



LEAD BASED PAINT DISCLOSURE ADDENDUM

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

SELLER: Kayla Lynne Dawson ASP by Ed Dawson POA

PROPERTY: 27609 Woodland Rd., Paola, Kansas 66071

Lead Warning Statement:

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

Seller's Disclosure (Initial applicable lines)

- a. ☒ PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS: (check one below)
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. ☒ RECORDS AND REPORTS AVAILABLE TO THE SELLER: (check one below)
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (Initial applicable lines)

- c. BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED ABOVE
- d. BUYER HAS RECEIVED THE PAMPHLET "Protect Your Family from Lead in Your Home"
- e. BUYER HAS: (Check one below)
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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

42 f. [Signature] 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
54 [Signature: Kayla Lynne Dawson ASP] 8-11-20
55 **SELLER** Kayla Lynne Dawson ASP **DATE** **BUYER** **DATE**
56 By ED DAWSON, POA
57
58
59 **SELLER** **DATE** **BUYER** **DATE**
60
61 [Signature] [Signature] 8-10-20
62 **LICENSEE ASSISTING SELLER** **DATE** **LICENSEE ASSISTING BUYER** **DATE**
63

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LEGAL DESCRIPTION ADDENDUM

SELLER: Kayla Lynne Dawson ASP by Ed Dawson POA

BUYER:

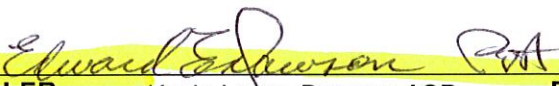
PROPERTY: 27609 Woodland Rd., Paola, Kansas 66071

PROPERTY LEGAL DESCRIPTION:

Per Deed & Title Commitment from Security First Title. Legal description as follows: S25, T16, R23, ACRES 9.94, TR BEG 440S NW/C SE4 TH E642.7 S717.1 W642.7 N711.3 TO POB LESS RD ROW

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

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SELLER	Kayla Lynne Dawson ASP	DATE	BUYER	DATE
SELLER		DATE	BUYER	DATE

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CYBER PROTECTION NOTICE

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals. These sophisticated criminals could:

- a. Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.
- b. They can even send you emails that appear to be from your agent, your closer or another trusted source.

If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to verify such instructions.

Always contact the closer directly before any money is wired. To ensure it's the closing company:

- a. Do not use a phone number or other contact information from an email.
- b. Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not someone intent on stealing your money.

I acknowledge the above information:

X Edward Espinosa 8-10-20
BUYER/SELLER **DATE**

BUYER/SELLER

DATE

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RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 SELLER: Kayla Lynnae Dawson by Edward Dawson POA

2 BUYER:

3 PROPERTY: 27609 Woodland Rd, Paola, KS 66071

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

12
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
14 financing may be conditioned upon proof that the septic system meets current regulatory requirements.

15
16 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an
17 independent inspection of the septic system.

18
19 **In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any**
20 **other reason, and it is determined the system does not comply, it may be necessary to bring the system**
21 **into compliance. Significant expense may be involved.**

22
23 The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid
24 by: (Check One) ☐ SELLER ☒ BUYER.

25
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:
27 (Check One) ☐ SELLER ☒ BUYER.

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

33
34 *Edward Dawson P.O.A.*
35 *6-22-2020*
36 SELLER DATE BUYER DATE

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39 SELLER DATE BUYER DATE

40
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