



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



1 **SELLER (Indicate Marital Status):** Murry A. Rogers, Jr and Julie D. Rogers (AMC)

2  
3

4  
5 **PROPERTY:** 33324 West 355th Street, Osawatomie, KS 66064

6

7 **1. NOTICE TO SELLER.**

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if  
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material  
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability  
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to  
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.  
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated  
14 Lead Based Paint Disclosure Addendum.

15  
16 **2. NOTICE TO BUYER.**

17 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute  
18 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a  
19 warranty or representation by the Broker(s) or their licensees.

20  
21 **3. OCCUPANCY.**

22 Approximate age of Property? 20 yrs How long have you owned? 12 yrs  
23 Does SELLER currently occupy the Property? ..... Yes  No   
24 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

25  
26  SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.


27  
28 **4. TYPE OF CONSTRUCTION.**  Conventional/Wood Frame  Modular  Manufactured  
29  Mobile  Other \_\_\_\_\_

30  
31 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND**  
32 **DISCLOSURE ALSO.) ARE YOU AWARE OF:**

- 33 a. Any fill or expansive soil on the Property? ..... Yes  No
- 34 b. Any sliding, settling, earth movement, upheaval or earth stability problems  
35 on the Property? ..... Yes  No
- 36 c. The Property or any portion thereof being located in a flood zone, wetlands  
37 area or **proposed** to be located in such as designated by FEMA which  
38 requires flood insurance? ..... Yes  No
- 39 d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- 40 e. Any flood insurance premiums that you pay? ..... Yes  No
- 41 f. Any need for flood insurance on the Property? ..... Yes  No
- 42 g. Any boundaries of the Property being marked in any way? ..... Yes  No
- 43 h. The Property having had a stake survey? ..... Yes  No
- 44 i. Any encroachments, boundary line disputes, or non-utility easements  
45 affecting the Property? ..... Yes  No
- 46 j. Any fencing on the Property? ..... Yes  No   
47 If "Yes", does fencing belong to the Property?..... N/A  Yes  No
- 48 k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No
- 49 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes  No
- 50 m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes  No

51  
52 **If any of the answers in this section are "Yes", explain in detail or attach other**  
53 **documentation:**

54  
55

 Initials Initials  
SELLER SELLER BUYER BUYER



- 56 **6. ROOF.**
- 57 a. Approximate Age: 2 years  Unknown Type: \_\_\_\_\_ Yes  No
- 58 b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No
- 59 If "Yes", what was the date of the occurrence? \_\_\_\_\_
- 60 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No
- 61 Date of and company performing such repairs \_\_\_\_\_
- 62 d. Has there been any roof replacement? ..... Yes  No
- 63 If "Yes", was it:  Complete or  Partial
- 64 e. What is the number of layers currently in place? 1 layers or  Unknown.

65  
66 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**

67 **documentation:**

68 Entire roof and gutters replaced in 2022

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

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

86 **documentation:**

87 \_\_\_\_\_

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

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

110 **documentation:**

111 \_\_\_\_\_

112

 Initials Initials 

SELLER | SELLER BUYER | BUYER

113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155

**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 2  Cesspool  Lagoon  Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field:  
Southwest corner of property
- g. The location of the sewer line clean out trap is: \_\_\_\_\_
- 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? 2019 By whom? Bill's 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:

  SELLER SELLER

Initials

Initials

  BUYER BUYER



156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209

**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): Laundry Room  
Size of electrical panel(s) (total amps), if known: \_\_\_\_\_
- 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:

\_\_\_\_\_

 Initials  
SELLER SELLER

Initials    
BUYER BUYER



210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268

**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

   
SELLER SELLER

Initials

Initials

   
BUYER BUYER



- 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

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

All Appliances replaced in 2023-Kitchen  
Washer + dryer replaced in 2022

17. UTILITIES. Identify the name and phone number for utilities listed below.
- Electric Company Name: Heartland Phone # 800-835-9586
  - Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_
  - Water Company Name: RWD.3 Phone # 913-755-4503
  - Trash Company Name: L+K 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         |





 Initials \_\_\_\_\_ Initials    
 SELLER SELLER BUYER BUYER



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 OS Attic Fan  
 335 Ceiling Fan(s), # 3  
 336 N/A Central Vac and Attachments  
 337 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 OS Exhaust Fan(s) – Baths  
 343 OS Fences – Invisible & Controls  
 344 Fireplace(s), # \_\_\_\_\_  
 345 Location #1 NA Location #2 NA  
 346 NA Chimney Chimney  
 347 NA Gas Logs Gas Logs  
 348 NA Gas Starter Gas Starter  
 349 NA Heat Re-circulator Heat Re-circulator  
 350 NA Insert Insert  
 351 NA Wood Burning Wood Burning  
 352 NA Other Other  
 353 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), # 1  
 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. OS Gas OS Convection  
 366 NA Built-in Oven  
 367 Elec. Gas OS Convection  
 368 Cooktop Elec. OS Gas  
 369 OS Microwave Oven  
 370 OS Dishwasher  
 371 OS Disposal  
 372 NA Freezer  
 373 Location \_\_\_\_\_  
 374 OS Refrigerator (#1)  
 375 Location Kitchen  
 376 NA Refrigerator (#2)  
 377 Location \_\_\_\_\_  
 378 NA Trash Compactor

OS Laundry - Washer  
OS 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  
NA Other/Location  
NA Other/Location  
NA Other/Location  
NA Other/Location  
 Outside Cooking Unit  
NA Propane Tank  
 Owned  Leased  
NA Security System  
 Owned  Leased  
OS Smoke/Fire Detector(s), # 5  
OS Shed(s), # 1  
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  
OS Sump Pump(s), # 1  
NA Swimming Pool (Swimming Pool Rider Attached)  
NA Swimming Pool Heater  
NA Swimming Pool Equipment  
OS TV Antenna/Receiver/Satellite Dish  
 Owned  Leased  
OS Water Heater(s)  
NA Water Softener and/or Purifier  
 Owned  Leased  
 Wood Burning Stove  
NA Yard Light  
 Elec. Gas  
NA Boat Dock, ID#  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_



 Initials \_\_\_\_\_  
 SELLER SELLER  
 Initials \_\_\_\_\_  
 BUYER BUYER

379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
381 invoices, notices or other documents describing or referring to the matters revealed herein:  
382  
383  
384  
385


386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
389 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**  
390 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**  
391 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**  
392 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of**  
393 **pages).**  
394

395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
398

400  
401  11/13/24  
402 SELLER DATE SELLER DATE  
403  
404

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 406  
407 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
408 and SELLER need only make an honest effort at fully revealing the information requested.  
409 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees  
410 concerning the condition or value of the Property.  
411 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
412 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
413 I have been specifically advised to have Property examined by professional inspectors.  
414 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
415 5. I specifically represent there are no important representations concerning the condition or value of Property made  
416 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
417

418  
419  \_\_\_\_\_  
420 BUYER DATE BUYER DATE  
421

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.



## **Additional documentation (Seller's Disclosures)**

### **Section 5**

Property adjacent to creek is subject to natural flooding of waterways.

All fencing belongs to property.

Natural gas well on south side of pond.

### **Section 6**

Entire roof and gutter replacement 2022

### **Section 8**

Sump pump located in crawl space.

### **Section 9**

2023 Hardy Lap siding \$35,000

2023 Covered patio \$15,000

2023 Front porch \$15,000

2023 Plank ceiling in kitchen, hallway, and master bedroom \$12,000

2023 Fencing around back yard \$1,600

2023 Driveway \$12,000

### **Section 14**

Property located outside Osawatomie city limits in rural Miami county

### **Section 16**

Washer and dryer replaced 2022

Refrigerator, stove, microwave and dishwasher replaced 2023