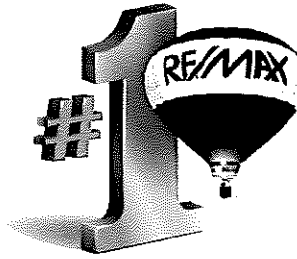


Title Company Supplement - Buyer



RE/MAX
Premier Properties

Seller will be using:



Meridian Title Company

Contact Information:

LeAnn Pontalion

Escrow Officer-MO License #8021354 KS License #5068997

Meridian Title LLC

17000 E 40 Highway Suite 1

Independence, MO 64055

Direct Phone 816-463-8480

Fax 816-873-2325

lpontalion@mtc.llc

Please check one:

Buyer will use title company provided above

Buyer has elected to use a different title company and contact information is as follows:

Title Company Name: _____

Name of Escrow Officer or Closer: _____

License # of Above Officer: _____

Address of Title Co. _____

Address of Closing Location if different than above: _____ Direct Phone
#: _____

Fax #: _____

Email: _____

This is a Financed Cash Sale

Lender Name if Applicable: _____

Thank you and I look forward to working with you ☺



Premier Properties

17000 E US 40 Highway, Suite 1 Independence, MO 64055



Franchise Disclosure Addendum

Seller: Carol R. Powers

Buyer: _____

Property: 436 West Brook Street, Neosho, MO 64850

DISCLOSURE STATEMENT

SETTLEMENT SERVICES

SELLER AND THE BUYER UNDERSTAND THAT **REMAX PREMIER PROPERTIES** DOES NOT PROVIDE SETTLEMENT SERVICES. UNLESS OTHERWISE SPECIFIED IN WRITING, SELLER AND BUYER HERBY AUTHORIZE **REMAX PREMIER PROPERTIES** TO MAKE ARRANGEMENTS TO SECURE THE CUSTOMARY SETTLEMENT SERVICES REQUIRED TO CONSUMMATE THIS CONTRACT. IT IS ACKNOWLEDGED BY BOTH SELLER AND BUYER THAT IF THE DESIGNATED ESCROW AGENT FOR THE ABOVE-REFERENCED TRANSACTION IS **MERIDIAN TITLE COMPANY**, THEN BOTH THE SELLER AND BUYER WILL CLOSE THEIR SIDE OF THE TRANSACTION AT **MERIDIAN TITLE COMPANY** UNLESS OTHER WISE MUTUALLY AGREED TO AND SPECIFIED IN THE BODY OF THIS CONTRACT.

COMMON FINANCIAL INTERESTS

SELLER AND BUYER ARE INFORMED AND UNDERSTAND THAT **REMAX PREMIER PROPERTIES** SHARES FINANCIAL INTERESTS WITH **MERIDIAN TITLE COMPANY**, A LOCAL TITLE COMPANY AND MAY ALSO BE RECOMMENDING THIS COMPANY FOR SETTLEMENT, CLOSING OR ESCROW SERVICE OR TITLE INSURANCE. SELLER AND BUYER ARE FURTHER INFORMED AND UNDERSTAND THE **REMAX PREMIER PROPERTIES** MAY EARN FINANCIAL BENEFITS FROM THE USE OF THIS COMPANY. SELLER AND BUYER ARE INFORMED THAT **MERIDIAN TITLE COMPANY** AND **COMMUNITY MORTGAGE, LLC** CURRENTLY RENT SPACE WITHIN THE SAME SUITE FROM **REMAX PREMIER PROPERTIES**. SELLER AND BUYER ARE INFORMED AND UNDERSTAND THAT THEY ARE NOT REQUIRED TO USE ANY PARTICULAR PROVIDER OF SUCH SERVICES AND MAY SELECT THEIR OWN PROVIDER IF THEY WISH TO DO SO.

ACKNOWLEDGEMENT

REMAX PREMIER PROPERITES IS SOLELY RESPONSIBLE FOR ITS OWN DEBTS AND LIABILITIES, BEING AN INDEPENDENT FRANCHISE. **REMAX MID-STATES & DIXIE REGIONS, INC.** AND **REMAX, LLC** ARE NOT RESPONSIBLE FOR THE ACTS OF **REMAX PREMIER PROPERTIES**.

SELLER:

BUYER:

SELLER:

BUYER:



CYBER PROTECTION NOTICE

1 Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential
2 target for cyber-criminals. These sophisticated criminals could:

- 3
- 4 a. Try to hack into your email account or the email of other persons involved in your transaction and
- 5 direct you to send a wire to the hacker's account.
- 6
- 7 b. They can even send you emails that appear to be from your agent, your closer or another trusted
- 8 source.
- 9

10 If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to
11 verify such instructions.

12 **Always contact the closer directly before any money is wired.** To ensure it's the closing company:

- 13
- 14 a. Do not use a phone number or other contact information from an email.
- 15
- 16 b. Use a business number from another source (such as the closing company's website) to make sure
- 17 you are actually talking to your closer and not someone intent on stealing your money.
- 18
- 19
- 20

21 I acknowledge the above information:

<i>Carol R. Powers</i>	
BUYER/SELLER	BUYER/SELLER
9-12-24	DATE
DATE	DATE

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IN ITS PRESENT CONDITION ADDENDUM

1 **SELLER:** Carol R. Powers

2 **BUYER:** _____

3 **PROPERTY:** 436 West Brook Street, Neosho, MO 64850

4

5 This addendum modifies the Inspections section of the Contract. The Property is being sold in its present condition,
6 which includes all latent and patent defects and conditions. Except as herein expressly stated, SELLER makes no
7 warranty, expressed or implied, including, without limitation, any implied warranty of merchantability or fitness for
8 any particular purpose.

- 9
- 10 1. BUYER is entitled to conduct inspections as outlined in the Inspections Paragraph of the Contract.
11 SELLER will make no repairs and/or treatments.
12 BUYER will have the right to cancel the Contract, during the Inspection Period, if the results of the
13 inspections are unsatisfactory.
14 BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the
15 inspection provisions in the Contract.
- 16
- 17 2. BUYER is entitled to conduct inspections for informational purposes ONLY.
18 SELLER will make no repairs and/or treatments.
19 BUYER waives any right to cancel the Contract pursuant to the inspection provisions in the Contract.
20 BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the
21 inspection provisions in the Contract.
- 22
- 23 3. BUYER waives any right to conduct inspections as outlined in the Inspections Paragraph of the Contract.
24 SELLER will make no repairs and/or treatments.
25 BUYER waives any right to cancel or renegotiate pursuant to the inspection provisions in the Contract.

26

27 It is understood by all parties that the sale of the Property in its present condition does not relieve the SELLER of the
28 obligation to disclose all material facts of which SELLER has knowledge relating to the condition of the Property.

29

30 BUYER is advised that various professional inspection are available and advisable. BUYER's waiver of any right to
31 inspection is the BUYER'S decision alone. All Parties indemnify and hold harmless SELLER, BROKER, and
32 BROKER'S affiliated licensees, agents and employees from any liability or obligation resulting from or in connection
33 with this decision.

34

35 SELLER understands and agrees that the Property will be delivered to the BUYER in the same condition and state
36 of repair as at the time of agreement and SELLER is still responsible to care for the Property through the
37 Possession Date as outlined in the Condition, Maintenance and Inspections of the Property section of the
38 Residential Real Estate Sale Contract.

39

40

<i>Carol Powers</i>	9-12-24
SELLER	DATE

41

42

BUYER	DATE

43

44

SELLER	DATE

45

46

BUYER	DATE

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LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 **SELLER:** Carol R. Powers

2
3 **PROPERTY:** 436 West Brook Street, Neosho, MO 64850

4
5 **Lead Warning Statement:**

6 *Every purchaser of any interest in residential real property on which a residential dwelling was built*
7 *prior to 1978 is notified that such property may present exposure to lead from lead-based paint that*
8 *may place young children at risk of developing lead poisoning. Lead poisoning in young children*
9 *may produce permanent neurological damage, including learning disabilities, reduced intelligence*
10 *quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk*
11 *to pregnant women. The seller of any interest in residential real property is required to provide the*
12 *buyer with any information on lead-based paint hazards from risk assessments or inspections in the*
13 *seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment*
14 *or inspection for possible lead-based paint hazards is recommended prior to purchase.*

15
16 **Seller's Disclosure (Initial applicable lines)**

17 a. CP **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**

19 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

20
21 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22 b. CR **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
23 **(check one below)**

24 Seller has provided the Buyer with all available records and reports pertaining to lead-based
25 paint and/or lead-based paint hazards in the housing (list documents below).

26
27 Seller has no reports or records pertaining to lead-based paint and/or lead-based
28 paint hazards in the housing.

29
30
31 **Buyer's Acknowledgment (Initial applicable lines)**

32 c. **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
33 **ABOVE**


34 d. **BUYER HAS RECEIVED THE PAMPHLET**
35 **"Protect Your Family from Lead in Your Home"**

36 e. **BUYER HAS: (Check one below)**

37 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
38 or inspection for the presence of lead-based paint or lead-based paint hazards; or

39 Waived the opportunity to conduct a risk assessment or inspection for the presence of
40 lead-based paint and/or lead-based paint hazards.

41 **Licensee's Acknowledgment: (initial)**


42 f.  Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and
43 is **SAVARE** of his/her responsibility to ensure compliance.


44 **Certification of Accuracy**

45 The following parties have reviewed the information above and certify, to the best of their knowledge, the
46 information they have provided is true and accurate.

47
48
49 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
50 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
51 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

52
53
54 
55 **SELLER** **DATE**



BUYER **DATE**

56
57 
58 **SELLER** **DATE**


BUYER **DATE**

59
60
61 
62 **LICENSEE ASSISTING SELLER** **DATE**

dotloop verified
09/11/24 6:39 PM CDT
JNIO-YSMX-BIV3-IGVR


LICENSEE ASSISTING BUYER **DATE**

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