



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

SELLER (Indicate Marital Status): Rex E Browning Trust and Jean L Browning Trust

PROPERTY: 1037 South Sycamore Street, Ottawa, KS 66067

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? _____ How long have you owned? _____

Does SELLER currently occupy the Property? Yes ☐ No ☐

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

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

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?..... partial 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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55 6. ROOF.

- 56 a. Approximate Age: 6 years ☐ Unknown Type: Composition High Impact
- 57 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
- 58 If "Yes", what was the date of the occurrence?
- 59 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☐
- 60 Date of and company performing such repairs: 1/1/11 New House
- 61 d. Has there been any roof replacement? Yes ☐ No ☐
- 62 If "Yes", was it: ☒ Complete or ☐ Partial
- 63 e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

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

65 documentation:

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70 7. INFESTATION. ARE YOU AWARE OF:

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

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

85 documentation:

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89 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

90 ARE YOU AWARE OF:

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

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

109 documentation:

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112 **9. ADDITIONS AND/OR REMODELING.**

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

122 **10. PLUMBING RELATED ITEMS.**

- 123 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
124 If well water, state type _____ depth _____ diameter _____ age _____
125 b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
126 If "Yes", when was the water last checked for safety? _____ (attach test results)
127 c. Is there a water softener on the Property? Yes ☐ No ☒
128 If "Yes", is it: ☐ Leased ☐ Owned?
129 d. Is there a water purifier system? Yes ☐ No ☒
130 If "Yes", is it: ☐ Leased ☐ Owned?
131 e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer
132 ☐ Septic System, Number of Tanks _____ ☐ Cesspool ☐ Lagoon ☐ Other _____
133 f. Approximate location of septic tank and/or absorption field: _____
134 _____
135 g. The location of the sewer line clean out trap is: Back of the House
136 h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
137 i. Is there a grinder pump system? Yes ☐ No ☒
138 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
139 system last serviced? _____ By whom? _____
140 k. Is there a sprinkler system? Yes ☐ No ☒
141 Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☒ No ☐
142 If "No", explain in detail: _____
143 l. Are you aware of any leaks, backups, or other problems relating to any of the
144 plumbing, water, and sewage related systems? Yes ☐ No ☒
145 m. Type of plumbing material currently used in the Property:
146 ☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____
147 The location of the main water shut-off is: _____
148 n. Is there a back flow prevention device on the lawn sprinkling system,
149 sewer or pool? N/A ☐ Yes ☒ No ☐
150 _____

151 If your answer to (l) in this section is "Yes", explain in detail or attach available
152 documentation:
153 _____
154 _____

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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. 10 yrs Adamson
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. 10 yrs Adamson
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. 27 yrs 50 gal
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(s) (total amps), if known: 200 amp.
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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208 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

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

234 _____ and such includes:

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

- 236
- 237
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- 240 n. The Property being subject to a secondary Master Community Homeowners Association fee? ... Yes ☐ No ☐

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242 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

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247 **15. PREVIOUS INSPECTION REPORTS.**

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

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

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

- 252 a. Any of the following?
- 253 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 254 b. Any fire damage to the Property? Yes ☐ No ☒
- 255 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- 256 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- 257 e. Any other conditions that may materially affect the value
- 258 or desirability of the Property? Yes ☐ No ☒
- 259 f. Any other condition, including but not limited to financial, that may prevent
- 260 you from completing the sale of the Property? Yes ☐ No ☒
- 261 g. Any animals or pets residing in the Property during your ownership? Yes ☐ No ☒
- 262 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- 263 i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
- 264 List locks without keys _____
- 265 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- 266 k. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- 267 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>City of Ottawa</u>	Phone #	_____
Gas Company Name:	<u>Enbridge Gas</u>	Phone #	_____
Water Company Name:	<u>City of Ottawa</u>	Phone #	_____
Trash Company Name:	<u>MBT, W</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 1b and 1c 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 1b and/or 1c, 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 shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors,	Storm windows, doors, screens
attached or hung	Window blinds, curtains, coverings
Fences (including pet systems)	and window mounting components

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322 **Fill in all blanks using one of the abbreviations listed below.**
 323 **"OS" = Operating and Staying with the Property (any item that is performing its intended function).**
 324 **"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable**
 325 **Condition.**
 326 **"NA" = Not applicable (any item not present).**
 327 **"NS" = Not staying with the Property (item should be identified as "NS" below.)**

329
 330 MA Air Conditioning Window Units, # _____
 331 OS Air Conditioning Central System _____
 332 OS Attic Fan _____
 333 OS Ceiling Fan(s), # 8
 334 OS Central Vac and Attachments _____
 335 OS Closet Systems _____
 336 Location _____
 337 OS Doorbell _____
 338 NA Electric Air Cleaner or Purifier _____
 339 NA Electric Car Charging Equipment _____
 340 OS Exhaust Fan(s) – Baths _____
 341 NA Fences – Invisible & Controls _____
 342 Fireplace(s), # 1
 343 Location #1 Living Rm Location #2 _____
 344 Chimney _____ Chimney _____
 345 OS Gas Logs _____ Gas Logs _____
 346 _____ Gas Starter _____ Gas Starter _____
 347 _____ Heat Re-circulator _____ Heat Re-circulator _____
 348 _____ Insert _____ Insert _____
 349 _____ Wood Burning Stove _____ Wood Burning Stove _____
 350 _____ Other _____ Other _____
 351 NA Fountain(s) _____
 352 OS Furnace/Heat Pump/Other Heating System _____
 353 OS Garage Door Keyless Entry _____
 354 OS Garage Door Opener(s), # 1
 355 OS Garage Door Transmitter(s), # 2
 356 NA Gas Yard Light _____
 357 NA Humidifier _____
 358 NA Intercom _____
 359 EX Jetted Tub _____
 360 **KITCHEN APPLIANCES**
 361 Cooking Unit _____
 362 OS Stove/Range _____
 363 ✓ Elec. _____ Gas _____ Convection _____
 364 OS Built-in Oven _____
 365 ✓ Elec. _____ Gas _____ Convection _____
 366 _____ Cooktop _____ Elec. _____ Gas _____
 367 _____ Microwave Oven _____
 368 OS Dishwasher _____
 369 OS Disposal _____
 370 _____ Freezer _____
 371 _____ Location _____
 372 OS Refrigerator (#1) _____
 373 _____ Location Kitchen
 374 _____ Refrigerator (#2) _____
 375 _____ Location _____
 376 _____ Trash Compactor _____

OS Laundry - Washer _____
OS Laundry - Dryer _____
 _____ Elec. _____ Gas _____
MOUNTED ENTERTAINMENT EQUIPMENT
 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 Vivint
 _____ Owned _____ Leased _____
OS Smoke/Fire Detector(s), # 4
 Shed(s), # _____
NA Spa/Hot Tub _____
NA Spa/Sauna _____
 _____ Spa Equipment _____
OS Sprinkler System Auto Timer _____
OS Sprinkler System Back Flow Valve _____
OS Sprinkler System (Components & Controls) _____
NA Statuary/Yard Art _____
NA Swing set/Playset _____
OS Sump Pump(s), # 1
 _____ Swimming Pool (Swimming Pool Rider Attached) _____
✓ Swimming Pool Heater _____
✓ Swimming Pool Equipment _____
NA TV Antenna/Receiver/Satellite Dish _____
 _____ Owned _____ Leased _____
OS Water Heater(s) _____
NA Water Softener and/or Purifier _____
 _____ Owned _____ Leased _____
 _____ Boat Dock, ID # _____
✓ Camera-Surveillance Equipment _____
✓ Generator _____
OS Other Approx Floor, Sunroom
✓ Other Garage
✓ Other Patio
✓ 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 _____

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 licensees. 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 Rex B. Brunning DATE _____

SELLER Jean Brownie 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 licensees 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2023.