



# ILLINOIS REALTORS® DISCLOSURE OF INFORMATION ON RADON HAZARDS (For Residential Real Property Sales or Purchases)


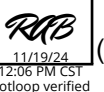


### Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

### Seller's Disclosure (initial each of the following which applies)

- \_\_\_\_\_ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- \_\_\_\_\_ (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
-  (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
-  (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

### Purchaser's Acknowledgment (initial each of the following which applies)


- \_\_\_\_\_ (e) Purchaser has received copies of all information listed above.
- \_\_\_\_\_ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

### Agent's Acknowledgement (initial IF APPLICABLE)

-  (g) Agent has informed the seller of the seller's obligations under Illinois law.

### Certification of Accuracy


The following parties have reviewed the information above, and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

**Seller**  **Date** \_\_\_\_\_  
 \_\_\_\_\_  
 Bruns Living Trust, Robert A. %Robert Bruns

**Seller** \_\_\_\_\_ **Date** \_\_\_\_\_

**Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_

**Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_

**Agent**  **Date** \_\_\_\_\_  
 \_\_\_\_\_  
 Terri Robbins

**Agent** \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Address:** 25197 225th St

**City, State, Zip Code:** New Canton IL 62356

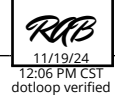
# DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS

**Property Address:** 25197 225th St. New Canton, IL 62356

## Lead Warning Statement

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

## Seller's Disclosure (initial)



(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead based paint hazards are present in the housing (explain):  
\_\_\_\_\_

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



(b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):  
\_\_\_\_\_

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

## Purchaser's Acknowledgment (Initial)

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above.

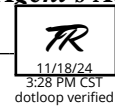
\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

\_\_\_\_\_ (e) Purchaser has (check one below):

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

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



## Agent's Acknowledgment (Initial)



(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

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

		<u>11/18/2024</u>		
Seller	Bruno Living Trust, Robert A. %Robert Bruns	Date	Buyer	Date

Seller	Date	Buyer	Date
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		<u>11/18/2024</u>		
Listing Agent Terri L. Robbins	Date	Cooperating Agent	Date	

### RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY BEFORE THE SIGNING OF A CONTRACT. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE THE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 25197 225TH ST

City, State & Zip Code: NEW CANTON, IL 62356

Seller's Name: Robert A. Bruns Living Trust % Robert A. Bruns Trustee

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of this ~~23~~ day of ~~April~~, 20~~24~~. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

November 18, 2024



In this form, "aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation in the additional information area of this form.

- |    | YES                                 | NO                                  | N/A                      |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Seller has occupied the property within the last 12 months.                          |
|    |                                     |                                     |                          | (If "no," please identify capacity or explain relationship to property.)             |
| 2. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I currently have flood hazard insurance on the property.                             |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | I am aware of flooding or recurring leakage problems in the crawl space or basement. |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | I am aware that the property is located in a floodplain.                             |



5.  I am aware of material defects in the basement or foundation  
(including cracks and bulges).
6.  I am aware of leaks or material defects in the roof, ceilings, or chimney.
7.  I am aware of material defects in the walls, windows, doors, or floors.
8.  I am aware of material defects in the electrical system.
9.  I am aware of material defects in the plumbing system.  
(includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).
10.  I am aware of material defects in the well or well equipment.
11.  I am aware of unsafe conditions in the drinking water.
12.  I am aware of material defects in the heating, air conditioning, or ventilating systems.
13.  I am aware of material defects in the fireplace or woodburning stove.
14.  I am aware of material defects in the septic, sanitary sewer, or other disposal system.
15.  I am aware of unsafe concentrations of radon on the premises.
16.  I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
17.  I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.
18.  I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
19.  I am aware of current infestations of termites or other wood boring insects.
20.  I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
21.  I am aware of underground fuel storage tanks on the property.
22.  I am aware of boundary or lot line disputes.
23.  I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.
24.  I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act.

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.



Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

#3 Explanation: is only prolonged heavy rain the basement is damp


#4 Explanation: house is in the Mississippi River Bottom, Area with reduced flood rick due to levee. Zone X see attached FEMA map, National Flood Hazard Layer FIRMette

#7 Explanation: some cracks in the plaster walls in some rooms. Some/All the windows and most of the doors are new since 2016

State here whether additional pages used: \_\_\_\_\_

Seller certifies that seller has prepared this report and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

**THE SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION, PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO CLOSING.**

Seller: Robert A. Bruns Trustee Date: 01/23/2024 11/18/2024  
Robert A. Bruns, Living Trust & Robert A. Bruns Trustee dotloop verified 11/19/24 12:06 PM CST Q6W5-TESY-SXZB-RYEU 

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE.

**THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT THE PROSPECTIVE BUYER MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.**

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_





# CAPITAL AREA REALTORS® EXCLUSIVE RIGHT TO SELL CONTRACT (CAR 200) (For Use with Residential Real Estate)



In consideration of the services to be performed by Rural Realty LLC,  
(Brokerage Company hereinafter referred to as "Brokerage"), and the commissions to be paid by  
Robert A Bruns Living Trust % Robert A Bruns, ("Seller"), the parties agree that Brokerage shall have the  
exclusive right to market and sell Seller's property (the "Real Estate") upon the following terms and conditions:

Property Address: 25197 225th St. New Canton IL 62356

Tax Index Number(s): 56-026-01A

City: New Canton, Illinois Zip Code: 62356

**1. Brokerage Services:** Illinois law provides that all exclusive brokerage contracts must specify that the sponsoring broker, through one or more sponsored licensees, must provide at a minimum, the following services: (1) accept delivery of and present to the client offers and counter-offers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease; (2) assist the client in developing, communicating, negotiating, and presenting offers, counter offers, and notices that relate to the offers and counteroffers until a lease or purchase contract is signed and all contingencies are satisfied or waived; and (3) answer the client's questions relating to the offers, counter-offers, notices, and contingencies. Brokerage agrees to provide the above specified services to Seller in addition to the other services set forth herein below in this Contract.

**2. Full and Coming Soon Notice of Exception/Office Exclusive and the MLS:** Seller gives to Brokerage the exclusive right to market, sell, option, exchange or lease the Real Estate to qualified purchasers and to share the Real Estate and Real Estate information with participants in the RMLS Alliance (MLS) and/or any other Multiple Listing Service (collectively herein as "MLS") in which Brokerage is a participant or has reciprocal access to, in accordance with the applicable rules and regulations of that MLS including the provision of timely notice of status changes of the listing to the MLS and to provide sales information including selling price to the MLS upon sale of the Real Estate.  
Seller may direct Brokerage as follows (*if applicable, check one and complete related form*):

- NOT TO permit listing to be disseminated by the MLS** for Real Estate herein above described (*RMLS 4012 required*); or, alternatively,
- NOT TO permit showings** of the Real Estate herein above described in the MLS (*RMLS 4011 required*).

**3. Marketing Price:** \$ 239,000.00

**4. Listing Period:** From the effective date of this contract through 11:59 p.m. on May 30th, 2025 which shall be the expiration date of this agreement, unless extended in writing.

**5. Brokerage Fee:** If during the term of this Contract Brokerage obtains an offer to purchase the Real Estate from a ready, willing, and able buyer at the marketing price, or if Seller enters into a contract for the sale or exchange of the Real Estate at any price and upon any terms to which Seller consents, Seller shall be obligated to pay Brokerage a total commission of Five percent (5.00 %) of the total purchase price of the sale or exchange or N/A Dollars (\$ 0.00 ), whichever amount is greater. Brokerage's office policy is to cooperate with all other brokerages unless otherwise directed by Seller. The Listing Brokerage shall pay a Cooperating Brokerage a total commission of two and a half percent (2.5 %) of the total purchase price of the sale or exchange or N/A Dollars (\$            ), whichever amount is greater. The full commission is to be paid at closing, which in the case of a sale on contract for deed shall be at the time Buyer and Seller execute the initial contract or contract for deed.

**6. Commission Disclosure:** YOU ARE HEREBY NOTIFIED THAT BROKER COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.

**7. Protection Period:** Seller agrees that such a commission shall be paid if the Real Estate is sold or exchanged by Seller within a protection period of sixty (60) days following the term of this Contract or any extensions thereof to anyone to whom the Real Estate was presented during the term of this Contract. However, this provision shall not apply if Seller has entered into a valid, written listing contract with another licensed real estate brokerage during the protection period.

  
11/19/24  
Seller's Initials

~~8. Lease of Real Estate:~~ Although the purpose of this contract is to bring about a sale, option, or exchange of Real Estate, Seller agrees to pay Brokerage a total leasing commission of \_\_\_\_\_ percent (\_\_\_\_%) of the gross lease or \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), whichever amount is greater, if the Real Estate is leased within the marketing period. The Listing Brokerage shall pay a Cooperating Brokerage a total commission of \_\_\_\_\_ percent (\_\_\_\_%) of the gross lease or \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), whichever amount is greater. If the tenant to whom the Real Estate is leased purchases the Real Estate prior to \_\_\_\_\_ (insert date), Seller agrees to pay Brokerage a sales commission of \_\_\_\_\_ percent (\_\_\_\_%) of the total purchase price of the sale or exchange or \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), whichever amount is greater, and the Listing Brokerage shall pay a Cooperating Brokerage a total commission of \_\_\_\_\_ percent (\_\_\_\_%) of the total purchase price of the sale or exchange or \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), whichever amount is greater.

**9. Seller's Designated Agent:** Brokerage designates Terri L. Robbins, ("Seller's Designated Agent"), a broker associate(s) affiliated with Brokerage as the only legal agents of the Seller. Brokerage reserves the right to name additional designated agents when in Brokerage's discretion it is necessary. If additional designated agents are named, Seller shall be informed in writing within a reasonable time. Seller acknowledges that Seller's Designated Agent may from time to time have another broker associate, who is not an agent of the seller, sit an open house of Seller's Real Estate or provide similar support in the marketing of Seller's Real Estate. Seller understands and agrees that this contract is a contract for Brokerage to market Seller's Real Estate and that Seller's Designated Agent(s) is (are) the only legal agent(s) of Seller. Seller's Designated Agent will be primarily responsible for the direct marketing and sale of Seller's Real Estate.

**10. Home Warranty Program:** Brokerage (\_\_\_\_) has () does not have (**check one**) available to Seller a home warranty program. Seller (\_\_\_\_) agrees () does not agree (**check one**) to provide a limited home warranty program from N/A at a cost not to exceed \$ 0.00 plus options, if any. Seller acknowledges that the home warranty program is a limited warranty with a deductible. Seller acknowledges receipt of the application for such home warranty program.

**11. Residential Real Estate Disclosure:** Seller(s) acknowledge(s) that they have been informed of the responsibilities imposed upon sellers under the Residential Real Property Disclosure Act. Seller agrees to comply with the requirements of this Act to the best of Seller's ability and to not knowingly give any false or inaccurate information regarding the disclosures required by that Act.

**12. Buyers Agent:** Seller acknowledges that Seller has been informed and understands that as part of Brokerage's real estate business, Brokerage will enter into representation agreements with Buyers, and, as such, may designate certain of its broker associates as Buyers Agents for the purpose of showing and negotiating the purchase of real estate or Real Estate listed with Brokerage or other real estate Brokerage firms.

**13. Buyer Confidentiality:** Seller understands that Brokerage and/or Designated Agent may have previously represented a buyer who is interested in Seller's Real Estate. During that representation, Brokerage and/or Designated Agent may have learned material information about the buyer that is considered confidential. Under the law, neither Brokerage nor Designated Agent may disclose any such confidential information to Seller even though the Brokerage and/or Designated Agent now represents the Seller.

**14. DISCLOSURE AND CONSENT TO DUAL AGENCY:**  
**NOTE TO CONSUMER: THIS SECTION SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS SECTION EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS SECTION SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS SECTION, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.**

The undersigned Terri L. Robbins / Rural Realty LLC, ("Licensee"/"Seller's (insert name(s) of Licensee undertaking dual representation) Designated Agent"), may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation.

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124  
125  
CAR 200 (08/2024)

  
 11/19/24  
 Sellers Initials  
dotloop verified

Before signing this document, please read the following: Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective Interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that Licensee may know about the clients, without the client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this section unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By initialing here and signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to representing BOTH the seller or landlord and the buyer or tenant) should that become necessary.

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Seller's initials	Seller's initials	Date

**15. Brokerage's Affiliates:** Seller understands and agrees that other broker associates affiliated with Brokerage, may represent the actual or prospective Buyer of Seller's Real Estate. Further, Seller understands and agrees that if the Real Estate is sold through the efforts of a broker associates affiliated with Brokerage who represents the Buyer, the other broker associates affiliated with Brokerage will be acting as a Buyer's Designated Agent.

**16. Referral of Prospective Purchasers:** Seller agrees to immediately refer to Seller's Designated Agent all prospective purchasers or brokers who contact Seller for any reason and to provide Seller's Designated Agent with their names and addresses.

**17. Real Estate Access:** Brokerage and Seller's Designated Agent are authorized to place a lockbox on the Real Estate to have access to the Real Estate at all reasonable times for the purpose of showing it to prospective buyers and to authorize cooperating Brokerages to access lockbox and Real Estate for the same purpose. Additionally, Brokerage may authorize access to other authorized individuals, as may be necessary to facilitate a sale, in accordance with established MLS policy.

<div style="border: 1px solid black; width: 60px; height: 30px; display: flex; align-items: center; justify-content: center;"> </div>	Initials
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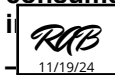


189 **18. Marketing:** Except as otherwise provided in paragraphs (a), (b), (c) and (d) below, Brokerage and its designated  
190 agent(s) are authorized to do all things deemed necessary or desirable, in their sole discretion, to advertise, promote, and  
191 market the Real Estate, including without limitation: display of signs where permitted by law; removal of all other such signs;  
192  
193 and/or promotion of the Real Estate through any advertising media (including without limitation, print media, fact sheets,  
194 television programs, electronic media, the Internet, blogs and social networking websites):

195  
196 Seller makes the following elections with regard to having Sellers's Real Estate displayed on any Internet site:  
197 (check YES or NO to all that apply)

- 198
- 199 A. Display listing on any Internet site, including social media such as Facebook , etc.: YES  NO
- 200
- 201 B. Display Seller's Real Estate address on Internet: YES  NO
- 202

203 **Seller understands and acknowledges that if Seller circles "NO" for the above two options,**  
204 **consumers who conduct searches for listings on the Internet will not see the corresponding**  
205 **information about Sellers' Real Estate in response to their searches.**

206  \_\_\_\_\_ 11/18/2024  
207 dotloop verified Seller's Initials Seller's Initials Date

- 208
- 209 C. Allow for automatic valuation tools to be used for Seller's listing: YES  NO
- 210
- 211 D. Allow for blogging or comments to be used or made regarding Seller's listing: YES  NO
- 212

213 **With respect to C and D above, Seller understands and acknowledges (i) that this opt-out applies only to the**  
214 **Websites of MLS participants and subscribers who are real estate brokerage and broker members of an MLS**  
215 **(ii) that other Internet sites may or may not have the features set forth herein; and (iii) that neither Brokerage**  
216 **nor the MLS may have the ability to control or block such features on other Internet sites.**

217

218 **19. Use of Listing Content; Intellectual Property License:** Seller acknowledges and agrees that all photographs,  
219 images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information,  
220 and other copyrightable elements relating to the Real Estate provided by Seller to Brokerage or Brokerage's agent (the  
221 "Seller Listing Content"), or otherwise obtained or produced by Brokerage or Brokerage's agent in connection with this  
222 contract (the "Brokerage Listing Content"), and any changes to the Seller Listing Content or the Brokerage Listing Content,  
223 may be filed with the MLS (if authorized by Seller), included in compilations of listings, and otherwise distributed, publicly  
224 displayed and reproduced. Seller hereby grants to Brokerage a non-exclusive, irrevocable, worldwide, royalty free license  
225 to use, sub-license through multiple tiers, publish, display, and reproduce the Seller Listing Content, to prepare derivative  
226 works of the Seller Listing Content, and to distribute the Seller Listing Content or any derivative works thereof. Seller  
227 represents and warrants to Brokerage that the Seller Listing Content, and the license granted to Brokerage for the Seller  
228 Listing Content, does not violate or infringe upon the rights, including any copyright rights, of any person or entity. Seller  
229 acknowledges and agrees that as between Seller and Brokerage, all Brokerage Listing Content is owned exclusively by  
230 Brokerage, and Seller has no right, title or interest in or to any Brokerage Listing Content. This license shall survive the  
231 termination of this listing contract.

232

233 **20. Default by Buyer:** In the event a purchase contract is entered into and buyer defaults without fault on the Seller's part,  
234 Brokerage will waive the commission, and this contract shall be continued from the date of default through the date provided  
235 in paragraph 4. Should Seller default on any contract for the purchase or exchange of the Real Estate, any commission  
236 owed under this contract shall become payable immediately.

237

238 **21. Earnest Money Deposit:** When a contract to purchase is entered into for the purchase of Seller's Real Estate, the  
239 buyer may provide earnest money to Brokerage or a third party escrow agent. The escrowee will deposit and hold any such  
240 earnest money in a special non-interest bearing account on behalf of the Buyer and Seller. Once the purchase goes to  
241 closing, the earnest money will be disbursed according to the terms of the contract to purchase.

242

243 **22. What Seller May Take and What Must Remain:** Attached items such as wall-to-wall flooring, garage door openers,  
244 smoke detectors, built-in appliances, light fixtures, built-in electronics, landscaping and indoor and outdoor decorative items  
245 may legally be "fixtures" and if so, they must remain with the house unless specifically excluded in the Purchase Contract.  
246 (Seller should discuss this matter with Seller's Designated Agent to avoid uncertainty for all parties regarding what you may  
247 take and what should remain with the house and should make specific provisions for these items in the Purchase Contract.)

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251 CAR 200 (08/2024)

 \_\_\_\_\_  
dotloop verified Seller(s) Initials

252 **23. Property Representation:** Seller understands that the information which Seller provides to Seller's Designated Agent  
253 as listing information will be used to advertise Seller's property to the public, and it is essential that this information be  
254 accurate. SELLER HAS EITHER REVIEWED THE MLS LISTING INPUT SHEET AND REPRESENTS THAT THE  
255 INFORMATION CONTAINED IN IT IS TRUE AND ACCURATE TO THE BEST OF SELLER'S KNOWLEDGE, OR SELLER  
256 UNDERSTANDS THAT THEY HAVE AN OBLIGATION TO PROVIDE ACCURATE, TRUTHFUL INFORMATION TO BE  
257 PUT IN THE MLS INPUT SHEET AND HEREBY PROMISES TO FULFILL THIS OBLIGATION. Although Seller is listing  
258 Seller's property in its present physical condition ("as is" condition), Seller understands that Seller may be held responsible  
259 by a buyer for any latent or hidden, undisclosed defects in the property which are known to Seller but which are not disclosed  
260 to the Buyer.

261  
262 **24. Brokerage Hold Harmless:** Seller agrees to save and hold Brokerage harmless from all claims, disputes, litigation,  
263 judgments, and costs (including reasonable attorney's fees) arising from Seller's breach of this contract and/or arising from  
264 any incorrect information or misrepresentation supplied by Seller and/or arising or from any material facts, including latent  
265 defects, that are known to Seller that Seller fails to disclose. Seller acknowledges that Brokerage is not responsible for the  
266 condition or upkeep of Property during the term of this contract nor is Brokerage responsible for damage to Property or theft  
267 of valuables unless such damage or theft is a result of negligence on the part of Brokerage.

268  
269 **25. Headings:** The section headings appearing in this Contract have been inserted for the purpose of convenience and  
270 ready reference. They do not purport to, and shall not be deemed to define, limit or extend the scope or intent of the sections  
271 to which they appertain.

272  
273 **26. Binding Contract:** This contract shall be binding upon and inure to the benefit of the heirs, administrators, successors,  
274 and assigns of the parties hereto. This contract can only be amended by a writing signed by the parties.

275  
276 **27. Equal Opportunity in Housing:** THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF  
277 THE PARTIES TO REFUSE TO DISPLAY OR SELL SELLER'S REAL ESTATE TO ANY PERSON ON THE BASIS OF  
278 RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, ORDER OF  
279 PROTECTION, DISABILITY, MILITARY STATUS, SEXUAL ORIENTATION, UNFAVORABLE DISCHARGE FROM  
280 MILITARY SERVICE, FAMILIAL STATUS, PREGNANCY, ARREST RECORD, SOURCE OF INCOME, IMMIGRATION  
281 STATUS OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES  
282 AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.

(signatures are required for all owners)

Rural Realty LLC

Brokerage

*Terri Robbins*

dotloop verified  
11/19/24 3:51 PM CST  
5L5M-50XM-V7W4-HTDX

By Terri L. Robbins

Date

*Terri Robbins*

dotloop verified  
11/19/24 3:51 PM CST  
QNMT-QZEH-HTNG-ZGSP

Seller's Designated Agent Terri L. Robbins

11/18/2024

Date

Phone

*Robert A. Bruns Living Trust % Robert A. Bruns Trustee*

dotloop verified  
11/19/24 12:06 PM CST  
92GN-ERA5-3ZOA-OB38

Seller Bruns Living Trust, Robert A. %Robert Bruns

Seller

8562 Pearson Dr.

Address

Address (continued)

Darien IL 60561

City, State Zip

11/19/2024

Date (Effective date of this contract)