



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

SELLER:

Jim & Marlene Johnson

PROPERTY:

31731 Luskant rd., Peoria, Mo. 66071

1. NOTICE TO SELLER.

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.

2. NOTICE TO BUYER.

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.

3. OCCUPANCY.

Approximate age of Property? 1999 How long have you owned? 13 yrs
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 _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- 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: Wooden fence around front & partially down sides. Also lagoon is fenced.

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52 6. ROOF.

- 53 a. Approximate Age: 1999 years ☐ Unknown Type: _____
- 54 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
- 55 If "Yes", what was the date of the occurrence? _____
- 56 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
- 57 Date of and company performing such repairs _____ / _____
- 58 d. Has there been any roof replacement? Yes ☐ No ☒
- 59 If "Yes", was it: ☐ Complete or ☐ Partial
- 60 e. What is the number of layers currently in place? _____ layers or ☒ Unknown.
- 61

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

67 7. INFESTATION. ARE YOU AWARE OF:

- 68 a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- 69 b. Any damage to the Property by termites, wood destroying insects or other
70 pests? Yes ☐ No ☒
- 71 c. Any termite, wood destroying insects or other pest control treatments on the
72 Property in the last five (5) years? Yes ☐ No ☒
- 73 If "Yes", list company, when and where treated _____
- 74 d. Any current warranty, bait stations or other treatment coverage by a licensed
75 pest control company on the Property? Yes ☐ No ☒
- 76 If "Yes", the annual cost of service renewal is \$ _____ and the time
77 remaining on the service contract is _____.
- 78 (Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is
79 subject to removal by the treatment company if annual service fee is not paid.
- 80

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

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

- 88 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
89 crawl space or slab? Yes ☐ No ☒
- 90 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
91 crawl space, basement floor or garage? Yes ☐ No ☒
- 92 c. Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒
- 93 d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- 94 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- 95 f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- 96 g. Any problems with fireplace including, but not limited to firebox, chimney,
97 chimney cap and/or gas line? Yes ☐ No ☒
- 98 Date of any repairs, inspection(s) or cleaning? _____
- 99 Date of last use? _____
- 100 h. Does the Property have a sump pump? Yes ☐ No ☒
- 101 If "Yes", location: _____
- 102 i. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒
- 103

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

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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? _____
- 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: _____
- 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? _____ 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: _____
- 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. 20 X LOWER LEVEL 5/2020
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. 20 X LL BUNK
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. 4-5 X LL NA
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): BASEMENT
Size of electrical panel (total amps), if known: _____
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 animals or pets residing in the Property during your ownership? CAT Yes ☒ No ☐
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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

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

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

Electric Company Name: <u>POWER & LIGHT</u>	Phone # _____
Gas Company Name: <u>N/A</u>	Phone # _____
Water Company Name: <u>WATER DIST. 1</u>	Phone # _____
Trash Company Name: <u>NEFFEN BAUGH</u>	Phone # _____
Other: _____	Phone # _____
Other: _____	Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

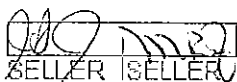
Any technology or systems staying with the property? N/A ☐ Yes ☐ No ☒
If "Yes" list: _____

Upon closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

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

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached and all bathroom mirrors	Fireplace grates, screens, glass doors
Attached shelves, racks, towel bars	Mounted entertainment brackets
Attached lighting	Plumbing equipment and fixtures
Attached floor coverings	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

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- 314 Fill in all blanks using one of the abbreviations listed below.
 315 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 316 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 317 Condition.
 318 "NA" = Not applicable (any item not present).
 319 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 320
 321

322 ~~NA~~ Air Conditioning Window Units, #____
 323 ~~CL~~ Air Conditioning Central System
 324 ~~NA~~ Attic Fan
 325 ~~CE~~ Ceiling Fan(s), # 2
 326 ~~NA~~ Central Vac and Attachments
 327 ~~NA~~ Closet Systems
 328 Location _____
 329 ~~CS~~ Doorbell
 330 ~~NA~~ Electric Air Cleaner or Purifier
 331 ~~NA~~ Electric Car Charging Equipment
 332 ~~OS~~ Exhaust Fan(s) - Baths
 333 ~~NA~~ Fences - Invisible & Controls
 334 Fireplace(s), # 1
 335 Location #1 Great Rm. Location #2 _____
 336 X Chimney _____ Chimney _____
 337 _____ Gas Logs _____ Gas Logs _____
 338 _____ Gas Starter _____ Gas Starter _____
 339 _____ Heat Re-circulator _____ Heat Re-circulator _____
 340 _____ Insert _____ Insert _____
 341 _____ Wood Burning Stove ~~NA~~ Wood Burning Stove _____
 342 _____ Other _____ Other _____
 343 ~~NA~~ Fountain(s)
 344 ~~OS~~ Furnace/Heat Pump/Other Heating System
 345 ~~OS~~ Garage Door Keyless Entry
 346 ~~OS~~ Garage Door Opener(s), # 1
 347 ~~OS~~ Garage Door Transmitter(s), #____
 348 ~~NA~~ Gas Yard Light
 349 ~~NA~~ Humidifier
 350 ~~NA~~ Intercom
 351 ~~OS~~ Jetted Tub
 352 KITCHEN APPLIANCES
 353 Cooking Unit
 354 _____ Cooktop X Elec. _____ Gas
 355 X Microwave Oven
 356 X Oven
 357 X Elec. _____ Gas _____ Convection
 358 _____ Stove/Range
 359 _____ Elec. _____ Gas _____ Convection
 360 X Dishwasher
 361 X Disposal
 362 X Freezer
 363 Location BASEMENT
 364 _____ Ice maker
 365 ~~NS~~ Refrigerator (#1)
 366 Location KITCHEN
 367 ~~NA~~ Refrigerator (#2)
 368 Location _____
 369 ~~NA~~ Trash Compactor

~~NS~~ Laundry - Washer
~~NS~~ Laundry - Dryer
X 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
~~OS~~ Security System (RING)
X Owned _____ Leased
~~OS~~ Smoke/Fire Detector(s), # 3
~~OS~~ Shed
~~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~~ Playset
~~NA~~ Sump Pump
~~NA~~ Swimming Pool (Swimming Pool Rider Attached)
~~NA~~ Swimming Pool Heater
~~NA~~ Swimming Pool Equipment
~~OS~~ TV Antenna/Receiver/Satellite Dish
 _____ Owned _____ Leased DIRECT
~~OS~~ Water Heater(s)
~~NA~~ Water Softener and/or Purifier
 _____ Owned _____ Leased
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____

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Initials _____
 BUYER | BUYER

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.

	7-24-2020		7-24-2020
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. 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.
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.
3. 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.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. 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 09/19. All previous versions of this document may no longer be valid. Copyright January 2020.



RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 SELLER:

Jim + Marlene Johnson

2 BUYER:

3 PROPERTY:

31731 Teeshout Rd., Paola Ks. 66071

4 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage
5 disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and
6 federal regulation. Installations which were proper at the time of original construction may not comply with
7 governmental regulations which have been enacted since that time. It is recommended that BUYER check with
8 lender and/or local government authority regarding septic system inspection.

9 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
10 financing may be conditioned upon proof that the septic system meets current regulatory requirements.

11 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an
12 independent inspection of the septic system.

13 In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any
14 other reason, and it is determined the system does not comply, it may be necessary to bring the system
15 into compliance. Significant expense may be involved.

16 The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid
17 by: (Check One) ☒ SELLER ☐ BUYER.

18 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:
19 (Check One) ☒ SELLER ☐ BUYER.

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

23 Jim B Johnson

24 SELLER

7-24-20

DATE BUYER

DATE

25 Marlene R. Johnson

26 SELLER

7-24-2020

DATE BUYER

DATE

27 Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No
28 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
29 use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that
30 amendments to this Contract be made. Last revised 09/19. All previous versions of this document may no longer be valid. Copyright
31 January 2020.