

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 acknowledgment of all parties.

Approved by Counsel for St. Louis REALTORS*

To be used exclusively by REALTOR* members of St. Louis REALTORS* and those issued a use license by St. Louis REALTORS*

Form #2108

07/24

COOPERATIVE COMPENSATION DISCLOSURE

1 **Note: The amount of compensation is not set by law. Compensation is set by each broker individually and is negotiable, subject**
 2 **to individual broker policy.**

3 PROPERTY: 431 Briarchase Place, O'Fallon, MO 63367

4 BY AND BETWEEN: The undersigned Buyer(s) and Seller(s).

5 The Listing Broker is offering to pay cooperating compensation on this transaction to the Selling Broker as follows (\$0 if none is
 6 stated):

7 2.5 % of purchase price OR \$ _____ to buyer's agents (limited agents representing prospective buyers)

8 0 % of purchase price OR \$ _____ to transaction brokers (neutral licensees representing neither party)

9 0 % of purchase price OR \$ _____ to subagents (limited agents representing Owner)

10 In addition, a bonus of \$ _____ (\$0 if none is stated) is offered to Selling Broker by ☐ Seller OR ☐ Listing Broker. This
 11 compensation shall be due and payable at closing.

12 Listing Broker and Seller acknowledge that Seller authorizes the offer of cooperating compensation, including amounts to the Selling
 13 Broker. Selling Broker and Buyer understand and acknowledge that the total compensation received by Selling Broker for
 14 representing Buyer in the purchase of this property, including any cooperating compensation received from Listing Broker, shall not
 15 exceed the amount authorized in writing between Selling Broker and Buyer. Further, Selling Broker and Buyer understand and
 16 acknowledge that any bonuses paid out have been disclosed and authorized by Seller and Buyer, respectively.

17 Other terms regarding cooperative compensation between brokers:
 18 _____
 19 _____

20 The total sale/lease price shall be determined as follows: 1) in the case of a sale (including contract for deed or exchange), it shall be
 21 the total sale price and other consideration received by Owner (including, but not limited to, cash, Seller loans to Buyer and other real
 22 or personal property received) for the property, without reduction for Closing adjustments, points or other charges; 2) in the case of a
 23 lease, it shall be the total lease payments due to the Owner by the tenant during the term of the lease, without adjustments for utilities,
 24 taxes and other charges which may be imposed on the tenant. If Owner executes a lease with an option contract or a lease/purchase
 25 contract, the lease commission shall be due when the lease is executed, and the sale commission (less any lease commission already
 26 paid) shall be due when the title is conveyed to Buyer.

27 Seller and Buyer, by affixing their signatures below, acknowledge that the compensation amounts authorized herein are the product of
 28 free and knowing negotiations and supersede any amounts authorized in any separate agreement(s) between Seller and Listing Broker.

29 Listing Broker: BHHS Select Properties

30 (Company Name)

Selling Broker: _____

(Company Name)

31 By (Signature): Kathy Schmiedeskamp 08/26/2024

32 DATE

By (Signature): _____

DATE

33 Printed Name: Kathy Schmiedeskamp

Printed Name: _____

34 Dominic Valenti 08/26/2024

35 SELLER SIGNATURE DATE

BUYER SIGNATURE

DATE

36 Dominic Valenti

37 Seller Printed Name

Buyer Printed Name

38 _____

39 SELLER SIGNATURE DATE

BUYER SIGNATURE

DATE

40 _____

41 Seller Printed Name

Buyer Printed Name

**Matt Muren**

Berkshire Hathaway HomeServices Select Properties

MattMuren@gmail.com

314.853.6050

314.775.2050

431 Briarchase Place, O'Fallon 63367-6454**\$349,900**

Experience the perfect blend of location, charm & functionality in this desirable O'Fallon home. This meticulous 2 story residence spans 2000 sq ft of modern style living space. This open floor plan home features beautiful wood floors throughout most of the interior. A large Great Room & Dining Room is located off the 2 Story entry foyer. The updated kitchen is a culinary dream with granite countertops, pantry, workstation, and breakfast room. The space opens onto a huge deck overlooking the backyard. The primary suite is a sanctuary unto itself, featuring vaulted ceiling, double closets, and updated full bath. The 2nd floor also features two additional bedrooms & updated full bath. The lower level continues to impress, offering ample activity space, recreation room with theater, full bath, bonus storage & creates the ultimate entertainment hub. Don't miss your opportunity to experience this unparalleled blend of comfort, location & convenience.

MLS#:	24054537	Status:	ACT	Beds:	3	Taxes Pd:	\$3,706
County:	St Charles			Baths:	4 (3 1)	Age:	20
Area:	Wentzville-Liberty			# Rms:	7	Year Built:	2004
Muni/Twp:	O'Fallon			# Fp:	0	TI Liv Ar:	2,002
Type:	Residential			#Grg:	2	Sqft Above:	1,570
Style:	2 Story/Other			#Crp:	0	Sqft Below:	
SubDiv:	Briarchase			AsscFee:	\$272	Pr/Sqft:	\$222.87
Elem Schl:	Prairie View Elem.			Lot Sz:	0.170 ac (County Records)		
J High:	Frontier Middle			Lot Dim:	46x145x11x77x110		
S High:	Liberty			Schl Dst:	Wentzville R-IV		
Parking:	Attached Garage, Covered, Garage Door Opener						
Base Dsc:	Bathroom in LL, Full, Partially Finished, Poured Concrete, Rec/Family Area, Storage/Locker						
Lot Dsc:	Backs to Comm. Grnd, Backs to Open Grnd, Level Lot, Streetlights						
Directions:	40/64 to West on Highway N (approximately 1 mile) to to left on Briarchase Dr. Left on Briarchase Place. House is on the left.						

Rooms									
Type	Dimensions	Level	Flooring	Windows	Type	Dimensions	Level	Flooring	Windows
Living Room	15 x 15	M	Wood	Some	Dining Room	15 x 10	M	Wood	Some
Kitchen	13 x 10	M	Wood	None	Breakfast Room	13 x 9	M	Wood	Some
Primary Bedroom	16 x 13	U	Wood	Some	Bedroom	12 x 11	U	Wood	Some
Bedroom	12 x 11	U	Wood	Some	Recreation Room	25 x 14	L	Carpeting	None

Presented By: Matt Muren Phone: 314-853-6050**Berkshire Hathaway HomeServices Select Properties**

Office 314-775-2050

E-mail mattm@stlrea.com

12851 Manchester Rd, Suite 100 Saint Louis
MO 63131

Fax 314-797-4709

See our listings online at:

www.STLREA.com

September 03, 2024

The above featured property may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

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431 Briarchase Place, O'Fallon 63367-6454

Listing # 24054537

Cross St Briarchase Dr

Tran Sale



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Directions 40/64 to West on Highway N (approximately 1 mile) to to left on Briarchase Dr. Left on Briarchase Place. House is on the left.

Area Wentzville-Liberty

Sq Ft Above: 1,570 Sq Ft Below:

Lot Size (approx acres) 0.170 ac

Mun/Two: O'Fallon

County St Charles

Beds 3 CDOM 1
 Baths 4 (3 1) Yr Blt 2004
 Ttl Liv Ar 2,002 Age 20
 Garage Info: 2
 Tax ID 4-0067-9456-00-0092.0000000

Property Type Residential
 Status Active
 Status Com
 Style 2 Story/Other
 Subdivision Briarchase

Type	Dimensions	Level	Flooring	Window Covering
Living Room	15 x 15	M	Wood	Some
Dining Room	15 x 10	M	Wood	Some
Kitchen	13 x 10	M	Wood	None
Breakfast Room	13 x 9	M	Wood	Some
Primary Bedroom	16 x 13	U	Wood	Some
Bedroom	12 x 11	U	Wood	Some
Bedroom	12 x 11	U	Wood	Some
Recreation Room	25 x 14	L	Carpeting	None

Dual Agency Yes

Lic. Asst'g Seller Designated Agent

Showing Instructions Appt. through MLS, By Appointment Only, Supra

Elementary School Prairie View Elem.

Jr. High School Frontier Middle

Sr. High School Liberty

School District Wentzville R-IV

Taxes Paid \$3,706

Year 2023

Assoc Fee 272

Assoc Fee Paid Yearly

of Rooms 7

Main Half Baths 1

Upper Full Baths 2

Lower Full Baths 1

Architecture Traditional

Construction Vinyl Siding

No. Garage Spaces 2

Parking Description Attached Garage, Covered, Garage Door Opener

Basement Description Bathroom in LL, Full, Partially Finished, Poured Concrete, Rec/Family Area, Storage/Locker

Fireplace Type None

Fireplace Location None

Lot Dimensions 46x145x11x77x110

Lot Description Backs to Comm. Grnd, Backs to Open Grnd, Level Lot, Streetlights

Bedroom Description Primary Bdr. Suite

Master Bath Description Full Bath

Dining Dining/Living Rm Cmb

Kitchen Breakfast Bar, Breakfast Room, Granite Countertops, Pantry

Presented By: Matt Muren Phone: 314-853-6050

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431 Briarchase Place, O'Fallon 63367-6454

Listing # 24054537

Interior Decor
Windows & Doors
Special Areas
Appliances
Disclosures
Conditions
Amenities
Miscellaneous
Cooling
Sewer
Heating
Cable Available
Water
Heat Source
Water Heat
1st Assumable
Selling Terms
Possession

Open Floor Plan, Some Carpeting, Some Window Treatmnt, Vaulted Ceiling, Some Wood Floors
6 Panel Door(s), Sliding Glass Doors, Some Insulated Wndws, Some Storm Doors
2 Story Entry Foyer, Family Room, Great Room
Dishwasher, Disposal, Microwave, Range/Oven-Electric, Refrigerator
Flood Plain No, Sellers Discl. Avail
Unknown
Underground Util
Deck, Patio, Porch-Covered, Smoke Alarm/Detec
Ceiling Fan, Central-Electric
Public
Forced Air
Yes
Public
Gas
Gas
No
Cash, Conventional, FHA, VA
At Closing



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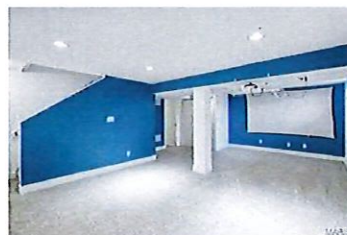
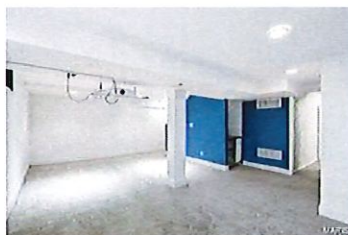
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MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, **to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, **to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate

- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- ☒ Seller's Limited Agent
- ☒ Landlord's Limited Agent
- ☒ Buyer's Limited Agent
- ☒ Tenant's Limited Agent
- ☒ Sub-Agent
- ☒ Disclosed Dual Agent
- ☒ Designated Agent
- ☒ Transaction Broker
- ☐ Other Agency Relationship

Broker or Entity Name and Address

Berkshire Hathaway Home Services
Select Properties
12851 Manchester Rd., STE 110
St. Louis, MO 63131

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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning 431 Briarchase Place, O'Fallon, MO 63367 (Property Address) located
2 in the municipality of O'Fallon (if incorporated), County of St. Charles, Missouri.
3 Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4 Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
5 being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6 guarantee the accuracy of the information in this form.

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

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

27 SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

28 (a) Development Name Briarchase
29 (b) Contact _____ Phone _____

30 Type of Property: (check all that apply) ☒ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome
31 ☐ Villa ☐ Co-Op

32 (c) Mandatory Assessment: #1 HOA \$ 272 per: ☐ month ☐ quarter ☐ half-year ☒ year
33 Mandatory Assessment: #2 _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year

34 (d) Mandatory Assessment(s) include:

35 ☒ entrance sign/structure ☒ street maintenance ☒ common ground ☒ snow removal of common area
36 ☐ snow removal specific to this dwelling ☒ landscaping of common area ☐ landscaping specific to this dwelling
37 ☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal
38 ☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility _____
39 ☐ assigned parking space(s): how many _____ identified as _____ ☐ some insurance ☐ real estate taxes
40 ☐ other specific item(s): _____
41 ☐ Exterior Maintenance of this dwelling covered by Assessment: N/A

42 (e) Optional Assessment(s)/Membership(s) Please explain _____

- 43
44 (f) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
45 (g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☒ No
46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☒ No
47 (i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☒ No
48 (j) Are you aware of any existing indentures/restrictive covenants? ☒ Yes ☐ No
49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☒ No
50 (l) Is there a recorded street/road maintenance agreement? ☐ Yes ☒ No
51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____
52

_____/_____/_____
Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER

UTILITIES

Utility

Gas/Propane: Spire Current Provider if Propane, is tank ☐ Owned ☐ Leased

Electric: Quiver River

Water: PWSD

Sewer: Duck Creek

Trash: City of Olathe

Recycle: City of Olathe

Internet: Spectrum

Phone: Spectrum

HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

(a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard

(b) Source of heating: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other

(c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____)

(d) Areas of house not served by central heating/cooling: N/A

(e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other:

(f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____

(g) Other details: _____

FIREPLACE(S)

(a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane

(b) Type of flues/venting: _____

☐ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____

☐ Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____

(c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

(a) Water Heater: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____

(b) Ice maker supply line: ☒ Yes ☐ No

(c) Jet Tub: ☐ Yes ☒ No

(d) Swimming Pool/Spa/Hot Tub: ☐ Yes ☒ No

(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)

(e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection/certificate: _____

(f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain _____

WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

(a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain) _____

(b) If Public, identify the utility company: PWSD

(c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information _____

(d) 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? ☐ Yes ☒ No If "Yes", please explain _____

SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

(a) What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other

If "Other" please explain _____

(b) Is there a sewerage lift system? ☐ Yes ☒ No If "Yes", is it in good working condition? ☐ Yes ☐ No

(c) When was the septic/aerator system last serviced? _____

(d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No If "Yes", please explain _____

APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

(a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☐ Oven ☒ Built-in Microwave Oven

☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☒ Wired smoke alarms ☒ Electric dryer (hook up)

☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____

(b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane

☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☒ Water heater ☐ Tankless Water Heater

☐ Gas dryer (hook up) ☐ Other _____

(c) Other Equipment: ☐ TV Antenna ☒ Cable Wiring ☒ Phone Wiring ☒ Network/Data Wiring

☒ Electric Garage Door Opener(s) Number of controls _____

☐ Security Alarm System ☐ Owned ☐ Leased/Lease information: _____

- 111 ☒ Satellite Dish ☒ Owned ☐ Leased/Lease Information: _____
112 ☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____
113 (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☒ No If "Yes", please explain _____
114

115 **ELECTRICAL**

- 116 Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: _____
117 (a) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
118 (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain _____
119

120 **ROOF, GUTTERS AND DOWNSPOUTS** unknown

- 121 (a) What is the approximate age of the roof? unknown years. Documented? ☐ Yes ☐ No
122 (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain _____
123
124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "Yes",
125 please explain _____
126 (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain _____
127

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
130 decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail _____
131
132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "Yes", please describe the
133 location, extent, date and name of the person/company who did the repair or control effort _____
134
135 (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No
136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
137
138 (e) Were required permits obtained for the work in (d) above? ☐ Yes ☐ No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) ☒ Sump pit ☐ Sump pit and pump
141 (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please
143 describe in detail _____
144
145
146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
147 ☐ Yes ☒ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
148 effort _____
149

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No
152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
154 (d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No
155 (e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No
156 (f) Please explain any "Yes" answers you gave in this section _____
157

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No
160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
161 property? ☐ Yes ☒ No
162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
163 the property? ☐ Yes ☒ No
164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
167 (e) Please explain any "Yes" answers you gave in this section _____
168

_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page. DU
SELLER SELLER

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)

- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____

(b) Asbestos Materials

- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____

(c) Mold

- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____

(d) Radon

- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "Yes", please provide the date and name of the person/company who did the mitigation _____

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____

(f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No

If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. _____

Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.

(g) Radioactive or Hazardous Materials

Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. _____

(h) Other Environmental Concerns

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.? ☐ Yes ☒ No If "Yes", please explain _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No
- (d) Do you have a survey of the property? ☒ Yes ☐ No (If "Yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☒ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section _____

_____/_____/ Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER

228 **INSURANCE**
229 Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**
235 (a) The approximate age of the residence is 20 years. The Seller has occupied the property from 7-2018 to 7-2024
236 (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "No", please explain _____
237 Moved out on 7-5-2024
238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain _____
240 _____
241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please
242 explain _____
243 (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain _____
244 _____
245 (f) Is property tax abated? ☐ Yes ☐ No Expiration date _____ Attach documentation from taxing authority.
246 (g) Are you aware of any pets having been kept in or on the property? ☒ Yes ☐ No If "Yes" please explain Family Dog
247 _____
248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
250 (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
251 (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____


255 **Additional Comments:**
256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

_____/_____
Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER

262 SELLER'S ACKNOWLEDGEMENT:

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

266  9.1-24
267 SELLER SIGNATURE DATE SELLER SIGNATURE DATE
268 Dominic Valenti
269 Seller Printed Name Seller Printed Name

270 BUYER'S ACKNOWLEDGEMENT:

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

276
277 BUYER SIGNATURE DATE BUYER SIGNATURE DATE
278
279 Buyer Printed Name Buyer Printed Name

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.

Approved by Counsel for St. Louis REALTORS*

To be used exclusively by REALTORS*

Form # 2049

07/24

**DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**1 PROPERTY: 431 Briarchase Place, O'Fallon, MO 633672 **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 housing13 ☐ 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 _____
24 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)25 _____
26 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27 Buyer has (check one below):

28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.32 **Agent's Acknowledgment** (initial)33 MM 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 DATE40 _____
41 Buyer Printed Name42 _____
43 BUYER SIGNATURE DATE44 _____
45 Buyer Printed Name46 _____
47 SELLING AGENT SIGNATURE DATE48 _____
49 Selling Agent Printed Name

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

Dominic Valenti 08/26/2024
SELLER SIGNATURE DATE

Dominic Valenti
Seller Printed Name

SELLER SIGNATURE DATE

Seller Printed Name

Matthew Muren 08/26/2024
LISTING AGENT SIGNATURE DATE

Matthew Muren
Listing Agent Printed Name