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Form # 2096a 07/25

## RENTAL PROPERTY VERIFICATION

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

PROPERTY: 3209 Shenandoah Avenue, St. Louis, MO 63104

1. Number of rental units: 3 Identify any vacant units: Unit 1 is vacant and being advertised for MTM  
Unit #1 Rent \$2300 per Month Deposit \$ 1,000 ☐ Lease Expires (date) N/A  
☐ MTM Renewal

Articles provided for tenants use: \_\_\_\_\_  
Unit #2 Rent \$1,950 per Month Deposit \$ 1,000 ☒ Lease Expires (date) February 9, 2026  
☐ MTM Renewal

Articles provided for tenants use: \_\_\_\_\_  
Unit #3 Rent \$1,500 per Mpnth Deposit \$ 1,000 ☒ Lease Expires (date) January 9, 2026  
☐ MTM Renewal

Articles provided for tenants use: \_\_\_\_\_  
Unit #N/A 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.....	\$3,920.00	Year <u>2024</u>
Hazard & Liability Insurance.....	\$0	Company _____
Sewer.....	\$1,105.07	Utility _____
Water.....	\$683.83	Utility _____
Gas (if applicable) .....	\$2,245	Utility _____
Electric (if applicable) .....	\$4,776.70	Utility _____
Maintenance and repairs.....	\$2006.74	
Service Contracts (trash, lawn, etc.) .....	\$4,200.70	
Management (see #3 below) .....	\$0.00	
Other: <u>Cap X Porch Foundatio Repair</u> .....	\$14,430.28	
.....	\$ _____	
Total.....	\$ _____	

3. Management Company

Name: N/A Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Email: \_\_\_\_\_

4. Any contracts for services in effect, explain: The service contracts cost includes: lawn mowing, pest control, alberta spruce treatment, internet, and routine systems (HVAC, electric, and plumbing) maintenance checks

5. Do any agreements survive closing? ☒ Yes ☐ No (If "Yes", attach copies) Rental agreements would survive closing. All service contracts would conclude when property management is transferred.

6. Seller has the following documents:

<input type="checkbox"/> Schedule E (property specific)	<input checked="" type="checkbox"/> Occupancy permits
<input type="checkbox"/> Audited financial statement	<input checked="" type="checkbox"/> Rent roll/actual rental payment history for each unit for the last 12 months
<input type="checkbox"/> Accountant-certified financial statement	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> All leases/rental agreements	

Seller certifies the above information is true and correct:

Alona Melanie Sistrunk  
SELLER SIGNATURE DATE

Alona Melanie Sistrunk  
Seller Printed Name

\_\_\_\_\_  
SELLER SIGNATURE DATE

Alona Melanie Sistrunk  
Seller Printed Name