

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

©ST. LOUIS REALTORS®
Approved by Counsel for St. Louis REALTORS®
To be used exclusively by REALTORS®

Form # 2096a 01/20

RENTAL PROPERTY VERIFICATION

1 **Note: This verification is one of the documents that, when completed, is to be furnished to the buyer or selling broker as provided**
2 **for in form #2096 Rental Property Rider.**

3 PROPERTY: 7358 Pershing Avenue, University City, MO 63130

4 1. Number of rental units: 4 Identify any vacant units: _____

5 Unit # 1E Rent \$ 1150- per MO Deposit \$ 1150- Lease Expires (date) 6-30-21
 MTM Renewal

6 Articles provided for tenants use: KITCHEN APPLIANCES; WASHER DRYER; STORAGE LOCKER

7 Unit # 2E Rent \$ 1200- per MO Deposit \$ 1200- Lease Expires (date) 6-30-21
 MTM Renewal

8 Articles provided for tenants use: PER ABOVE

9 Unit # 1W Rent \$ 1200- per MO Deposit \$ 1200- Lease Expires (date) 7-31-21
 MTM Renewal

10 Articles provided for tenants use: PER ABOVE

11 Unit # 2W Rent \$ 900- per MO Deposit \$ 0 Lease Expires (date) 7-31-21
 MTM Renewal

12 Articles provided for tenants use: PER ABOVE

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

14 Real Estate Taxes..... \$ 9568.74 Year 2020

15 Hazard & Liability Insurance..... \$ 5882.00 Company CINCINNATI

16 Sewer..... \$ 1534.96 Utility MSD

17 Water..... \$ 1235.60 Utility MOAWC

18 Gas (if applicable) ..B.L.D.G. HOT WATER \$ 1200.00 Utility SPIRE

19 Electric (if applicable) ..PUBLIC LIGHTS \$ 340.00 Utility AMEREN

20 Maintenance and repairs..... \$ 4000.00 AVERAGE PER YEAR--NOT MAJOR

21 Service Contracts (trash, lawn, etc.) \$ 880.80 REFUSE UCITY

22 Management (see #3 below) \$ _____

23 Other: LAWN/SNOW REMOVAL \$ 500.00 ESTIMATE

24 _____ \$ _____

25 Total..... \$ 25191.50

26 3. Management Company

27 Name: N/A Phone: _____

28 Address: _____

29 Contact Person: _____ Email: _____

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

31 _____

32 _____

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

34 _____

35 _____

36 _____

37 6. Seller has the following documents:

38 Schedule E (property specific) Occupancy permits

39 Audited financial statement Rent roll/actual rental payment history for each unit

40 Accountant-certified financial statement for the last 12 months ATTACHED

41 All leases/rental agreements Other _____

42 Seller certifies the above information is true and correct:

43 Robert L. Roeder - trustee 6-9-21 Laura Roeder, trustee 6-8-21

44 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

45 ROBERT L. ROEDER Laura Roeder

46 Seller Printed Name Seller Printed Name