



### SQUARE FOOTAGE DISCLOSURE



1 Square footage is provided for the purpose of **marketing, may not** be exact, and is **not** for loan, valuation or  
2 other purposes. If exact square footage is a concern, the property should be independently measured.

3 In conjunction with the Buy/Sell Agreement dated 02/05/23, for property located at:

4 Address: 1220 Wildcat Drive City Columbia Falls County Flathead Zip 59912

5 Legal Description: WILDCAT ESTATES, S18, T30 N, R20 W, Lot 9, ASSR# 0000504030

6 \_\_\_\_\_

7 Licensee is providing information on square footage as indicated below:

8	Source Information	Approximate Square Footage
9	<input checked="" type="checkbox"/> Prior Appraisal	<u>2158</u>
10	<input type="checkbox"/> Building Plans	_____
11	<input type="checkbox"/> Assessor's Office	_____
12	<input type="checkbox"/> Other _____	_____
13	_____	_____
14	_____	_____

15 Buyer and Seller are advised to verify this information. Any independent measurement or investigation  
16 should be completed in compliance with the Inspection Addendum.

17  
18 Jeffrey Rader 02/07/23 \_\_\_\_\_

19 Seller **Jeffrey Rader** Date Buyer Date

20  
21 Rachel Rader 02/07/23 \_\_\_\_\_

22 Seller **Rachel Rader** Date Buyer Date

23  
24 Erin Harapat 02/07/23 \_\_\_\_\_

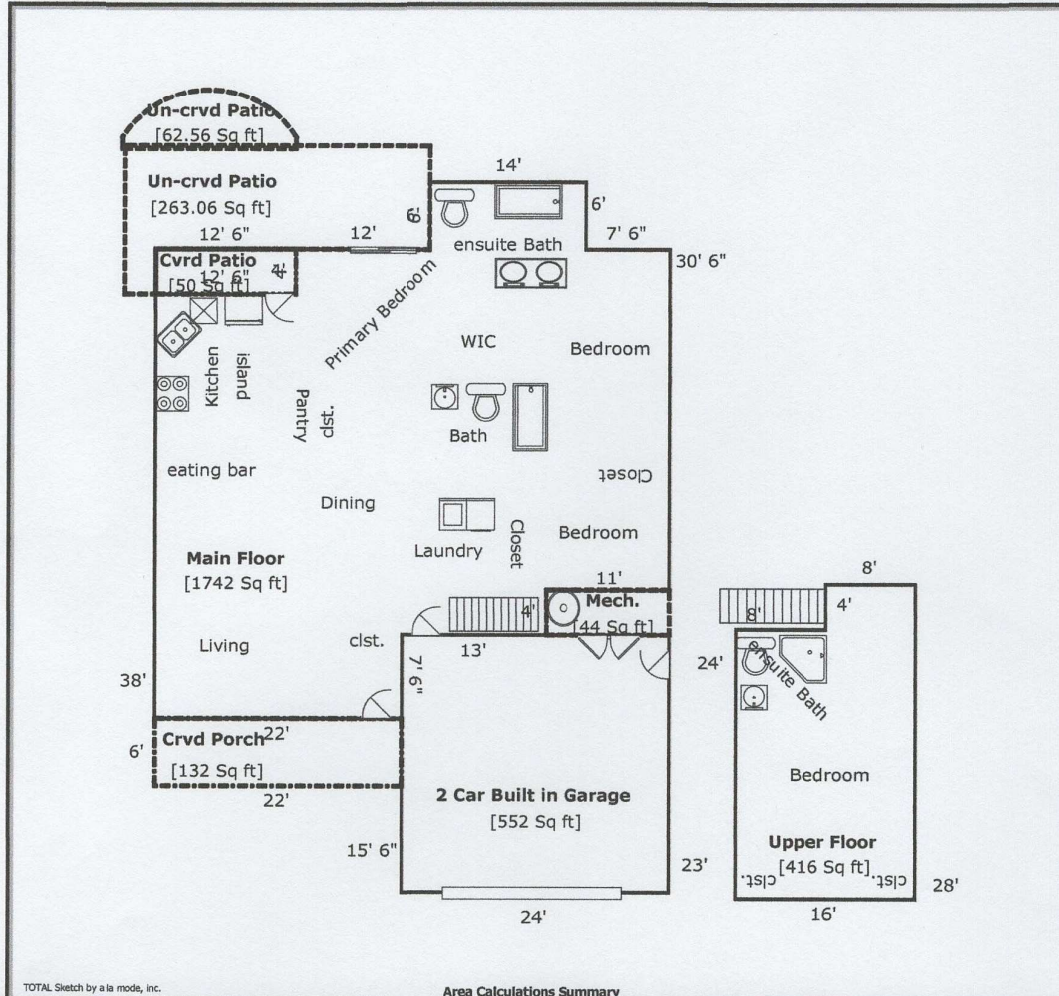
25 Broker/Salesperson Date Broker/Salesperson Date

**Erin Harapat**

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### Building Sketch

Borrower	Rader, Jeffrey A.		
Property Address	1220 Wildcat Dr		
City	Columbia Falls	County	Flathead
State	MT	Zip Code	59912
Lender/Client	LendUS LLC and Dept. of VA		



TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area		Calculation Details
Main Floor	1742 Sq ft	$14 \times 6 = 84$ $30.5 \times 11 = 335.5$ $34.5 \times 13 = 448.5$ $22 \times 38 = 836$ $4 \times 9.5 = 38$
Upper Floor	416 Sq ft	$16 \times 24 = 384$ $4 \times 8 = 32$
<b>Total Living Area (Rounded):</b>	<b>2158 Sq ft</b>	
<b>Non-living Area</b>		
Un-crvd Patio	263.06 Sq ft	$2.75 \times 4 = 11$ $27.25 \times 9.25 = 252.06$
Crvd Porch	132 Sq ft	$6 \times 22 = 132$
2 Car Built in Garage	552 Sq ft	$24 \times 23 = 552$
Crvd Patio	50 Sq ft	$4 \times 12.5 = 50$
Un-crvd Patio	62.56 Sq ft	$15.5 \times 1 = 15.5$ $Arc = 47.06$
Mech.	44 Sq ft	$11 \times 4 = 44$