

SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

1	SELLER: PHILLIP & MARILYN WEST PROPERTY: 1695 ROCK CREEK ROAD, OTTAN)A
3 4 5 6 7 8 9	1. SELLER'S INSTRUCTIONS SELLER agrees to disclose to BUYER all material defects, conditions and facts KNOW which may materially affect the value of the Property. Non-occupant SELLERS are not obligation. This disclosure statement is designed to assist SELLER in making these Licensee(s), prospective buyers and buyers will rely on this information.	N TO SELLER relieved of this
10 11 12 13 14	2. NOTICE TO BUYER This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SEL a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a kind by SELLER or a warranty or representation by the Broker(s) or their licensees.	LER and is not warranty of any
15 16 17 18 19	3. OCCUPANCY Approximate age of Property? \(\sqrt{2} \sqrt{2\alpha\colong} \) How long have you owned? \(\sqrt{1} \) Does SELLER currently occupy the Property? \(\sqrt{1} \) If not, how long has it been since SELLER occupied the Property? \(\sqrt{2} \) years/i	Years Yes⊠No□ months.
20 21	4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, A SELLER'S LAND DISCLOSURE ALSO.)	
22 23 24	(a) Fill or expansive soil on the Property? (b) Sliding, settling, earth movement, upheaval or earth stability problems on the Property?	Yes No No
25 26	(c) Is the Property or any portion thereof located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires	Yes⊡ No⊠
27 28	flood insurance?(d) Drainage or flood problems on the Property or adjacent properties?	Yes□ No⊠ Yes□ No⊠
29 30 31	(e) Do you pay flood insurance premiums?	Yes No⊠ Yes No⊠
32 33	(g) Are the boundaries of the Property marked in any way?	Yes⊠ No□ Yes⊠ No□
34 35	(i) Encroachments, boundary line disputes, or non-utility easements affecting the Property	Yes⊡ No⊠ Yes⊠ No⊡
36 37	If yes, does fencing belong to the Property	Yes⊠ No⊟ Yes⊠ No⊟
38 39	(I) Gas/oil wells, lines or storage facilities on Property or adjacent property If any of the answers in this section are "Yes", explain in detail: (K) DFAD E	Yes Nox
40 41	THER	
42		

(a) Approximate Age:	5. ROOF:		
(c) Have there been any repairs to the root, flashing or rain gutters? Yes Date of and company performing such repairs (d) Has there been any roof replacement? Yes Nersearch (e) What is the number of layers currently in place:			
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(d) Has there been any roof replacement?	(c)	Have there been any repairs to the roof flashing or rain gutters?	Vac N
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If yes, was it: Xi Complete or Partial	(d)	Has there been any roof replacement?	VocV
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If any of the answers in this section are "Yes", explain in detail: (All available warranties and ot documentation are attached) All available warranties and ot documentation are attached) Any termites, wood destroying insects or other pests on the Property? Yes N	(e)	What is the number of layers currently in place:	OWB
6. INFESTATION – ARE YOU AWARE OF: (a) Any termites, wood destroying insects, or other pests on the Property? Yes _ N (b) Any damage to the Property by termites, wood destroying insects or other pests? Yes _ N (c) Any termite, wood destroying insects or other pest control treatments on the Property in the last five years? Yes _ N If yes, list company, when and where treated (d) Any warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes _ N If yes, the annual cost of service renewal is \$ and the time remaining on the service contract is (Check one) \[\] The treatment system stays with the Property, or _ the treatment system is subject to removal by the treatment company if annual service fee is not paid. If any of the answers in this section are "Yes", explain in detail (attach any receipts): 7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF: (a) Movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes _ N (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes _ N (c) Any corrective action taken including, but not limited to piering or bracing? Yes _ N (d) Any water leakage or dampness in the house, crawl space or basement? Yes _ N (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes _ N (f) Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes _ N (g) Any problems with fireplace and/or chimney? Yes _ N If yes, location Any problems with or assump pump? Yes _ N If yes, location Any problems or other attempts to control the cause or effect of any problem	If any of the	ne answers in this section are "Vos" explain in detail: (All qualleble warrant	ioo ood ott
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8. ADDITIONS AND/OR REMODELING: (a) Are you aware of any additions, structural changes, or other material alterations to the Property?		
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(k) Are you aware of any leaks, backups, or other problems relating to any of the plumbin water, and sewage related systems? (I) Type of plumbing material currently used in the Property: Copper		If "Ne" explain:
water, and sewage related systems? (I) Type of plumbing material currently used in the Property: Copper Galvanized Other Swar of the location of the main water shut-off is (m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool?	. <i>(</i> L/	
(I) Type of plumbing material currently used in the Property: ☐ Copper ☐ Galvanized ☐ Other ☐ Currow ☐ Location of the main water shut-off is (m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? 爲 Yes ☐	(1/)	water, and sowage related systems?
The location of the main water shut-off is (m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? (MA Yes	. (1)	Type of plumbing meterial suggests would be be a property.
The location of the main water shut-off is\sum\text{\sqrt{y}} \text{\sqrt{y}} (m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool?	(1)	
(m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool?		The location of the main water shut off in
or pool?	(m) is there a back flow provention device on the lowe enrickling eveter across
	(111)	
		or boot:
It vous answer to Q/k) in this section is "Yes" evolute in detail and provide a	If your a	answer to 9(k) in this section is "Yes", explain in detail and provide av

(a)		
	Does the Property have air conditioning?	Yes🛛 No[
	XICentral Electric ∐Central Gas LXHeat Pump ☐ Window Unit(s)	•
	Unit Age of Unit Leased Owned Location Last Date Service	ced/By Whom
	1. compressor 4 basement 11/0:	8 Adamso
	2.	
(b)	Does the Property have heating systems?	Yes No
	☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☐ Propane ☐ Fuel Tank ☐	Other
	Unit Age of Unit Leased Owned Location Last Date Service	ced/By Whom
	1. 12 basement 1408	ndam son
	2.	HCW III -SUIT
(c)	Are there rooms without heat or air conditioning?	Yes No
()	If yes, which room(s)?	100 110 12
(d)	If yes, which room(s)? Does the Property have a water heater?	Yesk No
(-)	☑Electric □Gas □ Solar	1032
	Unit Age of Unit Leased Owned Location Capacity Last Date Services	d/Ry Mhom?
	1. 12	CLEA AALIOHIL
	2	
(a)	Are you aware of any problems regarding these items?	V. CON C
f vour and	swer to question 10(c) and/or 10(e) in this section is "Yes", explain in detai	
I1 ELECT	DICAL SYSTEM.	
	TRICAL SYSTEM:	
(a)	Type of material used: ☆ Copper ☐ Aluminum ☐ Unknown	
(a)	Type of material used: ☆ Copper ☐ Aluminum ☐ Unknown Type of electrical panel(s): ☒ Breaker ☐ Fuse	
(a) (b)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Breaker Fuse Location of electrical panel(s): Storage room	
(a) (b)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Breaker Fuse Location of electrical panel(s): Storage room	
(a) (b) (c)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Fuse Location of electrical panel(s): Fuse Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system?	Yes No
(a) (b) (c) f "Yes", e	Type of material used:	Yes∐ No∑
(a) (b) (c) f "Yes", e	Type of material used:	Yes∐ No∑
(a) (b) (c) f "Yes", e	Type of material used:	Yes∐ No∑
(a) (b) (c) f "Yes", e	Type of material used:	Yes∐ No∑
(a) (b) f "Yes", e	Type of material used:	Yes∏ No∑
(a) (b) f "Yes", e 2. HAZA	Type of material used:	Yes No
(a) (b) f "Yes", e 2. HAZA (a) (b)	Type of material used:	Yes No Yes No Yes No
(a) (b) f "Yes", e 2. HAZA (a) (b) (c)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Fuse Location of electrical panel(s): Storage room Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: RDOUS CONDITIONS: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)?	Yes No Ves No Ves No Ves No No Ves
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Eraker Fuse Location of electrical panel(s): Strage room Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)? Has the Property been tested for any of the above listed items?	Yes No Ves No Ve
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d) (e)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Storage room Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)? Has the Property been tested for any of the above listed items? Radon in Property?	Yes No No Yes
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Breaker Fuse Location of electrical panel(s): Storage room Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)? Has the Property been tested for any of the above listed items? Radon in Property? Have you had the Property tested for radon?	Yes No Ye
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d) (e)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Fuse Location of electrical panel (total amps), if known: Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: COPPER TOOM Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: COPPER TOOM Size of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: COPPER TOOM Size of electrical panel (s): Fuse Radon in detail: Fuse Aluminum Unknown Fuse Fuse Fuse Location of electrical panel (s): Fuse Size of electrical panel (s): Fuse Size of electrical panel (s): Fuse Fuse Location of electrical panel (s): Fuse Location	Yes No Ye
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d) (e) (f)	Type of material used:	Yes No Ye
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d) (e) (f) (g)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Breaker Fuse Location of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)? Has the Property been tested for any of the above listed items? Radon in Property? Have you had the Property tested for mold? Are you aware of any other environmental issues? Are you aware of any methamphetamine or controlled substances ever being	Yes No Ye
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d) (e) (f) (g) (h)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Breaker Fuse Location of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)? Has the Property been tested for any of the above listed items? Radon in Property? Have you had the Property tested for mold? Are you aware of any other environmental issues? Are you aware of any methamphetamine or controlled substances ever being used or manufactured on the Property?	Yes No Ye
(a) (b) (c) f "Yes", e 2. HAZA (a) (b) (c) (d) (e) (f) (g) (h)	Type of material used: Copper Aluminum Unknown Type of electrical panel(s): Breaker Fuse Location of electrical panel (total amps), if known: Are you aware of any problem with the electrical system? xplain in detail: Underground tanks on the Property? Landfill on the Property? Toxic substances on the Property, (e.g. tires, batteries, etc.)? Has the Property been tested for any of the above listed items? Radon in Property? Have you had the Property tested for mold? Are you aware of any other environmental issues? Are you aware of any methamphetamine or controlled substances ever being	Yes No Ye

		·
13. NEIGH	BORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:	
(a)	Are you aware of any current/pending bonds, assessments, or special taxes	
	that apply to Property?	Yes⊟ N
	Amount: \$	
(a)	Are you aware or have you received any notice of any condition or proposed	_
	change in your neighborhood or surrounding area?	Yes⊡ N
(c)	Is the Property subject to covenants, conditions, and restrictions of a	
	Homeowner's Association or subdivision restrictions?	Yes∏ N
(d)		Yes∐ N
(e)		
	Property is sold?	√ Yes[] N
	Property is sold? If "yes", what is the amount? \$	 -
(f)	Are you aware of any defect, damage, proposed change or problem with any	
	common elements or common areas?	Yes∐ N
(g)	Are you aware of any condition or claim which may result in any change to	
	assessments or fees?	Yes⊡ N
	Are streets privately owned?	Yes∏ N
(i)	Is Property in a historic, conservation or special review district that	
	requires any alterations or improvements to Property be approved by a	_
413	board or commission?	Yes∐ N
(j)	Is Property subject to tax abatement?	Yes N
(k)	Is Property subject to a right of first refusal?	Yes∏ N
If the ans	wer to any of the above questions is "Yes" except (c), explain in de	tail, inclu
amounts,	if applicable:	
110		
nomes Ass	sociation dues are paid in full until in the amount of \$	
such includ	yearlymonthlyquarterly, sent to	
	er's Association contact name, phone number, website, or email address:	
	SPECTION: (INSPECTION DONE IN PREPARATION OF LISTING THE REOLD	PERTY
14. PREIN	SPECTION: (INSPECTION DONE IN PREPARATION OF LISTING THE PROP Has Property been preinspected?	
14. PREIN	Has Property been preinspected? Yes	'ERTY). es∐ No[∑
14. PREIN		
14. PREIN: (a)	Has Property been preinspected? Yes	

239 240	(c)	Are there any liens, other than mortgage(s)/deeds of trust currently on the	
	/-1\	Property?	Yes∏ No ∑
241	(a)	Are there any violations of laws or regulations affecting the Property?	Yes⊡ No🏹
242	(e)	Are you aware of any other conditions that may materially affect the value	
243		or desirability of the Property?	Yes⊡ No⊠
244	(f)	Are you aware of any other condition, including but not limited to financial,	• `
245		that may prevent you from completing the sale of the Property?	Yes∏ No⊠
246	(g)	Are you aware of any general stains or pet stains to the carpet, the flooring	1000
247	(0)	or sub-flooring?	Yes⊟ No⊠
248	(h)	Do you have keys for <u>all</u> exterior doors, including garage doors in the	LC3 INOIX
249	()	home?	Yes⊠ No⊟
250		List locks without keys	I ESKT INO
251	(i)	List locks without keys Are you aware of any violation of zoning, setbacks or restrictions, or	-
252	(1)	non-conforming uses?	V[] N-[]
253	(i)	Are you owere of any unreported interests off attended to	Yes⊟ No⊠
254	(j)	Are you aware of any unrecorded interests affecting the Property?	Yes⊟ No⊠
	(K)	Are you aware of anything that would interfere with giving clear title to	
255	//>	the BUYER?	Yes⊡ No⊠
256	(1)	Are you aware of any existing or threatened legal action pertaining to	
257		the Property?	Yes⊡ No⊠
258	(m)	Are you aware of any litigation or settlement pertaining to this Property?	Yes⊟ No⊠
259	(n)	Have you added any insulation since you have owned the Property?	Yes⊡ No⊠
260	(o)	Have you replaced any appliances that remain with the Property in the	_ ~
261		past five years?	Yes⊡ Nơ⊠
262	(p)	Are there any transferable warranties on the Property or any of its	
263		components?	Yes⊠ No⊡ ́
264	(q)	Have you made any insurance or other claims pertaining to this Property	. 00/24 . 110/24
265		in the past 5 years?	Yes⊠ No⊟
266		If yes, were repairs from claim(s) completed?	Yes⊠ No 🗌
267	(r)	Are you aware of any use of synthetic stucco in the property?	Yes No⊠
268	If any of th	e answers in this section are "Yes", (except h), explain in detail:	Les INO INO
269	S1 -4-	Term paid on hail and wind damage to	. 0 .01
270	-375 C	The state of the state of the state of	reof with
271		tal reglement done, ROOF WARKENTY	<u> </u>
272			
273	46 1170 17	FC-1-1	
274	10. UTILITI	ES: Identify the name and phone number for utilities listed below.	de malla
	E16	ectric Company Name: Lyon Coffey Elw. Comp as Company Name: NA D Phone Phone	4-2114
275	Gá	as Company Name: NA O O Phone	
276	W	ater Company Name: Franklin Co Russ With Phone 785-74	6-5571
277			
278		RES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)	
279	The Re	sidential Real Estate Sale Contract, not the Seller's Disclosure Statement, the	MLS, or other
280		onal material, provides for what is included in the sale of the Proper	
281		ements on the Property (if any) and appurtenances, fixtures and equipment, w	
282		bolted, screwed, glued or otherwise permanently attached to Property are expe	
283	with Pro	perty unless excluded from the sale in the Residential Real Estate Sale Contra	ict.

284	"OS" = Operating and Stay	ing with the Proper	rty (any itom the	4 ia wasfamata a	
285	function). Please note the	age of any annlian	coc roplosed in	it is performing i	ts intended
286	function). Please note the age of any appliances replaced in the last five years. "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an				
287	Unacceptable Condition.	operty but Exclude	u irom wecnanie	cai Repairs; can	not be an
288	"NA" = Not applicable /a	. !4			
289	"NA" = Not applicable (any	ritem not present).			
290	"NS" = Not staying with the	e Property (item sh	ould be identifie	ed as "NS" belov	v and addressed
290 291	as an exclusion in the Con	tract).			
292	<u>N.A.</u> Air Conditioning Window Units, #	1510-		٠	
293	Air Conditioning Central System	_OS_Garage door ope	ener(s)	<u>M</u> A-Sprinkler Syst	em
294	Attic Fan	OS Garage door Tra	nsmitter(s), # <u>3</u>		em Back Flow Valve
295	Ceiling Fans, #_5	<u>Λ/Λ.</u> Gas Yard Light		Sprinkler Syst	
296	Central vac and attachments	MAHumidifier		NS Statuary/Yard	Ап
297	OS Dishwasher	<u>M A</u> Intercom		OS_Stove, VElection O.S_Stove Downdr	
298	n S Disposal	Laundry – Wash	er	Stove Oven v	
299	<u>OS</u> Doorbell	NS Laundry - Dryer	5 1	N A Stove Oven -	
300	QS Electric air cleaner or purifier	ღ <u>S</u> Microwave Oven		Stove/Oven C	
301	OS Exhaust fan(s) 1 baths	NA Propane Tank		05 Stove Vent Ho	
302	OS Fireplace heat re-circulator	്ര S Refrigerator	n f)	N 11-Sump Pump	
303	<u>M.A.</u> Fireplace insert	Location of Refr	igerator_utilty	NA Swimming Poo	ol
304	NA_Fireplace Gas Logs	<u>Δ</u> LASecurity System	Lavoor	NA Swimming Poo	
305 306	NA Fireplace Gas Starter	OwnedLea		NA Swimming Poo	ol Equipment
307	ΛΑ Fireplace – wood burning stove ΛΑ Fountain(s)	OS Smoke Detector(s), # <u>_5´</u>	<u>∧Д</u> Trash Compa	
308	S_Furnace/heat pump/other htg system	Spa/Hot Tub		()S_TV Antenna/R	eceiver/Satellite Dish
309	as Other electronic agit with	N A Sna Equipment	_	Own VLea	ise
310	_Other 3 commits open	of the lotter	I low Otoh	Water Softene OwnLea	
311	Other and look sunt	cm_Other6	ieta	Other	26
312			Ų.		
313	Disclose any material information	n and describe any s	ignificant repairs	. improvements a	r alterations to the
314	Property not fully revealed above	e. If applicable, stat	te who did the w	ork. Attach to t	his disclosure any
315	repair estimates, reports, invoid	es, notices or other	documents des	cribing or referri	na to the motters
316	revealed herein:	,		oneing of resem	ng to the matters
317					
318			- <u> </u>		
319					
320	The undersigned SELLER repres	sents that the inform	ation out forth in	the forcesing Dia	alaassaa Obii ii
321	is accurate and complete. SEI	LIFE does not into	auon set ioitii iii nd thia Diasiasu	me foregoing Dis	ciosure Statement
322	guarantee of any kind. SELLER	hereby authorized t	hair agant ta ara	re Statement to	be a warranty or
323	guarantee of any kind. SELLER	roal actoto backer-	neir agent to pro	vide this informat	ion to prospective
324	BUYER of the Property and to	real estate prokers	and salespeople	e. <u>SELLER Will</u>	promptly notify
325	Licensee assisting the SELLE	K, in writing, it any	Information in	this disclosure	<u>changes prior to</u>
	Closing, and Licensee assisting	ng the SELLER WIII	promptly notify	<u>/ Licensee assis</u>	ting the BUYER,
326	in writing, of such changes.		any changes ar	<u>nd/or attach a l</u>	<u>ist of additional</u>
327	changes. If attached, # of	f pages).			
328					
329	CAREFULLY READ THE TER				
30	THIS DOCUMENT	BECOMES PART O	F A LEGALLY E	INDING CONTR	ACT.
331	IF NOT UNDERS	STOOD, CONSULT A	AN ATTORNEY B	BEFORE SIGNIN	G.
332					
333	()///. ///-h	<u>.</u>	~ ~ ^ ^	~	. ^
334	Thelles West	5-12-09 DATE	Marilan	R. West	5-12-09
335	SELLER	DATE	SELLER N		DATE
.00		-/11 h			=

284

BUYER ACKNOWLEDGEMENT AND AGREEMENT

338 339 340

336

337

1. I understand and agree that the information in this form is limited to information of which SELLER has actual knowledge and that SELLER need only make an honest effort at fully revealing the information requested.

341

2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.

343 344 345

342

3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.

346 347 348

4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects in Property.

349 350

5. I specifically represent that there are no important representations concerning the condition or value of Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing and signed by them.

351 352 353

354 355

BUYER

DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Copyright January 2009. Last revised 11/08. All previous versions of this document may no longer