



ADDENDUM TO RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT FORM
[Real Estate Licensee]

NOTE: Oklahoma law (the "Residential Property Condition Disclosure Act," 60 O.S. §831 et. seq., effective July 1, 1995) requires a seller of 1 and 2 residential dwelling units to complete a Residential Property Condition Disclosure Statement Form ("Disclosure Statement Form") or a Disclaimer Statement. Under Oklahoma law, a Real Estate Licensee has the duty to disclose to the purchaser any defects in the Property actually known to the Licensee which are not included in the Disclosure Statement Form. Accordingly, only when the Licensee actually knows of such an undisclosed defect should the Licensee complete this Addendum.

THE DECLARATIONS AND INFORMATION CONTAINED IN THIS ADDENDUM TO THE DISCLOSURE STATEMENT ARE NOT WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND, AND ARE NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. THE INFORMATION CONTAINED IN THIS ADDENDUM TO THE DISCLOSURE STATEMENT IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE PURCHASER AND SELLER. Under the Residential Property Condition Disclosure Act, a real estate licensee has no duty to the seller or the purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in the Disclosure Statement Form.

This Addendum supplements and is attached to that certain Residential Property Condition Disclosure Statement Form signed by _____ and _____ ("Seller") and dated this _____ day of _____, 20____ relating to the following described real estate, which street address is _____ (the "Property").

1. The undersigned Real Estate Licensee, under the Residential Property Condition Disclosure Act, hereby discloses to the purchaser the defect(s) in the Property actually known to the Licensee not included in the Disclosure Statement Form:

Real Estate Licensee's Signature Date: _____, 20____

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