

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: 4239 Norfolk

1. Number of rental units: 2 Identify any vacant units: Downstairs Unit, was rented till 11/31/2019 for \$1400
Unit # 4239H Rent \$ 1175 per month Deposit \$ 1175 Lease Expires (date) 5/30/2019
 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>200.00</u>	Year <u>2018</u>
Hazard & Liability Insurance	\$ <u>900.00</u>	Company _____
Sewer	\$ <u>1032.00</u>	Utility _____
Water	\$ <u>656.00</u>	Utility _____
Gas (if applicable)	\$ _____	Utility _____
Electric (if applicable)	\$ _____	Utility _____
Maintenance and repairs	\$ <u>1000.00</u>	
Service Contracts (trash, lawn, etc.)	\$ <u>400.00</u>	
Management (see #3 below)	\$ _____	
Other:	\$ _____	
Total	\$ _____	0.00

3. Management Company

Name: Grove Properties Phone: 314-297-6387

Address: 4304 Manchester Ave

Contact Person: _____ Email: info@grovepropertiesllc.com

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

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

Seller certifies the above information is true and correct:

[Signature] 3/6/19
SELLER SIGNATURE DATE SELLER SIGNATURE DATE

Seller Printed Name Seller Printed Name