



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



1 **SELLER** (Indicate Marital Status): Blake A. and Vesta D. Beal (AMC)

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4 **PROPERTY:** 2869 E 54 Hwy, Deerfield, MO 64741

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6 **1. NOTICE TO SELLER.**

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

14 **2. NOTICE TO BUYER.**

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

18 **3. OCCUPANCY.**

19 Approximate age of Property? 3 years How long have you owned? 4 years

20 Does SELLER currently occupy the Property? ..... Yes  No

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

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

23 **4. TYPE OF CONSTRUCTION.**  Conventional/Wood Frame  Modular  Manufactured

24  Mobile  Other \_\_\_\_\_

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

27 a. Any fill or expansive soil on the Property? ..... Yes  No

28 b. Any sliding, settling, earth movement, upheaval or earth stability problems  
29 on the Property? ..... Yes  No

30 c. The Property or any portion thereof being located in a flood zone, wetlands  
31 area or **proposed** to be located in such as designated by FEMA which  
32 requires flood insurance? ..... Yes  No

33 d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No

34 e. Any flood insurance premiums that you pay? ..... Yes  No

35 f. Any need for flood insurance on the Property? ..... Yes  No

36 g. Any boundaries of the Property being marked in any way? ..... Yes  No

37 h. The Property having had a stake survey? ..... Yes  No

38 i. Any encroachments, boundary line disputes, or non-utility easements  
39 affecting the Property? ..... Yes  No

40 j. Any fencing on the Property? ..... Yes  No

41 If "Yes", does fencing belong to the Property?..... N/A  Yes  No

42 k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No

43 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes  No

44 m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes  No

45 **If any of the answers in this section are "Yes", explain in detail or attach other  
46 documentation:** Some fencing can be owned on property some unknown yes current survey has  
47 been done on property

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**6. ROOF.**

- a. Approximate Age: 3 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, 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:** \_\_\_\_\_  
\_\_\_\_\_

**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? \_\_\_\_\_  
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:** \_\_\_\_\_  
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**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 3  Cesspool  Lagoon  Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- 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? 3 yrs By whom? New
- 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: multiple shut offs meter is by hydrant
- 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. Multiple units 3yrs or less old owned  
 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. Multiple units 3yrs or less old owned  
 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): \_\_\_\_\_  
 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- 210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 211 a. The Property located outside of city limits? ..... Yes  No
- 212 b. Any current/pending bonds, assessments, or special taxes that
- 213 apply to Property? ..... Yes  No
- 214 If "Yes", what is the amount? \$ \_\_\_\_\_
- 215 c. Any condition or proposed change in your neighborhood or surrounding
- 216 area or having received any notice of such? ..... Yes  No
- 217 d. Any defect, damage, proposed change or problem with any
- 218 common elements or common areas? ..... Yes  No
- 219 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 220 f. Any streets that are privately owned? ..... Yes  No
- 221 g. The Property being in a historic, conservation or special review district that
- 222 requires any alterations or improvements to the Property be approved by a
- 223 board or commission? ..... Yes  No
- 224 h. The Property being subject to tax abatement? ..... Yes  No
- 225 i. The Property being subject to a right of first refusal? ..... Yes  No
- 226 If "Yes", number of days required for notice: \_\_\_\_\_
- 227 j. The Property being subject to covenants, conditions, and restrictions of a
- 228 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 229 k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 230 l. The Homeowner's Association imposing its own transfer fee and/or
- 231 initiation fee when the Property is sold? ..... N/A  Yes  No
- 232 If "Yes", what is the amount? \$ \_\_\_\_\_
- 233 m. The Property being subject to a Homeowners Association fee? ..... Yes  No
- 234 If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of
- 235 \$ \_\_\_\_\_ payable  yearly  semi-annually  monthly  quarterly, sent to:
- 236 \_\_\_\_\_ and such includes:
- 237 \_\_\_\_\_
- 238 Homeowner's Association/Management Company contact name, phone number, website, or email address:
- 239 \_\_\_\_\_
- 240 \_\_\_\_\_
- 241 \_\_\_\_\_
- 242 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

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

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249 **15. PREVIOUS INSPECTION REPORTS.**

- 250 Has Property been inspected in the last twelve (12) months? ..... Yes  No
- 251 If "Yes", a copy of inspection report(s) are available upon request.
- 252

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

- 254 a. Any of the following?
- 255  Party walls  Common areas  Easement Driveways ..... Yes  No
- 256 b. Any fire damage to the Property? ..... Yes  No
- 257 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- 258 d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- 259 e. Any other conditions that may materially affect the value
- 260 or desirability of the Property? ..... Yes  No
- 261 f. Any other condition, including but not limited to financial, that may prevent
- 262 you from completing the sale of the Property? ..... Yes  No
- 263 g. Any animals or pets residing in the Property during your ownership? ..... Yes  No
- 264 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- 265 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No
- 266 List locks without keys \_\_\_\_\_
- 267 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- 268 k. Any unrecorded interests affecting the Property? ..... Yes  No

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- 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 \_\_\_\_\_

283 \_\_\_\_\_

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

288 Electric Company Name: Evergy Phone # \_\_\_\_\_

289 Gas Company Name: Liberty Phone # \_\_\_\_\_

290 Water Company Name: Pwsd #7 417-966-7333 Phone # \_\_\_\_\_

291 Trash Company Name: Shawn's 417-667-6771 Phone # \_\_\_\_\_

292 Other: Internet Fasteyre 833-463-3278 Phone # \_\_\_\_\_

293 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

294 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

295 Any technology or systems staying with the Property? ..... N/A  Yes  No

296 If "Yes" list: \_\_\_\_\_

297 \_\_\_\_\_

298 \_\_\_\_\_

299 \_\_\_\_\_

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

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

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

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

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

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

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

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

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



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

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

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

312 including, but not limited to:

- |   |  |
|---|--|
| 313 Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 314 Attached lighting                   | Mounted entertainment brackets         |
| 315 Attached floor coverings            | Plumbing equipment and fixtures        |
| 316 Bathroom vanity mirrors,            | Storm windows, doors, screens          |
| 317 attached or hung                    | Window blinds, curtains, coverings     |
| 318 Fences (including pet systems)      | and window mounting components         |

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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.)**

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332 NA Air Conditioning Window Units, # \_\_\_\_  
333 Os Air Conditioning Central System  
334 Os Attic Fan  
335 Os Ceiling Fan(s), # 9  
336 Na Central Vac and Attachments  
337 N Closet Systems, Location N  
338 Os Camera-Surveillance Equipment  
339 Os Doorbell  
340 N Electric Air Cleaner or Purifier  
341 Na Electric Car Charging Equipment  
342 Os Exhaust Fan(s) – Baths  
343 Na Fences – Invisible & Controls  
344 Fireplace(s), # N  
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 \_\_\_\_\_

353 Na Fountain(s)  
354 Os Furnace/Heat Pump/Other Heating System  
355 N Garage Door Keyless Entry  
356 Os Garage Door Opener(s), # \_\_\_\_  
357 N Garage Door Transmitter(s), # \_\_\_\_  
358 Na Generator  
359 Na Humidifier  
360 Na Intercom  
361 Os Jetted Tub

362 **KITCHEN APPLIANCES**

363 Cooking Unit  
364 Os Stove/Range  
365 N Elec. Os Gas N Convection  
366 Os Built-in Oven  
367 Os Elec. N Gas N Convection  
368 Os Cooktop N Elec. Y Gas  
369 N Microwave Oven  
370 Os Dishwasher  
371 Na Disposal  
372 Na Freezer  
373 Location n  
374 Os Refrigerator (#1)  
375 Location Kitchen  
376 Na Refrigerator (#2)  
377 Location N  
378 Na Trash Compactor

Ex Laundry - Washer  
Os Laundry - Dryer  
 Elec.  Gas  
**MOUNTED Entertainment Equipment**  
Ns TV, Location N  
Ns TV, Location N  
Ns TV, Location N  
Ns TV, Location N  
Ns Speakers, Location N  
Ns Speakers, Location N  
N Other/Location N  
\_\_\_\_ 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), # 2  
Na Shed(s), # 0  
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  
Os Swing set/Playset  
Na Sump Pump(s), # 0  
Ex Swimming Pool (Swimming Pool Rider Attached)  
Na Swimming Pool Heater  
\_\_\_\_ Swimming Pool Equipment  
Na TV Antenna/Receiver/Satellite Dish  
 Owned  Leased  
Os Water Heater(s)  
os Water Softener and/or Purifier  
 Owned  Leased  
Na Wood Burning Stove  
Na Yard Light  
 Elec.  Gas  
\_\_\_\_ Boat Dock, ID# \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_ Other \_\_\_\_\_

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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:  
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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.**  
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401  Oct 21, 2024  Oct 21, 2024  
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  
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421 **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.



# PACKAGE CERTIFICATE



## RESIDENTIAL SELLERS DISCLOSURE (IF APPLICABLE)

8 pages

Sellers Disclosure Addendum-Residential.pdf

8 pages

## E-SIGN INFO

Status:

**SIGNED**

Originator:

Kyla Halsey  
khalsey@trophy.com  
IP: 141.193.175.165  
Domain: trophy.brokermint.com  
Date: Oct 21, 2024 07:28 PM



Package ID:

E2B4BEB8083CD38E60BF2DB61B30725D

Time zone:

CDT (UTC-5)

Signers:

BA	Blake A. Beal Seller #1	blakemwf@outlook.com IP: 207.174.238.242	Signed	Oct 21, 2024 10:34 PM id: b94214bde75106638c37cf3254a64bfe	
VD	Vesta D. Beal Seller #2	blakemwf@outlook.com IP: 207.174.238.242	Signed	Oct 21, 2024 10:35 PM id: f2e51cef7581bd752f909d8735cc306d	

## HISTORY

Oct 21, 2024	07:40 PM	BA	Blake A. Beal	blakemwf@outlook.com	IP: 207.174.238.242	Viewed
Oct 21, 2024	10:34 PM	BA	Blake A. Beal	blakemwf@outlook.com	IP: 207.174.238.242	Signed
Oct 21, 2024	10:34 PM	VD	Vesta D. Beal	blakemwf@outlook.com	IP: 207.174.238.242	Viewed
Oct 21, 2024	10:35 PM	VD	Vesta D. Beal	blakemwf@outlook.com	IP: 207.174.238.242	Signed
Oct 21, 2024	10:35 PM		Package has been fully signed and sealed			Completed

# PACKAGE CERTIFICATE



## RESIDENTIAL SELLERS DISCLOSURE (IF APPLICABLE)

9 pages

Residential Sellers Disclosure (if applicable).pdf

9 pages

## E-SIGN INFO

Status:

**SIGNED**

Originator:

Kyla Halsey  
khalsey@trohypa.com  
IP: 141.193.175.222  
Domain: trohypa.brokermint.com  
Date: Oct 23, 2024 08:32 AM



Package ID:

642F7F2B72F4270974ED9F5606478A51

Time zone:

CDT (UTC-5)

Signers:

BA

Blake A. Beal  
Blake A. Beal

blakemwf@outlook.com  
IP: 207.174.238.242

Signed

Oct 27, 2024 07:22 PM

## HISTORY

Oct 26, 2024	05:44 PM		Blake A. Beal	blakemwf@outlook.com	IP: 174.196.60.127	Viewed
Oct 27, 2024	07:22 PM		Blake A. Beal	blakemwf@outlook.com	IP: 207.174.238.242	Signed
Oct 27, 2024	07:22 PM		Package has been fully signed and sealed			Completed