker panel, water not currently on-unknown plumbing system functionality.

Zoning and Historical

1. Property is zoned: (Check One) residential commercial historical office agricultural industrial
 urban conservation other unknown no zoning classification

2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district?
 Yes No Unknown

Flood and Water

3. Are you aware if the dwelling or improvements are located in a FEMA defined flood zone?
 Yes No Unknown

If yes, what type of flood zone? (check all that apply)
 100-year flood zone 500-year flood zone floodway outside hazard area

Are you aware if the dwelling or improvements are located in a municipal or other government defined flood zone? Yes No Unknown If yes, what type of flood zone?

4. Are you aware if the dwelling or improvements are located in or adjacent to a regulated flood control reservoir (dam)? Yes No Unknown

5. Are you aware of any flood insurance requirements concerning the property?

6. Are you aware of any flood insurance on the property?

| Yes | No |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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PROPERTY IDENTIFIER 11876 East 405 Road Claremore OK 74017

| Flood and Water | | Yes | No |
|--|-------------------------------------|-------------------------------------|----|
| 7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?" | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Are you aware of any occurrence of water in the heating and air conditioning duct system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Additions/Alterations/Repairs | | Yes | No |
| 11. Are you aware of any additions being made without required permits? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. Are you aware of any previous foundation repairs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. Are you aware of any alterations or repairs having been made to correct defects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Approximate age of roof covering, if known <u>22</u> number of layers, if known _____ | | | |
| 17. Do you know of any current defects with the roof covering? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 18. Are you aware of treatment for termite or wood-destroying organism infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 20. Are you aware of any damage caused by termites or wood-destroying organisms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 21. Are you aware of major fire, tornado, hail, earthquake or wind damage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Environmental | | Yes | No |
| 24. Are you aware of the presence of asbestos? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 25. Are you aware of the presence of radon gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 26. Have you tested for radon gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 27. Are you aware of the presence of lead-based paint? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 28. Have you tested for lead-based paint? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 29. Are you aware of any underground storage tanks on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 30. Are you aware of the presence of a landfill on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 32. Are you aware of the existence of prior manufacturing of methamphetamine? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 33. Have you had the property inspected for mold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 34. Are you aware of any remedial treatment for mold on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 35. Are you aware of any condition on the property that would impair the health or safety of the occupants? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 36. Are you aware of any wells located on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Property Shared in Common, Easements, Homeowner's Associations and Legal | | Yes | No |
| 38. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

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PROPERTY IDENTIFIER 11876 East 405 Road Claremore OK 74017


| Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3) | | Yes | No |
|--|--|-------------------------------------|-------------------------------------|
| 39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 40. Are you aware of encroachments affecting the property? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 42. Are you aware of any zoning, building code or setback requirement violations? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ <u>Unknown</u> Paid to Whom <u>Unknown</u> Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 47. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Other If other, explain <u>RWD#3</u> Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Miscellaneous | | Yes | No |
| 48. Are you aware of other defect(s) affecting the property not disclosed above? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 50. Are you aware of any warranties covering the property, its fixtures, or improvements (foundation, roof shingles, etc.)? | | <input type="checkbox"/> | <input type="checkbox"/> |

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

There appears to have been some homemade electrical repairs, there appears to have been some homemade HVAC repairs including ducts (unknown if permits were obtained or if permits were required). House had foundation piling by EDEN STRUCTURAL in 2002 (I believe 2002 - documentation available), misc house repairs needed including rotten wood, damaged siding, unfinished deck and other work. Former (deceased) owner appears to have started and never finished several repairs and remodeling projects. Current owner (heir of deceased owner) did roof repair in late 2025 and drywall repair in 2026. Shared roadway with adjoining property owners (known as 405 Road). No known road maintenance agreement between adjoining landowners. Road was reportedly built in 1972 with no issues regarding repairs or access that I am aware of.

Buyer's Initials

Seller's Initials



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PROPERTY IDENTIFIER 11876 East 405 Road Claremore OK 74017

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? YES NO If yes, how many? _____

Chad Fred States
Seller's Signature
dotloop verified
05/01/26 2:05 PM
EDT
JLSA-JKMB-YYCT-L9CI
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 www.orec.ok.gov.

Buyer's Initials

Seller's Initials *CFS*

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dotloop verified
05/01/26
2:05 PM EDT
JLSA-JKMB-YYCT-L9CI

PROPERTY IDENTIFIER 11876 East 405 Road, Claremore, OK 74017

OKLAHOMA REAL ESTATE COMMISSION
This is a legally binding Contract; if not understood, seek advice from an attorney.
**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.

Property Address: 11876 East 405 Road, Claremore, OK 74017

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).

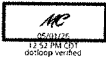
 - ii. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. Records and reports available to the seller (check (i) or (ii) below):
 - i. Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based 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.  Licensee 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.

Purchaser Date

Chad Fred Stites

Seller Date

Purchaser Date

Seller Date

Broker / Associate Date

Marie Chapp

Broker / Associate Date

