

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 3521 Sutton Drive (Property Address)
located in the municipality of Saint Charles (if incorporated), County of Saint Charles, Missouri.
Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
guarantee the accuracy of the information in this form.

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

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

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

- (a) Development Name Covington
(b) Contact Covington Association (Sentry Management) Phone 636-970-1887
Type of Property: (check all that apply) [X] Single-Family Residence [] Multi-Family [] Condominium [] Townhome
[] Villa [] Co-Op
(c) Mandatory Assessment: #1 285 \$ per: [] month [] quarter [] half-year [X] year
Mandatory Assessment: #2 \$ per: [] month [] quarter [] half-year [] year
(d) Mandatory Assessment(s) include:
[X] entrance sign/structure [X] street maintenance [X] common ground [X] snow removal of common area
[] snow removal specific to this dwelling [] landscaping of common area [] landscaping specific to this dwelling
[] clubhouse [] pool [] tennis court [] exercise area [] reception facility [] water [] sewer [] trash removal
[] doorman [] cooling [] heating [] security [] elevator [] other common facility
[] assigned parking space(s): how many identified as some insurance [] real estate taxes
[] other specific item(s):
[] Exterior Maintenance of this dwelling covered by Assessment:
(e) Optional Assessment(s)/Membership(s): Please explain
(f) Are you aware of any existing or proposed special assessments? [] Yes [X] No
(g) Are you aware of any special taxes and/or district improvement assessments? [] Yes [X] No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes [X] No
(i) Are you aware of any material defects in any common or other shared elements? [] Yes [X] No
(j) Are you aware of any existing indentures/restrictive covenants? [] Yes [X] No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? [] Yes [X] No
(l) Is there a recorded street/road maintenance agreement? [] Yes [] No
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above.

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

169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

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

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
- 173 (2) Are you aware if it has ever been covered or removed? Yes No
- 174 (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
175 results _____
- 176 (4) Please explain any "Yes" answers you gave in this section _____

177
178 (b) Asbestos Materials

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

185
186 (c) Mold

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

192
193 (d) Radon

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

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____

202
203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information.

207
208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

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

213
214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain

218
219 **SURVEY AND ZONING**

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

227
_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page

DS

SELLER SELLER

DS

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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 Please see line 125 above. Roof replacement in 2012 was the result of a bad hail storm - and was funded through an insurance claim.
232 _____
233 _____

234 **MISCELLANEOUS**

235 (a) The approximate age of the residence is 23 years. The Seller has occupied the property from 2001 to present.

236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
237 _____

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 _____
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 The sash of one of the lower windows in the family room is stuck (it does not open).

255 **Additional Comments:**

256 Cellular blinds on upper windows in family room do not function. Unknown whether battery replacement will be enough to make
257 functional. (They haven't been used for decades.)
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

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

DS
RLT@TUT
SELLER SELLER

DS
RLT@TUT
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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.

DocuSigned by:
266 Robert Langnas, Trustee of the Langnas Living Trust 5/16/2024 2:48 PM CDT
267 SELLER SIGNATURE DATE
8A6BCB1FEDC443C...

DocuSigned by:
Thao Langnas, Trustee of the Langnas Living Trust 5/16/2024 2:43 PM CDT
SELLER SIGNATURE DATE
50669FFB1E04CA...

268 Robert Langnas, Trustee of the Langnas Living Trust
269 Seller Printed Name

Thao Langnas, Trustee of the Langnas Living Trust
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