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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: 7316 Lindell Boulevard, University City, MO 63130

1. Number of rental units: 2 Identify any vacant units: Unit # 1st Flr Rent \$ 975 per Mo Deposit \$ 950

Lease Expires (date) MTM Renewal

Articles provided for tenants use: KITCHEN APPLIANCES; WASHER DRYER

Unit # 2nd Flr Rent \$ 1000 per Mo Deposit \$ 900 - Lease Expires (date) 7-31-2021

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):

Table with columns for Expense Type, Amount, and Year/Company/Utility. Includes items like Real Estate Taxes, Insurance, Sewer, Water, Gas, Electric, Maintenance, etc. Total: \$ 13027.68

3. Management Company

Name: n/a 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) Occupancy permits
Audited financial statement Rent roll/actual rental payment history for each unit for the last 12 months ATTACHED
Accountant-certified financial statement Other
All leases/rental agreements

Seller certifies the above information is true and correct:

Seller Signature: Robert L Roeder DATE: 6-9-21

Seller Signature: Laveria Roeder, trustee DATE: 6-9-21

Seller Printed Name: Robert L Roeder

Seller Printed Name: Laveria Roeder