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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: 4050 Delmar Ave., 63108

1. Number of rental units: 17 Identify any vacant units: see Addendum A for section 1

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: _____

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):

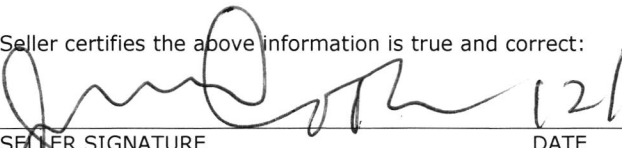
Real Estate Taxes	\$ <u>4,705.00</u>	Year	<u>2017</u>
Hazard & Liability Insurance	\$ <u>8,022.00</u>	Company	_____
Sewer	\$ <u>1,848.00</u>	Utility	<u>Metropolitan St. Louis Sewer District</u>
Water	\$ <u>654.00</u>	Utility	<u>City of St. Louis Water Division</u>
Gas (if applicable)	\$ <u>7,294.00</u>	Utility	<u>Spire</u>
Electric (if applicable)	\$ <u>9,973.00</u>	Utility	<u>Ameren</u>
Maintenance and repairs	\$ <u>32,736.00</u>		
Service Contracts (trash, lawn, etc.).....	\$ <u>566.00</u>		
Management (see #3 below).....	\$ _____		
Other: <u>advertising</u>	\$ <u>737.00</u>		
Total	\$ _____		<u>66,535.00</u>

3. Management Company
Name: _____ Phone: _____
Address: _____
Contact Person: _____ Email: _____

4. Any contracts for services in effect, explain: _____


5. Do any agreements survive closing? Yes No (If "Yes", attach copies) _____

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:
 12/14/18
SELLER SIGNATURE _____ DATE _____ SELLER SIGNATURE _____ DATE _____
J&L Properties 2 LLC - Jewel W. Cook
Seller Printed Name _____ Seller Printed Name _____

2018 rent roll - 4050 Delmar Blvd., 63108

unit	lease end date		weekly rent rate
1	week to week	\$	179
3	week to week	\$	179
101	week to week	\$	180
102	week to week	\$	185
103	week to week	\$	199
104	week to week	\$	199
105	week to week	\$	179
201	week to week	\$	179
202	week to week	\$	150
203	week to week	\$	179
204	week to week	\$	199
205	week to week	\$	179
301	week to week	\$	179
302	<i>owner office</i>	\$	-
303	week to week	\$	179
304	week to week	\$	179
305	<i>vacant</i>	\$	-
total	n/a	\$	2,723

 02/14/18