This document has legal consequences.
If you do not understand it, consult your attorney.

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Form # 2096a 01/14

RENTAL PROPERTY VERIFICATION

Note: This verification is one of the documents that, when completed, is to be furnished to the Buyer or selling broker as provided for in the Rental Property Rider (Form 2096).

PROPERTY: 3412 Winnebago St. Louis Mo. 63118

1. Number of rental units: 2 Identify any vacant units: _____

Unit # F1 Rent $ 675 per mo Deposit $ 650- ☐ Lease Expires (date) 10-31-18 ☐ MTM Renewal

Articles provided for tenants use: _____

Unit # F2 Rent $ 675 per mo Deposit $ _____ ☐ Lease Expires (date) Vacant ☐ MTM Renewal

Articles provided for tenants use: _____

Unit #_____ Rent $ _____ per _____ Deposit $ _____ ☐ Lease Expires (date) _____ ☐ MTM Renewal

Articles provided for tenants use: _____

Unit #_____ Rent $ _____ per _____ Deposit $ _____ ☐ Lease Expires (date) _____ ☐ MTM Renewal

Articles provided for tenants use: _____

2. Annual Expenses - most recent calendar year (based upon actual operation):

Real Estate Taxes	$ 380.54 (2017)	Year	2017
Hazard & Liability Insurance	$ 704.40	Company	NREIG.com
Sewer	$ 673.11	Utility	MSD
Water	$ 555.99	Utility	St. Louis City
Gas (if applicable)	$ —	Utility	
Electric (if applicable)	$ —	Utility	
Maintenance and repairs	$ 1,597.50		
Service Contracts (trash, lawn, etc.)	$ —		
Management (see #3 below)	$ 651-		
Other: _____	$ 400-		
_____	$ 435-		
Total	$ 5,397.54	0.00	

3. Management Company
Name: Cassi Hites Phone: 314-277-2881
Address: _____
Contact Person: Cassi Hites Email: Cassihites@gmail.com

4. Any contracts for services in effect, explain: N/A

5. Do any agreements survive closing? ☑ Yes ☐ No (If "Yes", attach copies) _____
F1-Rental Lease Agreement

6. Seller has the following documents:
- Schedule E (property specific)
- Audited financial statement
- Accountant-certified financial statement
- All leases/rental agreements
- Occupancy permits
- Rent roll/actual rental payment history for each unit for the last 12 months
- Other _____

Seller certifies the above information is true and correct:

SELLER SIGNATURE	DATE 9-30-18	SELLER SIGNATURE	DATE 9-30-18
Troy Haun		Tamara Haun	
Seller Printed Name		Seller Printed Name	

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