

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

MLS # 21202

(To Be Completed by Seller)

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)..... | <input type="checkbox"/> | <input type="checkbox"/> | 7. EMF's (Electric Magnetic Fields)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Expansive Soil..... | <input type="checkbox"/> | <input type="checkbox"/> | 8. Gas or oil wells in area..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Landfill or buried materials..... | <input type="checkbox"/> | <input type="checkbox"/> | 9. Other (specify)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Radon Gas..... | <input type="checkbox"/> | <input type="checkbox"/> | 10. Other (specify)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Toxic Materials..... | <input type="checkbox"/> | <input type="checkbox"/> | 11. Other (specify)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Underground fuel or chemical storage tanks?..... | <input type="checkbox"/> | <input type="checkbox"/> | | | |

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..... | <input type="checkbox"/> | <input type="checkbox"/> | 9. Any condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Has a boundary survey been performed?.....
Date _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with other)..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Any mortgage survey or I.L.C. (Improved Location Certificate).....
Date _____ | <input type="checkbox"/> | <input type="checkbox"/> | 11. Any lawsuits against Seller threatening or affecting this real property..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Easements, other than normal utility easements..... | <input type="checkbox"/> | <input type="checkbox"/> | 12. Any notices from any governmental or quasi-governmental agency affecting this real property..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Any encroachments..... | <input type="checkbox"/> | <input type="checkbox"/> | 13. Any planned road or street expansions, improvements or widenings adjacent to the property..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Any zoning violations, non-conforming uses, or violations of setback requirements..... | <input type="checkbox"/> | <input type="checkbox"/> | 14. Overlapping Water Rights..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Any lot-line disputes or other unusual claims against the real property..... | <input type="checkbox"/> | <input type="checkbox"/> | 15. Mineral Rights Included..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Any pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines..... | <input type="checkbox"/> | <input type="checkbox"/> | 16. Livestock Permits..... | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | 17. Other (specify)..... | <input type="checkbox"/> | <input type="checkbox"/> |

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

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

Buyer's Initials
 Date _____
 Date _____

Seller's Initials
 x Date x _____
 Date x _____

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?
If yes, explain: YES NO

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)

X Seller	<u>[Signature]</u>	Date	<u>[Date]</u>
X Seller	<u>Linda Spikes</u>	Date	<u>[Date]</u>

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	<u>[Signature]</u>	Date	<u>[Date]</u>
Buyer	<u>[Signature]</u>	Date	<u>[Date]</u>

This form was updated on the following date:

Seller	<u>[Signature]</u>	Date	<u>[Date]</u>
Seller	<u>[Signature]</u>	Date	<u>[Date]</u>
Buyer	<u>[Signature]</u>	Date	<u>[Date]</u>
Buyer	<u>[Signature]</u>	Date	<u>[Date]</u>