

Kansas Association of REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT
FOR LAND ONLY*

MLS # _____

Property Address 34 Home Development Lots Garden City, KS 67846

Date _____

Date purchased _____

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY KNOWN BY THE SELLER ON THE DATE ON WHICH IT IS SIGNED. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY REAL ESTATE LICENSEE IN THIS TRANSACTION, AND SHOULD NOT BE ACCEPTED AS A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. THE INFORMATION PROVIDED IN THIS STATEMENT IS THE REPRESENTATION OF THE SELLER AND NOT THE REPRESENTATION OF ANY REAL ESTATE LICENSEE.

THE INFORMATION CONTAINED HEREIN IS INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE SELLER AND THE PURCHASER.

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether, and on what terms, to purchase the subject real property. Seller hereby authorizes any real estate licensee in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

PART 1 - Indicate the condition of the following items by marking the appropriate box. Check only one box.

Section A - Hazardous Conditions: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of any of the following substances, materials, or products on or near the real property which may be an environmental hazard?

Has an Environmental evaluation been completed? Yes ☐ No ☐

- | | YES | NO | | YES | NO |
|---|--------------------------|--------------------------|---|--------------------------|--------------------------|
| 1. Contaminated soil or water (including drinking water)..... | ☐ | ☐ | 7. EMP's (Electric Magnetic Fields) | ☐ | ☐ |
| 2. Expansive Soil | ☐ | ☐ | 8. Gas or oil wells in area | ☐ | ☐ |
| 3. Landfill or buried materials | ☐ | ☐ | 9. Other (specify) | ☐ | ☐ |
| 4. Radon Gas | ☐ | ☐ | 10. Other (specify) | ☐ | ☐ |
| 5. Toxic Materials | ☐ | ☐ | 11. Other (specify) | ☐ | ☐ |
| 6. Underground fuel or chemical storage tanks?..... | ☐ | ☐ | | | |

Section B - Title Disclosures: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of any of the following which could affect the real property?

- | | YES | NO | | YES | NO |
|--|--------------------------|--------------------------|--|--------------------------|--------------------------|
| 1. Features, such as walls, fences, driveways, which are shared in common w/adjoining landowners who use or have responsibility for maintenance of the feature | ☐ | ☐ | 9. Any condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property..... | ☐ | ☐ |
| 2. Has a boundary survey been performed? | ☐ | ☐ | 10. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with other) | ☐ | ☐ |
| Date | | | 11. Any lawsuits against Seller threatening or affecting this real property | ☐ | ☐ |
| 3. Any mortgage survey or ILC | ☐ | ☐ | 12. Any notices from any governmental or quasi-governmental agency affecting this real property | ☐ | ☐ |
| (Improved Location Certificate) | | | 13. Any planned road or street expansions, improvements or widenings adjacent to the property | ☐ | ☐ |
| Date | | | 14. Overlapping Water Rights..... | ☐ | ☐ |
| 4. Easements, other than normal utility easements | ☐ | ☐ | 15. Mineral Rights Included..... | ☐ | ☐ |
| 5. Any encroachments | ☐ | ☐ | 16. Livestock Permits..... | ☐ | ☐ |
| 6. Any zoning violations, non-conforming uses, or violations of setback requirements | ☐ | ☐ | 17. Other (specify) | ☐ | ☐ |
| 7. Any lot-line disputes or other unusual claims against the real property | ☐ | ☐ | | | |
| 8. Any pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines | ☐ | ☐ | | | |

Section C - Other Disclosures: For property and improvements thereon:

- | | YES | NO | | YES | NO |
|---|--------------------------|--------------------------|---|--------------------------|--------------------------|
| 1. Is there public water to the property? | ☐ | ☐ | 6. Are there any trees or shrubs diseased or dead? | ☐ | ☐ |
| 2. Is the property connected to a public sewer system? | | | Scheduled to be removed? | ☐ | ☐ |
| ☐ County ☐ City | ☐ | ☐ | 7. Are there any flooding, drainage, or grading problems? | ☐ | ☐ |
| Is the system currently operational? | ☐ | ☐ | 8. Is the property in a flood plain? | ☐ | ☐ |
| 3. Is the property connected to a private/community water system? | ☐ | ☐ | 9. Trash Service ☐ Public ☐ Private | ☐ | ☐ |
| Is the system currently operational? | ☐ | ☐ | 10. Do you own the fencing on your property? | ☐ | ☐ |
| 4. Is the property connected to a private/community sewer system? | ☐ | ☐ | 11. Is there a utility hook-up fee? | ☐ | ☐ |
| Is the system currently operational? | ☐ | ☐ | 12. Has water been tested? | ☐ | ☐ |
| 5. Is the property connected to a septic system? | ☐ | ☐ | Date Tested | | |
| Is the system operational? | ☐ | ☐ | 13. Has Water Well been serviced? | ☐ | ☐ |
| Are you aware of any problems? | ☐ | ☐ | Date Serviced | | |
| | | | 14. Other (specify) | ☐ | ☐ |
| | | | 15. Other (specify) | ☐ | ☐ |
| | | | 16. Other (specify) | ☐ | ☐ |

Buyer's Initials

Date _____
Date _____

Seller's Initials

Date _____
Date _____

PART III - Miscellaneous:

1. Are you aware of any other facts, conditions or circumstances, on or off-site, which can affect the value, beneficial use or desirability of property? YES NO
 If yes, explain: ☐ ☐

PART IV - Additional comments and/or explanations. (Use additional pages, if necessary.) Reference comments on items responded to earlier by Part 1 or 2, Section letter and number. (Seller to attach any available property condition or inspection reports.)
 If separate pages used, initial here _____

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof to the best of Seller's belief and knowledge, as of the date signed by the Seller. (Any substantive changes will be disclosed by the Seller to the Purchaser prior to closing)

Seller Charles Spikes Date _____
 X Seller Linda Spikes Date _____

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I acknowledge that I have read and received a signed copy of the Seller's Property Disclosure Statement.
2. I have carefully inspected the property. Subject to any inspections allowed under my contract with Seller, I agree to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any real estate licensee concerning the condition or value of the property.
3. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
4. I acknowledge that neither Seller nor any real estate licensee involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows:

Buyer _____ Date _____
 Buyer _____ Date _____

This form was updated on the following date: _____

Seller _____ Date _____
 Seller _____ Date _____
 Buyer _____ Date _____
 Buyer _____ Date _____