



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

1 SELLER:

Kayla Lynne Dawson ASP by Ed Dawson POA

3 PROPERTY:

27609 Woodland Rd, Paola KS 66071

6 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.

13 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.

18 3. OCCUPANCY.

Approximate age of Property? 119 How long have you owned? 10 Years

Does SELLER currently occupy the Property? Yes ☐ No ☒

If "No", how long has it been since SELLER occupied the Property? 2 Months years/months

23 4. TYPE OF CONSTRUCTION.

☐ Manufactured

☐ Modular

☒ Conventional/Wood Frame

☐ Mobile

☐ Other _____

27 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: NORMAL FARM FENCING - PERIMETER & ACRES

EDD Initials
SELLER | SELLER

Initials
BUYER | BUYER

6. ROOF.

- a. Approximate Age: 7 years ☐ Unknown Type: ASPHALT
- 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: AN INTERIOR WALL WAS ERECTED TO
CREATE A BEDROOM.
- 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: N/A
- 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? 2010 By whom? NEWLY INSTALLED
- 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: WEST WALL IN BASEMENT
- 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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SELLER | SELLER

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BUYER | BUYER

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. UK

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. UK

2. _____

c. Are there rooms without heat or air conditioning? Yes ☒ No ☐

If "Yes", which room(s)? UPPER FLOOR

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. 2010 ±

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): E WALL 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: SEPTIC TANK = YARD N. OF HOUSE.

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

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

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

230 Homeowner's Association/Management Company contact name, phone number, website, or email address:
231 _____
232 _____
233 _____
234 _____
235 _____

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

240 **15. PREVIOUS INSPECTION REPORTS.**

- 241 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
- 242 If "Yes", a copy of inspection report(s) are available upon request.

243 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 244 a. Any of the following?
245 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 246 b. Any fire damage to the Property? Yes ☐ No ☒
- 247 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- 248 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- 249 e. Any other conditions that may materially affect the value
250 or desirability of the Property? Yes ☐ No ☒
- 251 f. Any other condition, including but not limited to financial, that may prevent
252 you from completing the sale of the Property? Yes ☐ No ☒
- 253 g. Any animals or pets residing in the Property during your ownership? Yes ☐ No ☒
- 254 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- 255 i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
- 256 List locks without keys _____
- 257 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- 258 k. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- 259 l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- 260

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

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

273 Insulation with exterior siding replacement.

274 WATER LINE FREEZE REPAIRS (complete repair and changes made)

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

279 Electric Company Name: Evergy Phone # _____ 8

280 Gas Company Name: N/A Phone # _____

281 Water Company Name: BWD#2 Phone # _____

282 Trash Company Name: Waste Management Inc Phone # _____

283 Other: _____ Phone # _____

284 Other: _____ Phone # _____

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286 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

287 Any technology or systems staying with the property? N/A ☐ Yes ☐ No ☒

288 If "Yes" list: _____

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

293
294 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

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

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307 Attached and all bathroom mirrors Fireplace grates, screens, glass doors
308 Attached shelves, racks, towel bars Mounted entertainment brackets
309 Attached lighting Plumbing equipment and fixtures
310 Attached floor coverings Storm windows, doors, screens
311 Fences (including pet systems) Window blinds, curtains, coverings
312 and window mounting components
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Initials _____
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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 OS Air Conditioning Central System
 324 OS Attic Fan
 325 OS Ceiling Fan(s), # 2
 326 NA Central Vac and Attachments
 327 NA Closet Systems
 328 Location _____
 329 OS Doorbell
 330 NA Electric Air Cleaner or Purifier
 331 NA Electric Car Charging Equipment
 332 NA Exhaust Fan(s) - Baths
 333 NA Fences - Invisible & Controls
 334 Fireplace(s), # 1
 335 Location #1 Living Rm. Location #2 Basement
 336 OS Chimney OS Chimney
 337 NA Gas Logs NA Gas Logs
 338 Gas Starter Gas Starter
 339 Heat Re-circulator Heat Re-circulator
 340 Insert Insert
 341 Wood Burning Stove Wood Burning Stove
 342 X Other wood pellet X Other
 343 NA Fountain(s) INSERT
 344 OS Furnace/Heat Pump/Other Heating System
 345 NA Garage Door Keyless Entry
 346 EX Garage Door Opener(s), #____
 347 EX Garage Door Transmitter(s), #____
 348 NA Gas Yard Light
 349 NA Humidifier
 350 NA Intercom
 351 NA Jetted Tub
 352 KITCHEN APPLIANCES
 353 Cooking Unit
 354 NA Cooktop Elec. X Gas Propane
 355 NA Microwave Oven
 356 OS Oven
 357 Elec. Gas X Convection
 358 OS Stove/Range
 359 Elec. Gas X Convection
 360 OS Dishwasher
 361 OS Disposal
 362 EX Freezer
 363 Location Basement
 364 EX Ice maker
 365 EX Refrigerator (#1)
 366 Location Kitchen
 367 Refrigerator (#2)
 368 Location _____
 369 EX Trash Compactor

NA Laundry - Washer
NA 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
EX Propane Tank
 Owned Leased KK
NA Security System
 Owned Leased
OS Smoke/Fire Detector(s), # 1
EX Shed multiple
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
EX TV Antenna/Receiver/Satellite Dish
 Owned X Leased KK
OS Water Heater(s)
NA Water Softener and/or Purifier
 Owned Leased
NS Other Drop Inse
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____

SELLER 330 Initials 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.

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.



LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or
Lead-Based Paint Hazards

1 **SELLER:** Kayla Lynnae Dawson by Edward Dawson POA

2
3 **PROPERTY:** 27609 Woodland Rd., Paola, KS 66071

4 **Lead Warning Statement:**

5 Every purchaser of any interest in residential real property on which a residential dwelling was built
6 prior to 1978 is notified that such property may present exposure to lead from lead-based paint that
7 may place young children at risk of developing lead poisoning. Lead poisoning in young children
8 may produce permanent neurological damage, including learning disabilities, reduced intelligence
9 quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk
10 to pregnant women. The seller of any interest in residential real property is required to provide the
11 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
12 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment
13 or inspection for possible lead-based paint hazards is recommended prior to purchase.
14

15 **Seller's Disclosure (Initial applicable lines)**

16
17 a. EDD **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**
19 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
20

21 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22

23 b. EDD **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
24 **(check one below)**

25 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based
26 paint and/or lead-based paint hazards in the housing (list documents below).
27

28 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based
29 paint hazards in the housing.
30

31 **Buyer's Acknowledgment (Initial applicable lines)**

32 c. _____ **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
33 **ABOVE**

34 d. _____ **BUYER HAS RECEIVED THE PAMPHLET**
35 **"Protect Your Family from Lead in Your Home"**

36 e. _____ **BUYER HAS: (Check one below)**

- 37 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
38 or inspection for the presence of lead-based paint or lead-based paint hazards; or
39 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of
40 lead-based paint and/or lead-based paint hazards.

41 **Licensee's Acknowledgment: (initial)**

42 f. _____ Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and
43 is aware of his/her responsibility to ensure compliance.

44 **Certification of Accuracy**

45 The following parties have reviewed the information above and certify, to the best of their knowledge, the
46 information they have provided is true and accurate.

47
48
49 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
50 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
51 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

52
53 *Edward [Signature] P.O.A. 6-22-2020*
54 _____
55 SELLER DATE BUYER DATE

56
57
58
59 SELLER DATE BUYER DATE
60
61 *Barry E. Hart 6-22-2020*
62 _____
63 LICENSEE ASSISTING SELLER DATE LICENSEE ASSISTING BUYER DATE

Jason [Signature] 8-11-2020
Michelle [Signature]

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