

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 05/11/2026 Property Address 9056 REDBERRY DR MOBILE AL 36695

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

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

- Does the property or any of its components and/or systems violate any building codes? YES NO Year Built? 2018 property use your homestead exemption? YES NO Is the present use Residential or Commercial? residential
- 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:
- 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? Synthetic Stucco? YES NO Masonite? Yes No
- 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
- Do you have a termite contract? (Not pest control) YES NO Is it for retreatment or replacement? Is it transferable? YES NO Date of expiration/renewal? Name of Termite Company Wayne's Do you have a Formosan termite rider? YES NO
- Has there been damage from fire, smoke, flooding, wind, water or other cause (old, new, repaired or otherwise)? YES NO
- 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
- Are fireplaces working? YES NO Have fireplaces ever been inspected? YES NO If yes, when? Cleaned? YES NO When?
- Are any appliances, alarm systems/services or exterior lighting leased or rented? YES NO If yes, state which system and the name of lessor.
- 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
- Is property connected to city water? YES NO Is it on well water? YES NO
- 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
- 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
- Are there any types of fees, leases or assessments (sewer, paving, water connection, etc.) due now or known by you to be due in the future? YES NO
- Is there a Homeowner's Association? YES NO Homeowner's Association Fees \$ Condo Fee \$
- 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
- 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
- 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
- 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
- Has the property ever been managed as a rental property by Berkshire Hathaway HomeServices 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)

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 correct to the best of their knowledge as of the date signed by the Sellers.

Seller Signature: [Signature] Date: 05/11/2026
Buyer Signature: [Signature] Date: 05/11/2026
Buyer hereby accepts this Disclosure subject to the Seller's certifying that there have been no other issues.

