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Form # 2096a 01/20

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 form #2096 Rental Property Rider.

PROPERTY: 9546 Hyde Park Dr, 63123

1. Number of rental units: 04 Identify any vacant units: n/a
Unit # A Rent \$ 1,000.00 per month Deposit \$ 950.00
Lease Expires (date) 2025-11-01
MTM Renewal
Articles provided for tenants use: one garage packing space, access to building laundry set, one internal storage space
Unit # B Rent \$ 950.00 per month Deposit \$ 950.00
Lease Expires (date) 2025-05-31
MTM Renewal
Articles provided for tenants use: one garage packing space, access to building laundry set, one internal storage space
Unit # C Rent \$ 1,000.00 per month Deposit \$ 1,000.00
Lease Expires (date) 2025-05-31
MTM Renewal
Articles provided for tenants use: one garage packing space, access to building laundry set, one internal storage space
Unit # D Rent \$ 900.00 per month Deposit \$ 900
Lease Expires (date) 2024-11-01
MTM Renewal
Articles provided for tenants use: one garage packing space, access to building laundry set, one internal storage space

2. Annual Expenses-most recent calendar year (based upon actual operation):
Real Estate Taxes \$ 4,421 Year 2023
Hazard & Liability Insurance \$ 3,923 Company Encompass
Sewer \$ 1,080 Utility MSD
Water \$ 1,320 Utility Missouri Water
Gas (if applicable) \$ 360 Utility Spire
Electric (if applicable) \$ 660 Utility Ameren
Maintenance and repairs \$
Service Contracts (trash, lawn, etc.) \$
Management (see #3 below) \$
Other: trash (Waste Management) \$ 960
Total \$ 12,724

3. Management Company
Name: n/a (owner managed) Phone:
Address:
Contact Person: Email:

4. Any contracts for services in effect, explain: n/a

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:
Tyler Pattenson 2024/10/24, 01:19:48 AM CDT
SELLER SIGNATURE DATE SELLER SIGNATURE DATE
Tyler Pattenson
Seller Printed Name Seller Printed Name