

Western United Realty, LLC
 Colorado License as LTG Brokerage
 PO Box 1130
 Laramie, Wyoming 82073
 Phone: 307-745-6024, Fax: 307-742-8733

**SELLER'S PROPERTY DISCLOSURE
 TO PROSPECTIVE BUYERS**

(RESIDENTIAL ADDENDUM)

TO BE COMPLETED BY SELLER
 AND DELIVERED TO BUYER

HPO
 Property Address
 26 Fish Creek Road. Fish Creek Ranch lot 5
 76

The undersigned Seller, having entered into a listing contract with Western United Realty as Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to fully disclose to the best of Seller's CURRENT ACTUAL KNOWLEDGE to all parties any and all information regarding the condition of such property, and does hereby make the following statement and representation concerning the present description and condition of subject property:

THE FOLLOWING ARE IN THE CONDITION INDICATED (Please initial):

1a. APPLIANCES	DESCRIPTION/MODEL #	COLOR	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Dishwasher	BOSSA SHU5315UC/012	STAINLESS	8 YRS	X		
Range/Stove	THERMADOR	"	"	X		
Oven	BOECH HBL635A	"	"	X		
Refrigerator	AMANA AR5M67AS	"	"	X		

b. OTHER APPLIANCES	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Disposal				
Heed/Fan THERMADOR	8 YRS	X		FAN RAISES FROM BACK OF STOVE TOP
Microwave Oven SHARPE R-900LS	"	X		
Satellite Dish/Antenna/Control DISH	"			X
Trash Compactor GE GEL1540FOS	"	X		
Clothes Washer MAYTAG NEPTUNE	"	X		
Clothes Dryer MAYTAG NEPTUNE	"	X		
Other: FREEZER GE	"	X		
Other: INTERNET VISTA 6700	4 YRS	X		

c. ELECTRICAL SYSTEMS	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Ceiling Fan	8 YRS	X		
Garage Door Opener/Control(s)	"	X		
Sauna				
Smoke/Fire Detector	"	X		
220 Volt Service				

PREPARED BY: James Rinehart, Associate Broker

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Buyer(s) _____

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Other:				
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d. HEATING AND COOLING SYSTEMS	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Air Conditioning				
Evaporative Cooler				
Heating System:	8 YRS	X		
Gas/Electric/Coal				
Hot Water	"	X		
Baseboard				
Forced Air				
Radiant-Ceiling /Floor	"	X		
Heat Pump				
Other: _____				
Humidifier				
Propane Tank (leased/owned) <u>LEASED</u> (Delete One) Gas Supplier: <u>AMERIGAS</u>	8 yr	X		
Attic Fan				
Woodburning Stove				
Other:				

e. WATER SYSTEMS	Approx. Age	WORKING	NOT WORKING	DO NOT KNOW
Drain Tile				
Hot Tub	8 YR			X
Septic/Leach Field	8 YR	X		
Sump Pump				
Automatic Lawn Sprinkling System				
Water Heater (Gas/Electric)	8 YR	X		
Water Purifier				
Water Softener, (owned/leased) (Delete one) Vendor _____				
Well	8 YR	X		
Other:				

Describe any known problems with Interior Plumbing System:
(ie: leaks, flooding, slow drains, faucets, toilets)

2. ROOF	Yes	No	Do Not Know
Approximate Age of present roofing (if known): <u>8 YR</u> years	X		

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Buyer(s) _____

a. Does the roof leak?		X	
b. Is there present damage to the roof?		X	
c. Is the roof under warranty?			X
Is the warranty transferable?			
Expiration date of warranty: _____			
d. Has Seller received roof damage payments from insurance?		X	
e. Has the roof ever been repaired? Date: _____	X		FLASHING ONLY
f. Nature of repairs and by whom?			ELK RIDGE BUILDERS
g. Type of roofing?			metal
h. Is money owed to Seller for roof damages from insurance?		X	

FLASHING ONLY
ELK RIDGE BUILDERS
FLASHING REMOVED
IN WIND + BEATING HER

3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Are there any existing hazardous conditions on the property such as:			
Asbestos insulation, siding, shingles, or other materials		X	
Lead-based paint (built before 1978)		X	
Methane gas		X	
Expansive Soils		X	
Radioactive material		X	
Radon gas		X	
Toxic Materials		X	
Toxic Mold		X	
Ureaformaldehyde foam insulation		X	
Other:			
NOTE: If yes is marked for any of the above, explain the condition below and attach relevant documents including inspection reports. NOTE: THE EPA ENCOURAGES ALL BUYERS TO TEST THE PROPERTY FOR RADON.			

4. OTHER DISCLOSURES:	Yes	No	Do Not Know
a. Are the improvements connected to a (public) (private), (community) , water system? (Delete all except one.)	X		
b. Are there any encroachments?		X	
c. Is the present use a non-conforming use?		X	
d. Are there any variances?		X	
e. Are there any structural problems with the		X	

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Buyer(s) _____

	improvements?			
f.	Have you reported any problems or made any claims to your homeowners' insurance?		X	
g.	Have any additions or alterations been made without a building permit?		X	
h.	Are there water leaks, water damage, moisture problems, flooding or flood-damaged areas in any areas of the home, for example, in the basement/crawl space, in the attic, in the kitchen or bathroom, near the tub/shower or any other bathroom or kitchen appliance or fixture? (If yes, please describe under additional comments.)		X	
i.	Are there musty or mildew odors in the home or any staining or discoloration of walls, wall coverings, or floors or floor coverings? Are there any damp or moist areas in the home?		X	
j.	Is there any damage due to wind, fire, flood, termites, pests or rodents?		X	
k.	When was chimney or flue last cleaned? Date _____			FIREPLACE only used TWICE
l.	Does the property or neighborhood have any known or suspected subsidence problems?		X	
m.	Is flood insurance required?		X	
NOTE: If yes to any of above, please describe below.				

5. COMMENTS:

a. Describe any structural changes, such as, but not limited to those resulting from roof problems or water problems, and any repairs and/or improvements which have been made to the property during your ownership. (Indicate date and nature of repairs or improvements, and by whom.)

b. If a water well is located on the property, provide documentation addressing location, Wyoming Registration number, depth, flow, potability, etc.
 ELK RIDGE BUILDERS + DESIGN, BRUCE JOHNSON
 307-760-9502

c. Are septic system documents and/or Health Department documents available?
 ELK RIDGE BUILDERS + DESIGN
 IN LARAMIE HAVE ALL THESE DOCUMENTS

d. If you have had or currently have any pets inside the home, describe how many and species.
 OCCASIONAL VISIT BY DOG

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e. Are there any other known defects?

NO

f. Are there any manufacturer warranties or other warranties that will be transferred to buyer?

DON'T KNOW

g. Assessments (District, contact person, payment, SID#).

Fish Creek HOA:

MONTHLY DUES + ASSESSMENT \$ 660 -

h. Describe the number and nature of problems and/or claims made to your homeowner's insurance.

1-THEFT DURING CONSTRUCTION OF HOME BY ONE OF PAINTERS

i. Please provide the name of your insurance carrier.

SAFECO

6. ADDITIONAL COMMENTS:

The above description and statement of condition of the subject property is based on my knowledge of the property and all representations are made to the best of my current actual knowledge. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BUYER AND BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS ALL BROKERS INVOLVED IN ANY SALE OF THE SUBJECT PROPERTY FROM ANY AND ALL CLAIMS, INCLUDING DAMAGES, COURT COSTS AND ATTORNEY'S FEES, ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. THE INFORMATION CONTAINED IN THIS DISCLOSURE HAS BEEN FURNISHED BY SELLER.

I have read the above representations and hereby expressly confirm them.

The undersigned Seller hereby acknowledges receipt of this Addendum this _____ day of _____, 20 _____.

HPO

HELEN

~~Hellen Proctor Owens Living Trust, U/A/D/ April 7, 1999~~

SELLER

Helen Proctor Owens

DATE

6/27/10

By: Helen Proctor Owens

ANY REPRESENTATION AS TO SQUARE FOOTAGE OF SUBJECT PROPERTY IS APPROXIMATE ONLY. IT IS BUYER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF SAID APPROXIMATE SQUARE FOOTAGE. BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS INDEPENDENTLY VERIFIED, TO BUYER'S SATISFACTION, THE SQUARE FOOTAGE OF THE PROPERTY.

The undersigned prospective Buyer hereby acknowledges receipt of this Addendum.

BUYER _____

DATE _____