

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 14901 E 71st St S. Derby KS 67307
 2 Seller: Sachin & Mallory Howard Date of Purchase: 26 Aug 2022
 3 Property currently zoned as: Rural

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
 5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
 7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the
 8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available
 10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a
 11 question, use the comment lines to explain.

12 **By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.**

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material
 14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is
 15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any
 17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain
 18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

PART I

Indicate the condition of the following items by marking the appropriate box.
 Check only one box for each item.

None	Does Not Transfer	Working	Not Working	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WATER SYSTEMS

20
 21 Well/Pump _____
 22 Drinking _____ Irrigation _____
 23 Location _____
 24 Depth _____
 25 Type _____
 26 If on well water, has water ever shown test results of contamination? Yes No
 27 Is the property connected to city rural water systems?
 28 Rural Water Transfer? Yes No Transfer Fee \$ _____
 29 Cistern _____
 30 Other _____
 31 Comments: Rural water hook ups
 32 _____

DRAINAGE/SEWAGE SYSTEMS

33
 34 Sewer Lines _____
 35 Septic/Laterals _____
 36 Lagoon _____
 37 Tank Size _____ Location _____
 38 # Feet of Laterals _____
 39 Other _____
 40 Other _____
 41 Comments: _____
 42 _____

Seller's Initials SH MH Buyer's Initials _____

PART II

Answer questions to the best of your (Seller's) knowledge.

None Does Not Transfer Working Not Working Don't Know

GAS/ELECTRIC

- 43 Is there a propane tank on the property?
44 If yes, is it owned leased?
45 Company:
46 Are there solar panels on the property?
47 If yes, are they owned rented/leased?
48 Company:
49 Are there wind turbines on the property?
50 If yes, are they owned rented/leased?
51 Company:
52 Is there hydroelectric on the property?

Yes No Don't Know

- 53 Is gas connected to property? If not, distance to nearest source?
54 Is electricity connected to property? If not, distance to nearest source?
55 To your knowledge, is there any additional costs to hook up utilities?
56 If yes, please explain:
57
58 Comments:
59

DRAINAGE/SEWAGE SYSTEMS

- 60 Is property connected to a public sewer system?
61 If yes, no explanation required.
62 Is there a septic tank/lagoon system serving this property?
63 If yes, when was it last serviced? Date
64 To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
65 To your knowledge, is the property located in a federally designated flood plain or wetlands area?
66 Is the property located in a subdivision with a master drainage plan?
67 If so, is this property in compliance?
68 Has the property ever had a drainage problem during your ownership?
69 Do you currently pay flood insurance?
70 Other drainage/sewage systems and their conditions:
71 Comments:
72

BOUNDARIES/LAND

- 73 Have you had a survey of your property?
74 Are the boundaries of your property marked in any way?
75 Is there any fencing on the boundary(ies) of the property?
76 If yes, does the fencing belong to the property?
77 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
78 Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
79 Is this property owner responsible for maintenance of any such shared feature?
80 Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
81 Comments: Entrance ways from 71st St - shared with lots 1 + 4 - creating 2 ways to access the land
82 Seller's Initials JH MA Buyer's Initials
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Yes No Don't Know

HOMEOWNER'S ASSOCIATION

85 Is the property subject to rules or regulations of any homeowner's association?
86 Annual dues \$ _____ Initiation Fee \$ _____
87
88 To your knowledge, are there any problems relating to any common area?
89 Have you been notified of any condition which may result in an increase in assessments?
90 Comments: _____
91

ENVIRONMENTAL CONDITIONS

92 To your knowledge, are any of the following substances, materials, or products present on the real property?
93 Asbestos
94 Contaminated soil or water (including drinking water)
95 Landfill or buried materials
96 Methane gas
97 Oil sheers in wet areas
98 Radioactive material
99 Toxic material disposal (e.g., solvents, chemicals, etc.)
100 Underground fuel or chemical storage tanks
101 EMFs (Electro Magnetic Fields)
102 Gas or oil wells in area
103 Other
104 To your knowledge, are any of the above conditions present near your property?
105 Comments: _____
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MISCELLANEOUS

108 To your knowledge:
109 Are there any gas/oil wells on the property or adjacent property?
110 Is the present use of the property a non-conforming use?
111 Are there any violations of local, state or federal government laws or regulations relating to this property?
112 Is there any existing or threatened legal or regulatory action affecting this property?
113 Are there any current special assessments or do you have knowledge of any future assessments?
114 Are there any proposed or pending zoning changes on this or adjacent property?
115 Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
116 Are there any diseased or dead trees or shrubs?
117 Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
118 Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
119
120 Comments: _____
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Seller Owns:

123 Seller Owns:
124 Mineral Rights:
125 100 % pass with the land to the Buyer _____ % remain with the Seller
126 _____ % are owned by third party _____ unknown
127 Are there any oil, gas, or wind leases of record or Other? Please explain: _____
128
129 Crops planted at the time of sale:
130 _____ pass with the land to the Buyer _____ remain with the Seller
131 _____ none _____ negotiable
132 Other (please describe): _____
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Seller's Initials SH MH Buyer's Initials _____

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Tenant's rights apply to the subject property with lease or shares as follows: _____

Water Rights:

_____ pass with the land to the Buyer - Permit # _____
_____ remain with the Seller - Permit # _____
_____ have been terminated

Comments: _____

SELLER'S ACKNOWLEDGMENT

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Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

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151

[Signature] _____ 22 May 23 _____ [Signature] _____ 3/22/23
Seller Date Seller Date

OR

152
153

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller. I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

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Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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- I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____

- I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

Buyer Date Buyer Date

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