



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

SELLER (Indicate Marital Status): Sharon L. Woodrum (ASP)

PROPERTY: 32510 Metcalf Road, Louisburg, KS 66053

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. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

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? 70 years How long have you owned? 19 years
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. ☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured
☐ 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:

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5. B) earth settling may have been cause of Foundation issues. Issues have been addressed. See attached.

G) Property boundaries marked by Fencing

H) Stake survey completed approx 10 years ago for Fence installation.

K) Damaged tree N/E corner of house.

6. ROOF.

- a. Approximate Age: 8 years ☐ Unknown Type: Asphalt shingle Yes ☐ No ☒
- 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? 1 layers or ☐ Unknown.

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

Roof Replaced 8 years ago due to AGE / condition

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:

Termites discovered on deck. Deck was removed and house has been treated for termites

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 windows or exterior doors? Yes ☒ No ☐
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☒ No ☐
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? 2022
Date of last use? In 2004
- i. Does the Property have a sump pump? Yes ☒ No ☐
If "Yes", location:
- j. 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:

See next page.

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- 8
- A) Foundation problems have been addressed. See Attached.
 - B) The pointing ~~was~~ needed on southside of house
 - C) corrective action taken. See Attached.
 - D) Garage - Dry Basement has addressed water issues in garage basement. See Attached.
 - D) Crawl space on NW side of house has a sump pump.
 - E) Some windows had wood rot. All affected trim was removed & replaced with PVC trim.
 - Sub Floor around Kitchen Sink and North bathroom toilet had some wood rot. All affected areas removed/replaced.
 - F) Front door does not close completely since foundation work.
 - G) Current deck has some boards that are aging & soft. ~~The~~ Deck cover installed to extend life of deck

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 ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____

b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
If "Yes", when was the water last checked for safety? _____ (attach test results)

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, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____

f. Approximate location of septic tank and/or absorption field: _____
West side of house

g. The location of the sewer line clean out trap is: unknown

h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒

i. Is there a grinder pump system? Yes ☐ No ☒

j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? July 2004 by whom? Bills Septic

k. 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: _____

l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒

m. Type of plumbing material currently used in the Property:
☐ Copper ☒ Galvanized ☐ PVC ☐ PEX ☐ Other _____

The location of the main water shut-off is: _____

n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (l) 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. 10 yrs ☐ ☒ ☐ ☐ ☐ ☐
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. 10 yrs ☐ ☐ ☐ ☐ ☐ ☐
2. ☐ ☐ ☐ ☐ ☐ ☐
- e. Are you aware of any problems regarding these items? Yes ☒ No ☐
- If "Yes", explain in detail:

No Rooms have air conditioning. No. Back Bedrooms have No heat. Property needs 2 heat pumps 1 air handler

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☐ Copper ☐ Aluminum ☒ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☒ Fuse
- Location of electrical panel(s): Breaker in Mudroom Fusebox in Garage
- Size of electrical panel(s) (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 for radon on the Property? Yes ☐ No ☒
- g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒
- h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- i. Any other environmental issues? Yes ☐ No ☒
- j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- k. 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? \$ _____
- m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
If "Yes", 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:

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

If any of the answers in this section are "Yes" (except m), 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? 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 No keys for exterior doors
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? Yes ☐ No ☒

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1/6. 8) previous owners reported a Flu ~~Fire~~ Fire in West Living Room Fireplace. I replaced their wood stove with current insert with no issue.

6) Pet Friendly home for cats & dogs and the occasional calf & goatling.

- 269 I. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- 270 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 271 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 272 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 273 p. Having replaced any appliances that remain with the Property in the
- 274 past five (5) years? Yes ☒ No ☐
- 275 q. Any transferable warranties on the Property or any of its
- 276 components? Yes ☐ No ☒
- 277 r. Having made any insurance or other claims pertaining to the Property
- 278 in the past five (5) years? Yes ☐ No ☒
- 279 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☐ No ☒
- 280 s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

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

282 Leaving Buyer new uninstalled Dishwasher Dishwasher

283 & COOK TOP

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

285 Electric Company Name: Electric Phone # 888-471-5075

286 Gas Company Name: _____ Phone # _____

287 Water Company Name: RWD2 Phone # 913-783-4325

288 Trash Company Name: _____ Phone # _____

289 Other: _____ Phone # _____

290 Other: _____ Phone # _____

291 18. ELECTRONIC SYSTEMS AND COMPONENTS.

292 Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

293 If "Yes" list:

294

295

296

297

298

299

300

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

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

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

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

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

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

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

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

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

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

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

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

313 including, but not limited to:

314 Attached shelves, racks, towel bars

315 Attached lighting

316 Attached floor coverings

317 Bathroom vanity mirrors,

318 attached or hung

319 Fences (including pet systems)

314 Fireplace grates, screens, glass doors

315 Mounted entertainment brackets

316 Plumbing equipment and fixtures

317 Storm windows, doors, screens

318 Window blinds, curtains, coverings

319 and window mounting components

320

321

322

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324 **Fill in all blanks using one of the abbreviations listed below.**
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 327 Condition.
 328 "NA" = Not applicable (any item not present).
 329 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 330
 331

332 ~~NA~~ Air Conditioning Window Units, # _____
 333 ~~NA~~ Air Conditioning Central System _____
 334 ~~NA~~ Attic Fan _____
 335 ~~3~~ Ceiling Fan(s), # _____
 336 ~~NA~~ Central Vac and Attachments _____
 337 ~~NA~~ Closet Systems, Location _____
 338 ~~NA~~ Camera-Surveillance Equipment _____
 339 ~~NA~~ Doorbell _____
 340 ~~NA~~ Electric Air Cleaner or Purifier _____
 341 ~~NA~~ Electric Car Charging Equipment _____
 342 ~~NA~~ Exhaust Fan(s) - Baths _____
 343 ~~NA~~ Fences - Invisible & Controls _____
 344 ~~NA~~ Fireplace(s), # 2
 345 Location #1 LIVING ROOM Location #2 Family Room
 346 _____ Chimney _____ Chimney _____
 347 _____ Gas Logs _____ Gas Logs _____
 348 _____ Gas Starter _____ Gas Starter _____
 349 _____ Heat Re-circulator _____ Heat Re-circulator _____
 350 X Insert X Insert _____
 351 _____ Wood Burning _____ Wood Burning _____
 352 _____ Other _____ Other _____
 353 ~~NA~~ Fountain(s) _____
 354 ~~OS~~ Furnace/Heat Pump/Other Heating System (air handled)
 355 ~~NA~~ Garage Door Keyless Entry _____
 356 ~~NA~~ Garage Door Opener(s), # _____
 357 ~~NA~~ Garage Door Transmitter(s), # _____
 358 ~~NA~~ Generator _____
 359 ~~NA~~ Humidifier _____
 360 ~~NA~~ Intercom _____
 361 ~~NA~~ Jetted Tub _____
 362 **KITCHEN APPLIANCES**
 363 Cooking Unit _____
 364 ~~NA~~ Stove/Range _____
 365 _____ Elec. _____ Gas _____ Convection _____
 366 ~~OS~~ Built-in Oven _____
 367 ~~EX~~ Elec. _____ Gas _____ Convection _____
 368 ~~EX~~ Cooktop 7 Elec. _____ Gas _____ New in box never installed
 369 ~~EX~~ Microwave Oven _____
 370 ~~EX~~ Dishwasher - New Never installed
 371 ~~NA~~ Disposal _____
 372 ~~OS~~ Freezer _____
 373 Location Garage
 374 ~~NA~~ Refrigerator (#1) _____
 375 Location _____
 376 ~~NA~~ Refrigerator (#2) _____
 377 Location _____
 378 ~~NA~~ Trash Compactor _____

~~NA~~ Laundry - Washer _____
~~NA~~ Laundry - Dryer _____
~~NA~~ Elec. _____ Gas _____
MOUNTED Entertainment Equipment
~~NA~~ TV, Location _____
~~NA~~ TV, Location _____
~~NA~~ TV, Location _____
~~NA~~ TV, Location _____
~~NA~~ Speakers, Location _____
~~NA~~ Speakers, Location _____
~~NA~~ Other/Location _____
~~NA~~ Other/Location _____
~~NA~~ Other/Location _____
~~NA~~ Other/Location _____
~~NA~~ Outside Cooking Unit _____
~~NA~~ Propane Tank _____
~~NA~~ _____ Owned _____ Leased _____
~~NA~~ Security System _____
~~NA~~ _____ Owned _____ Leased _____
~~NA~~ Smoke/Fire Detector(s), # _____
~~NA~~ Shed(s), # _____
~~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) _____
~~OS~~ Statuary/Yard Art _____
~~NA~~ Swing set/Playset _____
~~OS~~ Sump Pump(s), # 3
~~NA~~ Swimming Pool (Swimming Pool Rider Attached) _____
~~NA~~ Swimming Pool Heater _____
~~NA~~ Swimming Pool Equipment _____
~~NA~~ TV Antenna/Receiver/Satellite Dish _____
~~NA~~ _____ Owned _____ Leased _____
~~OS~~ Water Heater(s) _____
~~NA~~ Water Softener and/or Purifier _____
~~NA~~ _____ Owned _____ Leased _____
~~NA~~ Wood Burning Stove _____
~~NA~~ Yard Light _____
~~NA~~ _____ Elec. _____ Gas _____
~~NA~~ Boat Dock, ID# _____
 _____ 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:

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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.

 7/24/24
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 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 September 2023. All previous versions of this document may no longer be valid. Copyright January 2024.



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLER (Indicate Marital Status): Sharon L. Woodrum (ASP)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below)

S30 T16 R25 Acres 19.32 TR BEG 1169.3S NE/C SE4 TH S600 W1452 N600 E1452 TO POB LESS RD ROW Miami County
Exact provided by the Title Co.

Approximate date SELLER purchased Property: MAY 2005. Property is currently zoned as Residential / AGO 2.

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. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

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3. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☒ No ☐
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____
If well, state type _____ depth _____
Has water been tested? Yes ☐ No ☐
b. Other water systems and their condition: _____
c. Is there a water meter on the Property? Yes ☒ No ☐
d. Is there a rural water certificate? unknown Yes ☐ No ☐
e. Other applicable information: _____

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

Water provided by RWD 2

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
b. Is there gas service on the Property? Yes ☐ No ☒
If "Yes", what is the source? _____
c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
d. Other applicable information: _____

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

Electric provided by Evergy

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5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

- a. 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 ☒
- b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- d. The Property having had a stake survey? Yes ☒ No ☐
- e. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
- f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- g. Any fencing/gates on the Property? Yes ☒ No ☐
If "Yes", does fencing/gates belong to the Property? Yes ☒ No ☐
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? Yes ☒ No ☐
- j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
- k. Other applicable information: _____

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

See next page

6. SEWAGE.

- a. Does the Property have any sewage facilities on or connected to it? Yes ☒ No ☐
If "Yes", are they:
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool
☐ Lagoon ☐ Grinder Pump ☐ Other _____
If applicable, when last serviced? July 2024
By whom? Bills Septic
Approximate location of septic tank and/or absorption field: West side of house
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

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

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.

(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☐ No ☒
If "Yes", complete the following:
Lessee is: _____
Contact number is: _____
Seller is responsible for: _____
Lessee is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Lessee shall end on or before: _____
☐ Copy of Lease is attached.

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5. D) Stake survey completed Approx 10 years ago
For Fence install.

E) Boundaries marked by Fences

1) Earth settling may have caused Foundation issues
Issues have been addressed

J) Damaged tree N/E corner of house

- 103 b. Are there tenant's rights in the Property? Yes ☐ No ☒
- 104 If "Yes", complete the following:
- 105 Tenant/Tenant Farmer is: _____
- 106 Contact number is: _____
- 107 Seller is responsible for: _____
- 108 Tenant/Tenant Farmer is responsible for: _____
- 109 Split or Rent is: _____
- 110 Agreement between Seller and Tenant shall end on or before: _____
- 111 ☐ Copy of Agreement is attached.
- 112 c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- 113 If "Yes", explain: _____
- 114 _____
- 115 _____

116 8. MINERAL RIGHTS (unless superseded by local, state or federal laws).

- 117 ☐ Pass unencumbered with the land to the Buyer. *Unknown*
- 118 ☐ Remain with the Seller.
- 119 ☐ Have been previously assigned as follows: _____
- 120 _____

121 9. WATER RIGHTS (unless superseded by local, state or federal laws).

- 122 ☒ Pass unencumbered with the land to the Buyer.
- 123 ☐ Remain with the Seller.
- 124 ☐ Have been previously assigned as follows: _____
- 125 _____
- 126 _____

127 10. CROPS (planted at time of sale).

- 128 ☐ Pass with the land to the Buyer. *No crops planted*
- 129 ☐ Remain with the Seller.
- 130 ☐ Have been previously assigned as follows: _____
- 131 _____
- 132 _____

133 11. GOVERNMENT PROGRAMS.

- 134 a. Are you currently participating, or do you intend to participate, in any government
- 135 farm program? Yes ☐ No ☒
- 136 b. Are you aware of any interest in all or part of the Property that has been reserved
- 137 by previous owner or government action to benefit any other property? Yes ☐ No ☒
- 138
- 139

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

141 _____

142 _____

143 _____

144 12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- 145 a. Any underground storage tanks on or near Property? Yes ☐ No ☒
- 146 b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil
- 147 tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
- 148 If "Yes", what is the location? _____
- 149 c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
- 150 d. Any disposal of any hazardous waste products, chemicals, polychlorinated
- 151 biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or
- 152 insulation on the Property or adjacent property? Yes ☐ No ☒
- 153 e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers
- 154 in wet areas)? Yes ☐ No ☒
- 155 f. Any existing hazardous conditions on the Property or adjacent properties (e.g.
- 156 methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

157 ☐ SLW ☐ _____

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Initials

Initials

☐ ☐

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- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
- h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
- i. Any tests conducted on the Property? Yes ☐ No ☒

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

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
- f. Any burial grounds on the Property? Yes ☐ No ☒
- g. Any abandoned wells on the Property? Yes ☐ No ☒
- h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒

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

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

Electric Company Name: <u>Evergy</u>	Phone # <u>888-471-5275</u>
Gas Company Name: _____	Phone # _____
Water Company Name: <u>RWD2</u>	Phone # <u>913-783-4325</u>
Other: _____	Phone # _____


15. 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.

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 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 any list of additional changes. If attached, # _____ of pages).**

		Initials _____	Initials _____		
SELLER	SELLER			BUYER	BUYER

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 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 the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the 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

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