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

UNK=Unknown

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		X					
	Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed	ш		ш				
	by Seller and any involved real estate licensee(s) and given to any potential buyer.							
2	Please explain any "Yes" answers you gave in this section:							
		*****	37.0					
_	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	Ш	X	Ш				
	related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.							
4	Please explain any "Yes" answers you gave in this section:							
	WASTE DISDOCAL SITE OF DEMOLITION LANDELL (YES	NO	UNK				
5	WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)	YES	NU	UNK				
	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	П	$oldsymbol{\boxtimes}$	П				
	Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial			_				
	action at the property.							

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		X	ш			
8	such knowledge in writing. Please provide such information, including a copy of such report, if available. Please explain any "Yes" answers you gave in this section:						
	Thease explain any Test answers you gave in this section.						
	ADDITIONAL DISCLOSURES		***				
9	Lead-Based Paint And you group of the processor of any lead horsered (such as point, years grouply lines, etc.) on the processor?	YES	NO	UNK			
10	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Are you aware if it has ever been covered or removed?	┝		H			
11	Are you aware if the property has been tested for lead?	H	 	H			
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:		,				
	Dalan.	YES	NO	LINIZ			
13	Radon Are you aware if the property has been tested for radon gas?	YES	NO	UNK			
14	Are you aware if the property has ever been mitigated for radon gas?	H	A	Н			
15	Please explain any "Yes" answers you gave in this section:		/				
	Tooted 2 years before maying in and it tooted within the cofe renges according	~ 4~ 4	aa F	۸.			
	Tested 2 years before moving in and it tested within the safe ranges accordin	g to t	ne Er	A			
	Mold	YES	NO	UNK			
16	Are you aware of the presence of any mold on the property?		X				
17	Are you aware of anything with mold on the property that has ever been covered or removed?		X				
18	Are you aware if the property has ever been tested for the presence of mold?		X				
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,	П	X	П			
21	ceiling, flooring, pipe wrap, etc.? Are you aware of any asbestos material that has been encapsulated or removed?			$\overline{}$			
22	Are you aware if the property has been tested for the presence of asbestos?	H	₩	Н			
23	Please explain any "Yes" answers you gave in this section:		7 4				
		VEC	NO	LINIZ			
24	Other Environmental Concerns Are you aware of any other environmental concerns that may affect the property such as polychlorinated	YES	NO	UNK			
	biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks,	П	図				
	etc.?		7				
25	Please explain any "Yes" answers you gave in this section:						
	SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMEN	NT (if a	pplica	ble)			
26	Development Name	, 1 (11 6	рршен	220)			
27	Contact Name Phone #						
28	Type of Property (check all that apply) Single Family Multi-Family Condominium Townhome	Villa	_	-ор			
29 30	Wandatory Assessment #1 \$\frac{1}{2} per Violettiy Quarterly Semi-Amidal Amidal Other						
31	Mandatory Assessment #2 \$ per Monthly Quarterly Semi-Annual Annual Mandatory Assessment(s) include:	Annual	Ot	her			
	entrance sign/structure street maintenance common ground snow removal specific to dwelling						
	snow removal common area landscaping of common area landscaping specific to dwelling rec	eption	facility	,			
	clubhouse pool tennis court exercise area water sewer trash removal doorman c	ooling	heat	ing			
	security elevator some insurance real estate taxes other common facility						
	assigned parking space(s): how many identified as other specific item(s):						
	Dwelling exterior maintenance covered by Assessment:						
	UNK=Unknown Initials BUYER and SELLER acknowledge they have read this page		Pa	age 2 of 7			
	BUYER BUYER SEIGLER SELL	EK					

	vare of any existing or proposed special	assessments?		_		
<u> </u>	Are you aware of any existing or proposed special assessments?					
Are you aware of any special taxes and/or district improvement assessments?						
Are you aware of any special taxes and district improvement assessments. Are you aware of any condition or claim which may cause an increase in assessment or fees?						
Are you aware of any material defects in any common or other shared elements?						
Are you aware of any material defects in any common or other snared elements? Are you aware of any existing indentures/restrictive covenants?						
				╡╎╞╡╎╞		
	vare of any violation of the indentures/re		ers?	┥╎┝┥╎┝		
	ecorded shared driveway/street/road mai			┥╎┝┥╎┝		
	riveway/street/road that is not maintaine		se explain in description.	<u> </u>		
Please expl	ain any "Yes" answers you gave in this	section:				
		UTILITIES		T .		
Services	Current Provider	Phone #		Avg Monthly Cost		
Propane			Owned Leased			
Gas	Spire	800-887-4137		\$103		
Electric	Ameren	800-552-7583		\$160		
Water		314-771-2255		\$70		
	St. Louis City					
Sewer	Metropolitan Sewer District	866-281-5737		\$136		
Trash	With water					
Recycle	with water					
nternet	spectrum	833-267-6094		\$70		
hone	N/A					
	HEATING, VENTILA	ATION AND COOLING ("HV	VAC") SYSTEMS			
Type of He	ating Equipment:		,			
		Forced Air Heat Pump	Padient Reschoord Geo	Thermal Othe		
		Forced Air Heat Pump				
		Forced Air Heat Pump	Radiani Baseboard Geo-	I nermaiOtne		
	e of Heating Equipment:					
Zone 1:			Propane Fuel Oil Sola			
Zone 2:		Natural Gas Electric	Propane Fuel Oil Sola	ar Other		
Type of Air	Conditioner:					
• •		Central Electric Central G	as Window/Wall (# of Unit	s:) Othe		
Zone 2:	Age 2 Brand Rhoom			s:) Othe		
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		YES	NO	UNK					
69	Does the property have an ice-maker supply line?		M						
70									
	inspection certificate.		X	ш					
71	Are you aware of any problems or repairs needed in the plumbing system?		X						
72	Does property have a Swimming Pool/Spa/Hot Tub?		\Box						
	(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)								
73	Please explain any "Yes" or "Other" answers you gave in this section:								
	WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Sta	temen	t)						
74	What is the source of your drinking water? Public Community Well Other								
75	If well, when was the water last tested? Is test documented? Yes or No. If yes, please provided in the state of the state	ide do	cumen	tation.					
76	Do you have a water softener? Yes or No. If yes, is it Owned or Leased. If leased, provide lesso								
		YES	NO	UNK					
77	Are you aware of any problems relating to the water system including the quality or source of water or any		X	П					
70	components such as the curb stop box?								
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable								
			-						
	SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Discl								
79	What is the type of sewerage system to which the house is connected? Public Private Septic .	Aerato	r 🔲 O	ther					
00	If Other, please explain:								
80	If septic/aerator, when was system last serviced?								
01	7.1	YES	NO	UNK					
81	Is there a sewerage lift system?	╆	X.	┵					
82	Is there a sewerage grinder system?	Ц	X	- 					
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	Д	Ш	ш					
84	Please explain any "Yes" answers you gave in this section:								
	Crack found in sewer lateral inspection during purchase, but plumber was not concerned about the location of the crack as it it did not effect	the func	tionality						
	ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)								
0.5	Type of Service Panel(s):								
85	Panel 1: Amps 200 Brand Eaton Circuit Breakers Fuses Other								
86	Panel 2: Amps Brand Circuit Breakers Fuses Other								
87	Panel 3: Amps Brand Circuit Breakers Fuses Other								
00	Type of Wiring:								
88 89	Panel 1: Copper Aluminum UNK Other								
99 90	Panel 2: Copper Aluminum UNK Other								
20	Panel 3: Copper Aluminum UNK Other	VEC	NO	LINIZ					
91	A	YES	NO	UNK					
91 92	Are you aware of any problems or repairs needed in the electrical system?	Ш	X						
	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?		风						
93	Please explain any "Yes" answers you gave in this section:		/\						
	1 lease explain any les answers you gave in this section:								
	CONSTRUCTION								
94		current							
95	List all significant additions, modifications, renovations, & alterations to the property during your ownership			<u>.</u>					
	List an significant additions, modifications, renovations, & afterations to the property during your ownership	OCIOW	•						
		YES	NO	UNK					
96	Were required permits obtained for the work described above?	П	П						
97	Please explain any "No" answers you gave in this section:								

Type of Foundation: Concrete Cinder Block Stone Wood Other: Are you aware of any problems or issues with foundation?	YES	NO	IIN
Are you aware of any problems or issues with foundation?	YES	NO	UNI
Are you aware of any problems or issues with foundation?			UNI
	Ш	X	
Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?		X	
Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?		X	
Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement		X	
	П	X	
	Ħ	H	┪
Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the policy the repair or control effort:	erson/c	ompan	y wh
BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK
	Ц	<u>N</u>	Щ
	Ц	М	Щ
			\sqcup
	Ш	X	\Box
		図	
Please explain any "Yes" answers you gave in this section:	ı		
ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
What is the approximate age of the roof? 4 Is it documented? If yes, please provide documentation.			
Are you aware of any active leaks to the roof?		X	
Has the roof ever leaked during your ownership?	X		
Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	\boxtimes		
Are you aware of any problems with the roof, gutters or downspouts?		\square	
Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation:		X	
	since		
PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK
Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and		X	
	П	M	
	Ħ	 	H
	Ħ		H
		~	
loes it expire and what is the renewal costs?	Ц	M	Ш
'lease explain any "Yes" answers you gave in this section:			
SOIL AND DRAINAGE	YES	NO	UNK
	Ш	_X	\Box
affect the property?		X	
		X	
Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable bayement)		×	
	pace or slab? Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement loor or garage? Are you aware of any repairs to any of the building elements listed above? Are required permits obtained for any repairs described above? Are required permits obtained for any repairs described above? Are required permits obtained for any repairs described above? BASEMENT AND CRAWL SPACE (Complete only if applicable) BASEMENT AND CRAWL SPACE (Complete only if applicable) In the home equipped with a sump pite? BASEMENT AND CRAWL SPACE (Complete only if applicable) In the home equipped with a sump pite? Are you aware of any issues with sump pit(s) & pump(s)? Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab? Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Bease explain any "Yes" answers you gave in this section: ROOF, GUTTERS AND DOWNSPOUTS BASEMENT AND DOWNSPOUTS BASEMENT AND DOWNSPOUTS AND FOR THERS AND DOWNSPOUTS BASEMENT AND CRAWL SPACE (Figure 1) BASEMENT AND CRAWL SPACE (Complete only if applicable) AND FOR GUTTERS AND DOWNSPOUTS BASEMENT AND GOVERN AND ADDRESS OF STATES AND	pace or slab? Ive you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement loor or garage? Ive you aware of any repairs to any of the building elements listed above? Vere required permits obtained for any repairs described above? Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/c lid the repair or control effort: BASEMENT AND CRAWL SPACE (Complete only if applicable) VES Is the home equipped with a sump pump? Ive you aware of any issues with sump pit(s) & pump(s)? Ive you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab? Ive you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Please explain any "Yes" answers you gave in this section: ROOF, GUTTERS AND DOWNSPOUTS Ive you aware of any active leaks to the roof? Is it documented? If yes, please provide documentation. Ive you aware of any active leaks to the roof? Is the roof ever leaked during your ownership? Is the roof ever leaked during your ownership? Is the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Ive you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of foofing currently installed on any portion of the property? PESTS/TERMITES/WOOD DESTROYING INSECTS VES VES VES VES VES VES VES V	pace or slab? tre you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement loor or garage? tre you aware of any repairs to any of the building elements listed above? Vere required permits obtained for any repairs described above? Vere required permits obtained for any repairs described above? Vere required permits obtained for any repairs described above? Vere required permits obtained for any repairs described above? Vere required permits obtained for any repairs described above? Vere required permits obtained for any repairs described above? Vere required permits obtained for any repairs described above? Vere required with a sump pit(?) Is the home equipped with a sump pit(?) Is the home equipped with a sump pump? Vere you aware of any repairs or other attempts to control any water or dampness problem in the basement revery ou aware of any repairs or other attempts to control any water or dampness problem in the basement revery ou aware of any repairs or other attempts to control any water or dampness problem in the basement revery our aware of any repairs or other attempts to control any water or dampness problem in the basement revery of a water or every leaks to the roof? Vere you aware of any active leaks to the roof? Is it documented? If yes, please provide documentation. Vere you aware of any enabled defining your ownership? Is as the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Is as the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Is as the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Is as the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Is as the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Is as the roof been repaired, recovered or any portion of it replaced or recovered during you

UNK=Unknown ROJEK BOJEK

	SURVEY AND ZONING					YES	NO	UNK
130	Do you have a survey of the property? If yes, please attach.						M	
131	Does the survey include all existing improvements on the property?	?						
132	Are you aware of any shared or common features with adjoining properties?						X	
133	Are you aware of any rights of way, unrecorded easements, or encre	oac	hment	s, which affect the proj	perty?		X	
134	Is any portion of the property located within the 100-year flood haz						X	
135	Are you aware of any violations of local, state, or federal laws/regu				ng to the			
	property?		•	C C		ш	X	ΙЦ
136	Please explain any "Yes" answers you gave in this section:							
	INSURANCI	E				YES	NO	UNK
137	Are you aware of any claims that have been filed for damages to the		perty?	(i.e., roof, flood, fire, o	casualty,	П	X	П
138	etc.) If "Yes," please provide the following information for each claim: of	1_4.	£ -1-	: 1::-4:				
150		iaie	oi cia	ilm, description of clair	m, repairs	; and/or		
	replacements completed.							
	APPLIANCES/EO							
	(Seller is not agreeing that all items are being of	fer						
139	Range/Stove	Ц	N/A	Age 3	<u>\Z</u> \		ı	lectric
140	Oven	Ц	N/A	Age 3		Gas		lectric
141	Cooktop	X	N/A	Age		Gas	_	lectric
142	Outdoor Grill	X	N/A	Age	\Box	Gas	1	lectric
143	Dryer Hookup		N/A			Gas	X E	lectric
144	Built in Microwave		N/A	Age				
145	Built in Refrigerator		N/A	Age 3				
146	Dishwasher		N/A	Age 3				
147	Garbage Disposal	П	N/A	Age 3				
148		×	N/A	Age				
149			N/A	# of collars				
150	Gas Powered Exterior Lights	۳	N/A	# of lights	-			
151	Security System/Cameras	\vdash	N/A	" of lights	N.	Owned	ПП ¹	Leased
ŀ	seeding systems cumorus	Н	1 1/1 1			YES	NO	UNK
152	Are you aware of any items in this section in need of repair or repla	icei	nent?				X	
153	Please explain any "Yes" answers you gave in this section:		nent.				KX	
	ricase explain any rest answers you gave in this section.							
	MISCELLANE					YES	NO	UNK
154	Has the property been continuously occupied during the last twelve					\square		
155	Is the property located in an area that requires any compliance			ion(s) including muni	cipality,	X		
	conservation, fire district or any other required governmental autho-							ᆜ
156	is the property rocated in an area that requires any specific disclosure(s) from the city of county:							
157	is the property designated as a historical nome of rocated in a historic district:							
158	Is property tax abated? If yes, attach documentation from taxing au					ш	<u> </u>	⊢ ⊔
159	Are you aware of any pets having been kept in of on the property: Explain below.						lacksquare	
160	Is the Buyer being offered a protection plan/home warranty at closis						Щ	
161	Are you aware of any moperatic windows of doors, broken thermal sears, of cracked broken glass. Explain							
	below.							
162	Are you aware it earper has been faid over a damaged wood floor: Explain below.						└	
163	Are you aware of any existing of uncatened regar action affecting the property: Explain octow.							
164	Are you aware of any consent required of anyone other than the sig	gne	r(s) of	this form to convey tit	le to the		X	
165	property? Explain below.					ш		
165	Please explain any "Yes" answers you gave in this section:							
	1 medium size, hypoallergenic dog for past 2 years							
	,,,pg y							

	ADDITIONA	AL COMMENTS					
166	TIDDITION (I						
168							
169 170							
171							
172							
173							
174							
175							
176							
Seller attaches the following document	(s):						
SELLER'S ACKNOWLEDGEMENT		nd that it is complete and accurate to the bes	et of Sallaria knowledge				
	ing broker in writing of any o	changes in the property condition. Seller au					
Tic J Bellm	9/1/2025	Stephani Bellm	9/1/2025				
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE				
Eric J Bellm		Stephani Bellm					
Seller Printed Name		Seller Printed Name					
Disclosure Statement is limited to infor this Seller's Disclosure Statement, and	nd read this Seller's Disclosur mation of which Seller has a any other important informat	re Statement. Buyer understands that the infectual knowledge. Buyer should verify the intion provided by either Seller or broker (incomplessional investigation of his own. Buyer ac	nformation contained in cluding any information				
is not an expert at detecting or repairing		=	sano wiedges that broker				
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE				
Buyer Printed Name		Buyer Printed Name					