



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

SELLER (Indicate Marital Status): Jacob Guyett and Kendra Guyett, a married couple

PROPERTY: 1982 Indiana Road 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. 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? 4 years How long have you owned? 4 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| d. Any drainage or flood problems on the Property or adjacent properties? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| e. Any flood insurance premiums that you pay? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| f. Any need for flood insurance on the Property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| g. Any boundaries of the Property being marked in any way? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| h. The Property having had a stake survey? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| j. Any fencing on the Property? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| If "Yes", does fencing belong to the Property? | N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| k. Any diseased, dead, or damaged trees or shrubs on the Property? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| m. Any oil/gas leases, mineral, or water rights tied to the Property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

JE KG Initials Initials
SELLER SELLER BUYER BUYER

6. ROOF.

- a. Approximate Age: 4 years ☐ Unknown Type: Metal
- 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:

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? Yes ☐ No ☒
- b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☒
- c. Any damage to the Property by wood destroying insects or other pests? Yes ☐ No ☒
- d. 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:
- e. 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 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 piling 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?
Date of last use?
- 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:

JS Kg
SELLER SELLER

Initials

Initials

BUYER BUYER

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

114 a. Are you aware of any additions, structural changes, or other material alterations to
115 the Property? Yes ☐ No ☒
116 If "Yes", explain in detail: _____

117
118 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
119 compliance with building codes? N/A ☐ Yes ☐ No ☐
120 If "No", explain in detail: _____
121 _____
122 _____

123 **10. PLUMBING RELATED ITEMS.**

- 124 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
125 If well water, state type _____ depth _____ diameter _____ age _____
126 b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
127 If "Yes", when was the water last checked for safety? _____ (attach test results)
128 c. Is there a water softener on the Property? Yes ☐ No ☒
129 If "Yes", is it: ☐ Leased ☐ Owned?
130 d. Is there a water purifier system? Yes ☐ No ☒
131 If "Yes", is it: ☐ Leased ☐ Owned?
132 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
133 ☐ Septic System, Number of Tanks _____ ☐ Cesspool ☐ Lagoon ☐ Other _____
134 f. Approximate location of septic tank and/or absorption field: _____
135 _____
136 g. The location of the sewer line clean out trap is: _____
137 h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
138 i. Is there a grinder pump system? Yes ☐ No ☒
139 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
140 system last serviced? Never By whom? _____
141 k. Is there a sprinkler system? Yes ☐ No ☒
142 Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☐
143 If "No", explain in detail: _____
144 l. Are you aware of any leaks, backups, or other problems relating to any of the
145 plumbing, water, and sewage related systems? Yes ☐ No ☒
146 m. Type of plumbing material currently used in the Property:
147 ☐ Copper ☐ Galvanized ☒ PVC ☐ PEX ☐ Other _____
148 The location of the main water shut-off is: _____
149 n. Is there a back flow prevention device on the lawn sprinkling system,
150 sewer or pool? N/A ☐ Yes ☐ No ☒
151

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

154 _____
155 _____

☒ JK ☒ Ka Initials Initials
SELLER SELLER 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. ☐ ☐ ☐ ☐ ☐ ☐
 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. ☐ ☐ ☐ ☐ ☐ ☐
 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. ☐ ☐ ☐ ☐ ☐ ☐
 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): Garage North of House west of Shop
 Size of electrical panel(s) (total amps), if known: 200 amp at House and 200 amp Shop
 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 ☐ Septic
 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:

JF Ka
 SELLER SELLER

Initials

Initials

 BUYER BUYER

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 _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? Yes ☐ No ☒

Initials
Ja Kg

Initials

Initials

- 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
- 282

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

283

284

285

286

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

288 Electric Company Name: Evergy Phone # _____

289 Gas Company Name: _____ Phone # _____

290 Water Company Name: Rural Water 4 Phone # _____

291 Trash Company Name: Osawa Sanitation Phone # _____

292 Other: _____ Phone # _____

293 Other: _____ Phone # _____

294

295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

297 If "Yes" list: Security Camera's

298

299

300

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

302

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

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

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

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

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

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

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

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

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

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

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

314 including, but not limited to:

315

316 Attached shelves, racks, towel bars Fireplace grates, screens, glass doors

317 Attached lighting Mounted entertainment brackets

318 Attached floor coverings Plumbing equipment and fixtures

319 Bathroom vanity mirrors, Storm windows, doors, screens

320 attached or hung Window blinds, curtains, coverings

321 Fences (including pet systems) and window mounting components

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

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 ~~OS~~ Air Conditioning Central System _____

334 ~~NA~~ Attic Fan _____

335 ~~OS~~ Ceiling Fan(s), # 5

336 ~~NA~~ Central Vac and Attachments _____

337 ~~NA~~ Closet Systems, Location _____

338 ~~OS~~ Camera-Surveillance Equipment _____

339 ~~OS~~ Doorbell _____

340 ~~NA~~ Electric Air Cleaner or Purifier _____

341 ~~NA~~ Electric Car Charging Equipment _____

342 ~~OS~~ Exhaust Fan(s) - Baths _____

343 ~~OS~~ Fences - Invisible & Controls _____

344 Fireplace(s), # 0

345 Location #1 _____ Location #2 _____

346 _____ Chimney _____ Chimney

347 _____ Gas Logs _____ Gas Logs

348 _____ Gas Starter _____ Gas Starter

349 _____ Heat Re-circulator _____ Heat Re-circulator

350 _____ Insert _____ Insert

351 _____ Wood Burning _____ Wood Burning

352 _____ Other _____ Other

353 ~~NA~~ Fountain(s) _____

354 ~~OS~~ Furnace/Heat Pump/Other Heating System _____

355 ~~NA~~ Garage Door Keyless Entry _____

356 ~~OS~~ Garage Door Opener(s), # 2

357 ~~OS~~ Garage Door Transmitter(s), # 2

358 ~~NA~~ Generator _____

359 ~~NA~~ Humidifier _____

360 ~~NA~~ Intercom _____

361 ~~NA~~ Jetted Tub _____

362 KITCHEN APPLIANCES

363 Cooking Unit

364 ~~OS~~ Stove/Range

365 _____ Elec. X Gas _____ Convection

366 ~~NA~~ Built-in Oven

367 _____ Elec. _____ Gas _____ Convection

368 ~~NA~~ Cooktop _____ Elec. _____ Gas

369 ~~OS~~ Microwave Oven

370 ~~OS~~ Dishwasher

371 ~~OS~~ Disposal

372 ~~NS~~ Freezer

373 Location _____

374 ~~OS~~ Refrigerator (#1)

375 Location Kitchen

376 ~~NA~~ Refrigerator (#2)

377 Location _____

378 ~~NA~~ Trash Compactor

~~NA~~ Laundry - Washer

~~NA~~ Laundry - Dryer

Elec. _____ Gas

MOUNTED Entertainment Equipment

~~NA~~ TV, Location _____

~~NA~~ TV, Location _____

~~NA~~ TV, Location _____

~~NA~~ TV, Location _____

~~NA~~ Speakers, Location _____

~~NA~~ Speakers, Location _____

Other/Location _____

Other/Location _____

Other/Location _____

Other/Location _____

~~NA~~ Outside Cooking Unit

~~NA~~ Propane Tank

Owned _____ Leased

~~OS~~ Security System

Owned _____ Leased

~~OS~~ Smoke/Fire Detector(s), # 1

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)

~~NA~~ Statuary/Yard Art

~~NA~~ Swing set/Playset

~~NA~~ Sump Pump(s), # _____

~~NA~~ Swimming Pool (Swimming Pool Rider Attached)

~~NA~~ Swimming Pool Heater

~~NA~~ Swimming Pool Equipment

~~NS~~ TV Antenna/Receiver/Satellite Dish

Owned _____ Leased

~~OS~~ Water Heater(s)

~~NA~~ Water Softener and/or Purifier

Owned _____ Leased

~~NA~~ Wood Burning Stove

~~OS~~ Yard Light

X Elec. _____ Gas

~~NA~~ Boat Dock, ID# _____

~~NS~~ Other LOAFING JACKS

~~NS~~ Other CAR LIFT

Other _____

Other _____

Other _____

JG

Ka

Initials

Initials

SELLER SELLER

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 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.

	5/15/25		5/15/25
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.

<div></div>	DATE
BUYER	

<div></div>	DATE
BUYER	

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 2024. All previous versions of this document may no longer be valid. Copyright January 2025.