dotloop signature verification: dtlp.us/lGaS-A9Ec-iwSb

SELLER'S DISCLOSURE STATEMENT
VERY IMPORTANT DOCUMENT - PLEASE READ CAREFULLY

This Disclosure Statement has been completed by the Seller and not the REALTOR. Neither Broker nor Agent has verified the information contained herein nor is this information warranted to be accurate by Broker or Agent.

Date 06/08/2026 **Property Address** 15060 Private Road 368, Mobile, AL 36608

1. ARE YOU (SELLER) AWARE OF ANY PROBLEMS (PAST, PRESENT OR POTENTIAL) WITH YOUR PROPERTY OR ANY COMPONENT, APPLIANCE, EQUIPMENT SYSTEM, ETC. If **yes**, check appropriate space(s) below.

☐ Interior Walls	☐ Attic	☐ Driveways	☐ Included Appliances, built-in or otherwise	☐ Foundation
☐ Roofs	☐ Insulation	☐ Walls/Fences	☐ Sprinkler System	☐ Chimney
☐ Floors	☐ Slab(s)	☐ Pool	☐ Electrical System	☐ Plumbing/Sewer/Septic/Well
☐ Windows	☐ Basement	☐ A/C & Heating System	☐ Doorbell	☐ Other _____
☐ Exterior Walls	☐ Fireplace	☐ Burglar Alarm	☐ Intercom	

If any of the above are checked, please explain. (Attach additional sheets if necessary) _____

2. Does the property or any of its components and/or systems violate any building codes? YES ☐ NO ☑ Year Built? 2009 Does this property use your homestead exemption? YES ☑ NO ☐ Is the present use Residential or Commercial? Residential

3. Were any room additions, structural modifications, or other alterations, or repairs made without necessary permits? YES ☐ NO ☑
Is there any living area that is not heated or cooled? YES ☐ NO ☑
If yes to either of these questions, please explain: _____

4. Has there been settling from any cause, structural cracks, including but not limited to, siding or other exterior surfaces, the slab or foundation, slippage, underground springs, or other soil or structural problems? YES ☐ NO ☑ Age of Roof? 17 y Synthetic Stucco? YES ☐ NO ☑ Masonite? YES ☐ NO ☑

5. Has there been infestation or damage from wood infesting insects, (termites, beetles, etc.) fungus, mold or moisture related problems (old, new, repaired or otherwise)? YES ☑ NO ☐

6. Do you have a termite contract? (Not pest control) YES ☑ NO ☐ Is it for retreatment or replacement? retreat Is it transferable? YES ☑ NO ☐ Date of expiration/renewal? _____
Name of Termite Company J &M Exterminators Do you have a Formosan termite rider? YES ☐ NO ☐

7. Has there been damage from fire, smoke, flooding, wind, water or other cause (old, new, repaired or otherwise)? YES ☐ NO ☑

8. Has the property ever been tested for radon gas? YES ☐ NO ☑ Does the property contain Chinese dry wall, urea formaldehyde foam insulation, lead base paint, or any asbestos materials? YES ☐ NO ☑ If Yes, please explain _____

9. Are fireplaces working? YES ☑ NO ☐ Have fireplaces ever been inspected? YES ☑ NO ☐ If yes, when? 2024
Cleaned? YES ☑ NO ☐ When? _____

10. Are any appliances, alarm systems/services or exterior lighting leased or rented? YES ☐ NO ☑ If yes, state which system and the name of lessor.
_____

11. Is the property connected to a septic tank? YES ☑ NO ☐ When was septic system last inspected? _____
Are there any past or present septic system problems? YES ☐ NO ☐ Is property connected to city sewer? YES ☐ NO ☑ Does the system have a grinder pump/lift? YES ☐ NO ☐

12. Is property connected to city water? YES ☐ NO ☑ Is it on well water? YES ☑ NO ☐

13. Is there a landfill (compacted or otherwise) anywhere on the property? YES ☐ NO ☑ Are there any known abandoned storage, septic tanks or wells? YES ☐ NO ☑

14. Any existing wetlands? YES ☐ NO ☑
Have there ever been drainage problems, grading problems, or standing water problems? YES ☐ NO ☑
Has the property or dwelling ever flooded? YES ☐ NO ☑ Is property in a flood zone that may require flood insurance? YES ☐ NO ☑

15. Are there any types of fees, leases or assessments (sewer, paving, water connection) due now or known by you to be due in the future? YES ☐ NO ☑
16. Is there a Homeowner's Association? YES ☐ NO ☑ Homeowner's Association Fees $ n/a Condo Fee $ _____

17. Are there any zoning violations, nonconforming uses, violations of "setback" lines, encroachments, or easements, other than utilities? YES ☐ NO ☑
Is there a shared driveway? YES ☐ NO ☑ Are there deed restrictions or restrictive covenants? YES ☑ NO ☐ Is the property in a Historical District? YES ☐ NO ☑

18. Are there any zoning variances, traffic routing or street widening (existing or proposed) near to or affecting your property or any adjacent property? YES ☐ NO ☑

19. Are there any actions, causes of actions, lawsuits, liens or judgments, right of redemption, foreclosure, either current or potential, concerning the property or bankruptcy proceedings against the Seller concerning the property? YES ☐ NO ☑

20. Is there any condition, factor or stigma that would affect the health or safety of inhabitants? YES ☐ NO ☑
Have you received any notification under the Community Notification Act, Megans Law, etc.? YES ☐ NO ☑

21. Has the property ever been managed as a rental property by Cooper & Co. Inc., REALTORS? YES ☐ NO ☑ If yes, state the dates of the rental period _____.

Explanations for responses or changes to 1-21 above. (Attach additional sheets if necessary) termite damage on front post was treated and repaired.

The above information does not constitute a warranty of any items mentioned. This is not a contract. Any concerns regarding the above information should be specifically addressed in the purchase agreement or addendum thereto, for the property. Sellers acknowledge that this information will be provided to any interested party and certify that the information herein is true and correct to the best of their knowledge as of the date signed by the Sellers.

Seller Halli Montgomery (dotloop verified 06/08/26 9:51 PM CDT 5GGQ-QVPC-CDR2-JNFA) Date _____ Witness: Michelle Davis (dotloop verified 06/08/26 8:03 PM CDT WZD2-K364-CVHE-JA2V)

Seller Trent Montgomery (dotloop verified 06/09/26 6:44 AM CDT QZDL-MZYP-6VBO-O3ZG) Date _____ Witness: _____

Sellers certify that as of this date there have been no changes. Buyer hereby accepts this Disclosure subject to the Seller's certifying that there have been no changes as of this date.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

EQUAL HOUSING OPPORTUNITY

Rev 3/26