



(Residential)

PROPERTY: 1546 205th St., Fort Scott, KS

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

Approximate age of Property? 2000 How long have you owned? 2013
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☐ Conventional/Wood Frame
☒ Mobile ☐ Other

a. Any fill or expansive soil on the Property? Yes ☐ No ☒

b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒

c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒

d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒

e. Any flood insurance premiums that you pay? Yes ☐ No ☒

f. Any need for flood insurance on the Property? Yes ☐ No ☒

g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒

h. The Property having had a stake survey? Yes ☐ No ☒

i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒

j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐

k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒

l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒

m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach other documentation: _____

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6. ROOF.

- a. Approximate Age: 8 years ☐ Unknown Type: Metal
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
Date of and company performing such repairs _____ / _____
- d. Has there been any roof replacement? Yes ☐ No ☒
If "Yes", was it: ☐ Complete or ☐ Partial
- e. What is the number of layers currently in place? _____ layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or other pests? Yes ☐ No ☒
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes ☐ No ☒
If "Yes", list company, when and where treated _____
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☒
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 or attach all warranty information and other documentation: _____

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☐ No ☒
- c. Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- g. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- h. Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location: _____
- i. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

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9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☐ Yes ☐ No ☐
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
If well water, state type _____ depth _____
diameter _____ age _____
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? N/A
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
☒ Septic System ☐ Cesspool ☐ Lagoon ☐ Other
- f. The location of the sewer line clean out trap is: behind house
- g. Is there a sewage pump on the septic system? N/A ☒ Yes ☐ No ☐
- h. Is there a grinder pump system? Yes ☐ No ☒
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? N/A By whom? _____
- j. Is there a sprinkler system? Yes ☐ No ☒
Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☐
If "No", explain in detail: _____
- k. Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? Yes ☐ No ☒
- l. Type of plumbing material currently used in the Property:
☐ Copper ☐ Galvanized ☒ PVC ☐ PEX ☐ Other
The location of the main water shut-off is: between road & house
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (k) in this section is "Yes", explain in detail or attach available documentation: _____

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. _____
 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 Serviced/By Whom?
 1. Same as house X 2019 Alex's Heat/Air
 2. _____
- c. Are there rooms without heat or air conditioning? Yes ☐ No ☒
 If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes ☒ No ☐
☐ Electric ☒ Gas ☐ Solar ☐ Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. 3yrs X Master Bedroom 3yrs ago Malone Plumbing & Heating
 2. _____
- e. Are you aware of any problems regarding these items? Yes ☐ No ☒
 If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
 Location of electrical panel(s): Hallway by Kitchen
 Size of electrical panel (total amps), if known: unknown
- c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
 If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
- b. Any landfill on the Property? Yes ☐ No ☒
- c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes ☐ No ☒
- d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
- e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
- f. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒
- g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- h. Any other environmental issues? Yes ☐ No ☒
- i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- j. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____

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14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- f. Any streets that are privately owned? Yes ☐ No ☒
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes ☐ No ☒
- h. The Property being subject to tax abatement? Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? N/A ☒ Yes ☐ No ☐
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
If "Yes", what is the amount? \$ _____

Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such includes: _____

Homeowner's Association/Management Company contact name, phone number, website, or email address: _____

If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation: _____

15. PREVIOUS INSPECTION REPORTS.

Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒

If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- b. Any fire damage to the Property? Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☒ No ☐
- d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? *Black stain in master bedroom* Yes ☒ No ☐
- h. Missing keys for any exterior doors, including garage doors to the Property? *Master Bedroom* Yes ☐ No ☒
List locks without keys _____
- i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- j. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- k. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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- 258 l. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 259 m. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 260 n. Any added insulation since you have owned the Property? Yes ☒ No ☐
- 261 o. Having replaced any appliances that remain with the Property in the
- 262 past five (5) years? Yes ☒ No ☐
- 263 p. Any transferable warranties on the Property or any of its
- 264 components? Yes ☐ No ☒
- 265 q. Having made any insurance or other claims pertaining to the Property
- 266 in the past five (5) years? Yes ☐ No ☒
- 267 If "Yes", were repairs from claim(s) completed? N/A ☒ Yes ☐ No ☐
- 268 r. Any use of synthetic stucco on the Property? Yes ☐ No ☒
- 269

270 If any of the answers in this section are "Yes", explain in detail:

271 re. new stove in 2018, new washer + dryer in 2015

272 new insulated skirting installed around trailer in 2015

273 new water heater in 2016

274

275 17. UTILITIES. Identify the name and phone number for utilities listed below.

276 Electric Company Name: Heartland Rural Electric Phone # 800-835-4586

277 Gas Company Name: Atmost Energy Phone # 913-353-6316

278 Water Company Name: Consolidated Rural Water Phone # 620-223-1110

279 Trash Company Name: N/A District #2 Phone # _____

280 Other: _____ Phone # _____

281 Other: _____ Phone # _____

282

283 18. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

284 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

285 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

286 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

287 Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

288 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

289 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

290 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

291 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property

292 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

293 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

294 including, but not limited to:

295

296 Bathroom mirrors	Lighting and light fixtures	Shelving, racks and towel bars
297 Fences	Mounted entertainment brackets	(if attached)
298 Fireplace grates, screens and/or	Other mirrors (if attached)	Storm windows, doors & screens
299 glass doors (if attached)	Plumbing equipment and fixtures	Window blinds, curtains, coverings
300 Floor coverings (if attached)		and mounting components

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Fill in all blanks using one of the abbreviations listed below.

"OS" = Operating and Staying with the Property (any item that is performing its intended function).

"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

"NA" = Not applicable (any item not present).

"NS" = Not staying with the Property (item should be identified as "NS" below.)

NA Air Conditioning Window Units, # _____
 OS Air Conditioning Central System
 NA Attic Fan
 OS Ceiling Fan(s), # _____
 NA Central Vac and Attachments
 NA Closet Systems
 Location _____
 NA Doorbell
 NA Electric Air Cleaner or Purifier
 NA Electric Car Charging Equipment
 OS Exhaust Fan(s) - Baths
 NA Fences - Invisible & Controls
 Fireplace(s), # NA
 Location #1 _____ Location #2 _____
 _____ Chimney _____ Chimney
 _____ Gas Logs _____ Gas Logs
 _____ Gas Starter _____ Gas Starter
 _____ Heat Re-circulator _____ Heat Re-circulator
 _____ Insert _____ Insert
 _____ Wood Burning Stove _____ Wood Burning Stove
 _____ Other _____ Other
 NA Fountain(s)
 _____ Furnace/Heat Pump/Other Heating System
 _____ Garage Door Keyless Entry
 _____ Garage Door Opener(s), # _____
 _____ Garage Door Transmitter(s), # _____
 _____ Gas Yard Light
 _____ Humidifier
 _____ Intercom
 _____ Jetted Tub
 KITCHEN APPLIANCES
 Cooking Unit
 NA Cooktop _____ Elec. _____ Gas
 NS Microwave Oven
 OS Oven
 _____ Elec. ☒ Gas _____ Convection
 OS Stove/Range
 _____ Elec. ☒ Gas _____ Convection
 NA Dishwasher
 NA Disposal
 NA Freezer
 Location _____
 NA Ice maker
 OS Refrigerator (#1)
 Location Kitchen
 NA Refrigerator (#2)
 Location _____
 NA Trash Compactor

OS Laundry - Washer
 OS Laundry - Dryer
 _____ Elec. _____ Gas
 MOUNTED ENTERTAINMENT EQUIPMENT
 NA Item #1 _____
 Location _____
 Item #2 _____
 Location _____
 Item #3 _____
 Location _____
 Item #4 _____
 Location _____
 Item #5 _____
 Location _____
 NA Outside Cooking Unit
 NA Propane Tank
 _____ Owned _____ Leased
 NA Security System
 _____ Owned _____ Leased
 OS Smoke/Fire Detector(s), # 2
 NA Spa/Hot Tub
 NA Spa/Sauna
 NA Spa Equipment
 NA Sprinkler System Auto Timer
 NA Sprinkler System Back Flow Valve
 NA Sprinkler System (Components & Controls)
 NA Statuary/Yard Art
 NA Sump Pump
 NA Swimming Pool (Swimming Pool Rider Attached)
 NA Swimming Pool Heater
 NA Swimming Pool Equipment
 NS TV Antenna/Receiver/Satellite Dish
 _____ Owned ☒ Leased
 OS Water Heater
 NA Water Softener and/or Purifier
 _____ Owned _____ Leased
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____

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Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and salespeople. SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

 12/16/19  12/16/19
 SELLER Ryan Myers DATE SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

- I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
- 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.
- I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (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.
- I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
- I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

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 the 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. Last revised August 2018. All previous versions of this document may no longer be valid. Copyright January 2019.