

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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Approved by Counsel for St. Louis REALTORS®

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Form # 2091

01/25

SELLER'S DISCLOSURE STATEMENT

Property Address : 3501 Park Ave, St. Louis, MO 63104

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.

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UNK=Unknown

BUYER BUYER

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6	Please explain any "Yes" answers you gave in this section:			
	RADIOACTIVE OR HAZARDOUS MATERIALS			YES NO UNK
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
8	Please explain any "Yes" answers you gave in this section:			
	ADDITIONAL DISCLOSURES			
	Lead-Based Paint			YES NO UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
11	Are you aware if the property has been tested for lead?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:			
	Radon			YES NO UNK
13	Are you aware if the property has been tested for radon gas?			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section:			
	Tested 2 years before moving in and it tested within the safe ranges according to the EPA			
	Mold			YES NO UNK
16	Are you aware of the presence of any mold on the property?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
19	Please explain any "Yes" answers you gave in this section:			
	Asbestos Materials			YES NO UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
23	Please explain any "Yes" answers you gave in this section:			
	Other Environmental Concerns			YES NO UNK
24	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.?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
25	Please explain any "Yes" answers you gave in this section:			
	SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)			
26	Development Name _____			
27	Contact Name _____		Phone # _____	
28	Type of Property (check all that apply) <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op			
29	Mandatory Assessment #1 \$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other			
30	Mandatory Assessment #2 \$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other			
31	Mandatory Assessment(s) include:			
	<input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment:			

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		YES	NO	UNK
32	Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33	Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34	Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35	Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36	Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37	Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38	Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40	Please explain any "Yes" answers you gave in this section:			
UTILITIES				
	Services	Current Provider	Phone #	Avg Monthly Cost
41	Propane		<input type="checkbox"/> Owned <input type="checkbox"/> Leased	
42	Gas	Spire	800-887-4137	\$103
43	Electric	Ameren	800-552-7583	\$160
44	Water	St. Louis City	314-771-2255	\$70
45	Sewer	Metropolitan Sewer District	866-281-5737	\$136
46	Trash	With water		
47	Recycle	with water		
48	Internet	spectrum	833-267-6094	\$70
49	Phone	N/A		
HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS				
Type of Heating Equipment:				
50	Zone 1: Age 4 Brand Payne	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other
51	Zone 2: Age 2 Brand Rheem	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other
Fuel Source of Heating Equipment:				
52	Zone 1:	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other
53	Zone 2:	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other
Type of Air Conditioner:				
54	Zone 1: Age 4 Brand Payne	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units:) <input type="checkbox"/> Other
55	Zone 2: Age 2 Brand Rheem	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units:) <input type="checkbox"/> Other
		YES	NO	UNK
56	Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57	Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58	Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59	With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:			
60	Please explain any "Yes" or "Other" answers you gave in this section:			
FIREPLACE(S)				
61	Location 1: Room: _____ Functional and properly vented?	YES	NO	UNK
	Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62	Location 2: Room: _____ Functional and properly vented?	YES	NO	UNK
	Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63	Location 3: Room: _____ Functional and properly vented?	YES	NO	UNK
	Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64	Are you aware of any problems or repairs needed with any item in this section?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65	Please explain any "Yes" or "No" answers you gave in this section: 2 electric fireplaces in the living room area. The one closest to the kitchen has not worked during our ownership. Primary bedroom fireplace is decorative			
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT				
66	Plumbing System: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> PVC <input checked="" type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:			
67	Water Heater 1: Age: 3 Location: Basement Tank Size: 50gal	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other
68	Water Heater 2: Age: _____ Location: _____ Tank Size: _____	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other

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SURVEY AND ZONING				YES	NO	UNK
130	Do you have a survey of the property? If yes, please attach.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131	Does the survey include all existing improvements on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132	Are you aware of any shared or common features with adjoining properties?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Please explain any "Yes" answers you gave in this section:					
INSURANCE				YES	NO	UNK
137	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.					
APPLIANCES/EQUIPMENT						
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
139	Range/Stove	<input type="checkbox"/> N/A	Age 3	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	
140	Oven	<input type="checkbox"/> N/A	Age 3	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
141	Cooktop	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
142	Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
143	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
144	Built in Microwave	<input type="checkbox"/> N/A	Age			
145	Built in Refrigerator	<input type="checkbox"/> N/A	Age 3			
146	Dishwasher	<input type="checkbox"/> N/A	Age 3			
147	Garbage Disposal	<input type="checkbox"/> N/A	Age 3			
148	Trash Compactor	<input checked="" type="checkbox"/> N/A	Age			
149	Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars			
150	Gas Powered Exterior Lights	<input type="checkbox"/> N/A	# of lights			
151	Security System/Cameras	<input type="checkbox"/> N/A		<input checked="" type="checkbox"/> Owned	<input type="checkbox"/> Leased	
				YES	NO	UNK
152	Are you aware of any items in this section in need of repair or replacement?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153	Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS				YES	NO	UNK
154	Has the property been continuously occupied during the last twelve months?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156	Is the property located in an area that requires any specific disclosure(s) from the city or county?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	Is the property designated as a historical home or located in a historic district?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is property tax abated? If yes, attach documentation from taxing authority.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Are you aware of any pets having been kept in or on the property? Explain below.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	Are you aware if carpet has been laid over a damaged wood floor? Explain below.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Are you aware of any existing or threatened legal action affecting the property? Explain below.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Please explain any "Yes" answers you gave in this section:					
1 medium size, hypoallergenic dog for past 2 years						

UNK=Unknown

BUYER BUYER

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SELLER SELLER

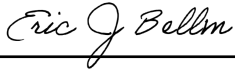
ADDITIONAL COMMENTS

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Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:


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



9/1/2025

SELLER SIGNATURE

DATE



9/1/2025

SELLER SIGNATURE

DATE

Eric J Bellm

Seller Printed Name

Stephani Bellm

Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

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



BUYER SIGNATURE

DATE



BUYER SIGNATURE

DATE

Buyer Printed Name

Buyer Printed Name