

### 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: 21+23 Henrietta (2813 Henrietta)

1. Number of rental units: 4 Identify any vacant units: \_\_\_\_\_

Unit # 1E Rent \$ 1150 per month Deposit \$ 1150  Lease Expires (date) 2/29/2020  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

Unit # 2E Rent \$ \_\_\_\_\_ per \_\_\_\_\_ Deposit \$ \_\_\_\_\_  Lease Expires (date) \_\_\_\_\_  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

Unit # 1W Rent \$ \_\_\_\_\_ per \_\_\_\_\_ Deposit \$ \_\_\_\_\_  Lease Expires (date) \_\_\_\_\_  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

Unit # 2W Rent \$ 1200 per month Deposit \$ 1200  Lease Expires (date) 9/30/2019  
 MTM Renewal

Articles provided for tenants use: \_\_\_\_\_

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

Real Estate Taxes .....	\$ <u>1814.00</u>	Year <u>2018</u>
Hazard & Liability Insurance .....	\$ <u>1200.00</u>	Company <u>Global Green</u>
Sewer .....	\$ <u>1900.00</u>	Utility _____
Water .....	\$ <u>756.00</u>	Utility _____
Gas (if applicable) .....	\$ _____	Utility _____
Electric (if applicable) .....	\$ _____	Utility _____
Maintenance and repairs .....	\$ <u>2000.00</u>	
Service Contracts (trash, lawn, etc.) .....	\$ <u>400.00</u>	
Management (see #3 below) .....	\$ _____	
Other: .....	\$ _____	
Total .....	\$ _____	0.00

3. Management Company

Name: Grave Properties Phone: 314-241-7222

Address: 4304 Winchester Avenue

Contact Person: Austin Barzantny Email: info@gravepropertiesllc.com

4. Any contracts for services in effect, explain: \_\_\_\_\_

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

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 (duration of tenancy)
- Other \_\_\_\_\_

Seller certifies the above information is true and correct:

[Signature]  
SELLER SIGNATURE DATE 3/5/19

SELLER SIGNATURE DATE

Seller Printed Name

Seller Printed Name

rental app pending \$1200