



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

1 SELLER (Indicate Marital Status): Lisa + Mark Muller - married  
2  
3 177 8000 Rd Coffeyville, Ks 67337  
4

5 PROPERTY: 226 8000 Rd Liberty, Ks 67351 -  
6

### 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

### 2. NOTICE TO BUYER.

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

### 3. OCCUPANCY.

20 Approximate age of Property? built @ 1979 How long have you owned? since 2022  
21 Does SELLER currently occupy the Property? ..... Yes  No

22 If "No", how long has it been since SELLER occupied the Property? N/A years/months  
23

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

26 4. TYPE OF CONSTRUCTION.  Manufactured  Modular  Conventional/Wood Frame  
27

28  Mobile  Other \_\_\_\_\_  
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### 5. LAND (SOILS, DRAINAGE AND BOUNDARIES) (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

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

51 If any of the answers in this section are "Yes", explain in detail or attach other

52 documentation: 41. Fence @ property except along road. 46. shared fence  
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- 55 **6. ROOF.**
- 56 a. Approximate Age: 010 years  Unknown Type: shingles
- 57 b. Have there been any problems with the roof, flashing or rain gutters? New gutters 2024 Yes  No
- 58 If "Yes", what was the date of the occurrence? \_\_\_\_\_
- 59 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No
- 60 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- 61 d. Has there been any roof replacement? ..... Yes  No
- 62 If "Yes", was it:  Complete or  Partial
- 63 e. What is the number of layers currently in place? 1 layers or  Unknown.

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

66 documentation: \_\_\_\_\_

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- 70 **7. INFESTATION. ARE YOU AWARE OF:**
- 71 a. Any termites, wood destroying insects, or other pests on the Property? ..... Yes  No
- 72 b. Any damage to the Property by termites, wood destroying insects or other NO Yes  No
- 73 pests? ..... Yes  No
- 74 c. Any termite, wood destroying insects or other pest control treatments on the Yes Treutalin 2024 Yes  No
- 75 Property in the last five (5) years? ..... Yes  No
- 76 If "Yes", list company, when and where treated Pest Pro - House
- 77 d. Any current warranty, bait stations or other treatment coverage by a licensed
- 78 pest control company on the Property? ..... Yes  No
- 79 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time
- 80 remaining on the service contract is \_\_\_\_\_.
- 81 (Check one)  The treatment system stays with the Property or  the treatment system is
- 82 subject to removal by the treatment company if annual service fee is not paid.

83

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

85 documentation: We had the house inspected for termites in 2024

86 NOVE sound -

- 87
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- 89 **8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**
- 90 **ARE YOU AWARE OF:**
- 91 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
- 92 crawl space or slab? ..... Yes  No
- 93 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 94 crawl space, basement floor or garage? ..... Yes  No
- 95 c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes  No
- 96 d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No
- 97 e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- 98 f. Any problems with windows or exterior doors? ..... Yes  No
- 99 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- 100 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 101 chimney cap and/or gas line? ..... N/A  Yes  No
- 102 Date of any repairs, inspection(s) or cleaning? Fire Place cleaned & inspected 2024
- 103 Date of last use? 2023

104 

<u>mm</u> Initials	<u>AM</u> Initials		
SELLER	SELLER	BUYER	BUYER

- 104 i. Does the Property have a sump pump? ..... Yes  No
- 105 If "Yes", location: \_\_\_\_\_
- 106 j. Any repairs or other attempts to control the cause or effect of any problem described above? .... Yes  No
- 107

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

109 documentation: Water under house due to poor drainage + leaking drain pipe,  
 110 Fixed Pipes, corrected drainage issues. Inspected for termites in 2024 by  
 111 Pest Pro, none found, but treated the property anyway.

112 **9. ADDITIONS AND/OR REMODELING.**

- 113 a. Are you aware of any additions, structural changes, or other material alterations to  
 114 the Property? ..... Yes  No
- 115 If "Yes", explain in detail: All new flooring, concrete patio, sidewalk  
 116 and approach.
- 117 b. If "Yes", were all necessary permits and approvals obtained, and was all work in  
 118 compliance with building codes? ..... N/A  Yes  No
- 119 If "No", explain in detail: \_\_\_\_\_

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122 **10. PLUMBING RELATED ITEMS.**

- 123 a. What is the drinking water source?  Public  Private  Well  Cistern  Other: \_\_\_\_\_
- 124 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- 125 b. If the drinking water source is a well, has water been tested for safety? ..... N/A  Yes  No
- 126 If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- 127 c. Is there a water softener on the Property? ..... Yes  No
- 128 If "Yes", is it:  Leased  Owned?
- 129 d. Is there a water purifier system? ..... Yes  No
- 130 If "Yes", is it:  Leased  Owned?
- 131 e. What type of sewage system serves the Property?  Public Sewer  Private Sewer
- 132  Septic System, Number of Tanks 1  Cesspool  Lagoon  Other \_\_\_\_\_
- 133 f. Approximate location of septic tank and/or absorption field: North of house
- 134
- 135 g. The location of the sewer line clean out trap is: Just North of house
- 136 h. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- 137 i. Is there a grinder pump system? ..... Yes  No
- 138 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage  
 139 system last serviced? March 2025 By whom? W-W Backhoe
- 140 k. Is there a sprinkler system? ..... Yes  No
- 141 Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No
- 142 If "No", explain in detail: \_\_\_\_\_
- 143 l. Are you aware of any leaks, backups, or other problems relating to any of the  
 144 plumbing, water, and sewage related systems? ..... Yes  No
- 145 m. Type of plumbing material currently used in the Property:  
 146  Copper  Galvanized  PVC  PEX  Other \_\_\_\_\_
- 147 The location of the main water shut-off is: \_\_\_\_\_
- 148 n. Is there a back flow prevention device on the lawn sprinkling system,  
 149 sewer or pool? ..... N/A  Yes  No
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If your answer to (k) in this section is "Yes", explain in detail or attach available documentation: \_\_\_\_\_

**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. new 2024 ECK Heat & Air

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. New 2024

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. New 2024

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: \_\_\_\_\_

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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/mitigation for radon on the Property? Yes  No
  - g. Any professional testing/mitigation for mold on the Property? Yes  No
  - h. Any other environmental issues? Yes  No
  - i. Any controlled substances ever manufactured on the Property? Yes  No
  - j. 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: Tested for mold and none found fall 2024  
Old original farm house on property buried along east fence  
of property by previous <sup>owners</sup> owners. No issues.

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: \_\_\_\_\_

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236 Homeowner's Association/Management Company contact name, phone number, website, or email address:

237 \_\_\_\_\_

238 \_\_\_\_\_

239 \_\_\_\_\_

240 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

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

242 \_\_\_\_\_

243 \_\_\_\_\_

244 \_\_\_\_\_

245 \_\_\_\_\_

246 \_\_\_\_\_

247 **15. PREVIOUS INSPECTION REPORTS.**

248 Has Property been inspected in the last twelve (12) months? ..... Yes  No

249 If "Yes", a copy of inspection report(s) are available upon request.

250

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

252 a. Any of the following? ..... Yes  No

253  Party walls  Common areas  Easement Driveways ..... Yes  No

254 b. Any fire damage to the Property? ..... Yes  No

255 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No

256 d. Any violations of laws or regulations affecting the Property? ..... Yes  No

257 e. Any other conditions that may materially affect the value

258 or desirability of the Property? ..... Yes  No

259 f. Any other condition, including but not limited to financial, that may prevent

260 you from completing the sale of the Property? ..... Yes  No

261 g. Any animals or pets residing in the Property during your ownership? ..... Yes  No

262 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No

263 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No

264 List locks without keys \_\_\_\_\_

265 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No

266 k. Any unrecorded interests affecting the Property? ..... Yes  No

267 l. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No

268 m. Any existing or threatened legal action pertaining to the Property? ..... Yes  No

269 n. Any litigation or settlement pertaining to the Property? ..... Yes  No

270 o. Any added insulation since you have owned the Property? ..... Yes  No

271 p. Having replaced any appliances that remain with the Property in the

272 past five (5) years? ..... Yes  No

273 q. Any transferable warranties on the Property or any of its

274 components? ..... Yes  No

275 r. Having made any insurance or other claims pertaining to the Property

276 in the past five (5) years? ..... Yes  No

277 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No

278 s. Any use of synthetic stucco on the Property? ..... Yes  No

279

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

281 New stove, NEW Heat + AIR, Fridge - Washer/Dryer -

282 New hot water Tank.

283 \_\_\_\_\_

284 \_\_\_\_\_

285

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

287 Electric Company Name: Twin Valley Phone # \_\_\_\_\_

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287 Gas Company Name: NONE Phone # \_\_\_\_\_  
 288 Water Company Name: Rural Water District 6 Phone # \_\_\_\_\_  
 289 Trash Company Name: NONE Phone # \_\_\_\_\_  
 290 Other: \_\_\_\_\_ Phone # \_\_\_\_\_  
 291 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 to 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, attached or hung | Storm windows, doors, screens                                     |
| Fences (including pet systems)            | Window blinds, curtains, coverings and window mounting components |

Fill in all blanks using one of the abbreviations listed below.

- "OS" = Operating and Staying with the Property (any item that is performing its intended function).
- "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.
- "NA" = Not applicable (any item not present).
- "NS" = Not staying with the Property (item should be identified as "NS" below.)

330 <u>NA</u> Air Conditioning Window Units, # _____	<u>OS</u> Laundry - Washer
331 <u>OS</u> Air Conditioning Central System	<u>OS</u> Laundry - Dryer
332 <u>OS</u> Attic Fan	<input checked="" type="checkbox"/> Elec. _____ Gas
333 <u>OS</u> Ceiling Fan(s), # _____	<b>MOUNTED ENTERTAINMENT EQUIPMENT</b>
334 <u>NA</u> Central Vac and Attachments	Item #1 <u>N/A</u>
335 <u>NA</u> Closet Systems	Location _____
336 _____	Item #2 _____
337 <u>OS</u> Doorbell	Location _____
338 <u>NA</u> Electric Air Cleaner or Purifier	Item #3 _____

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- 339  Electric Car Charging Equipment Location \_\_\_\_\_
- 340  Exhaust Fan(s) – Baths Item #4 \_\_\_\_\_
- 341  Fences – Invisible & Controls Location \_\_\_\_\_
- 342 Fireplace(s), # 1 Item #5 \_\_\_\_\_
- 343 Location #1 Living Room Location #2 \_\_\_\_\_ Location \_\_\_\_\_
- 344  Chimney  Chimney Outside Cooking Unit
- 345  Gas Logs  Gas Logs Propane Tank
- 346  Gas Starter  Gas Starter  Owned  Leased
- 347  Heat Re-circulator  Heat Re-circulator Security System
- 348  Insert  Insert  Owned  Leased
- 349  Wood Burning Stove  Wood Burning Stove  Smoke/Fire Detector(s), # \_\_\_\_\_
- 350  Other \_\_\_\_\_  Other \_\_\_\_\_ Shed(s), # \_\_\_\_\_
- 351  Fountain(s) Spa/Hot Tub
- 352  Furnace/Heat Pump/Other Heating System Spa/Sauna
- 353  Garage Door Keyless Entry Spa Equipment
- 354  Garage Door Opener(s), # \_\_\_\_\_ Sprinkler System Auto Timer
- 355  Garage Door Transmitter(s), # \_\_\_\_\_ Sprinkler System Back Flow Valve
- 356  Gas Yard Light Sprinkler System (Components & Controls)
- 357  Humidifier Statuary/Yard Art
- 358  Intercom Swing set/Playset
- 359  Jetted Tub Sump Pump(s), # \_\_\_\_\_
- 360 KITCHEN APPLIANCES Swimming Pool (Swimming Pool Rider Attached)
- 361 Cooking Unit Swimming Pool Heater
- 362  Stove/Range Swimming Pool Equipment
- 363  Elec.  Gas  Convection TV Antenna/Receiver/Satellite Dish
- 364  Built-in Oven  Owned  Leased
- 365  Elec.  Gas  Convection  Water Heater(s)
- 366  Cooktop  Elec.  Gas  Water Softener and/or Purifier
- 367  Microwave Oven  Owned  Leased
- 368  Dishwasher Boat Dock, ID # \_\_\_\_\_
- 369  Disposal Camera-Surveillance Equipment
- 370  Freezer Generator
- 371 Location \_\_\_\_\_ Other \_\_\_\_\_
- 372  Refrigerator (#1) Other \_\_\_\_\_
- 373 Location Kitchen Other \_\_\_\_\_
- 374  Refrigerator (#2) Other \_\_\_\_\_
- 375 Location \_\_\_\_\_ Other \_\_\_\_\_
- 376  Trash Compactor Other \_\_\_\_\_

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Seller's Disclosure and Condition of Property Addendum – Residential  
Page 8 of 9

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

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The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**

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**(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).**

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

Mark Muller      6/25/25      Lisa Muller      6/25/25  
SELLER                      DATE                      SELLER                      DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

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\_\_\_\_\_  
BUYER    DATE                      BUYER    DATE

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