



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

SELLER (Indicate Marital Status): PINE TRAIL VENTURES, LLC

married Natalie Lollar

PROPERTY: 1758 60TH ST. Severy, KS 67137.

### 1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

### 2. NOTICE TO BUYER.

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

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

### 3. OCCUPANCY.

Approximate age of Property? 2005 How long have you owned? 3 years Yes  No

Does SELLER currently occupy the Property? ..... years/months

If "No", how long has it been since SELLER occupied the Property? ..... years/months

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

4. TYPE OF CONSTRUCTION.  Conventional/Wood Frame  Modular  Manufactured  Mobile  Other \_\_\_\_\_

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

- a. Any fill or expansive soil on the Property? ..... Yes  No
- b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... Yes  No
- c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? ..... Yes  No
- d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- e. Any flood insurance premiums that you pay? ..... Yes  No
- f. Any need for flood insurance on the Property? ..... Yes  No
- g. Any boundaries of the Property being marked in any way? ..... Yes  No
- h. The Property having had a stake survey? ..... Yes  No
- i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes  No

J.L. V.L.  
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- j. Any fencing on the Property? Yes  No   
If "Yes", does fencing belong to the Property? N/A  Yes  No
- k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes  No
- l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes  No
- m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes  No

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

6. ROOF.
- a. Approximate Age: \_\_\_\_\_ years  Unknown Type: \_\_\_\_\_ Yes  No
  - b. Have there been any problems with the roof, flashing or rain gutters? Yes  No   
If "Yes", what was the date of the occurrence? \_\_\_\_\_
  - c. Have there been any repairs to the roof, flashing or rain gutters? Yes  No   
Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
  - d. Has there been any roof replacement? Yes  No   
If "Yes", was it:  Complete or  Partial
  - e. What is the number of layers currently in place? \_\_\_\_\_ layers or  Unknown.

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

7. INFESTATION. ARE YOU AWARE OF:
- a. Any termites or other wood destroying insects on the Property? Yes  No
  - b. Any other pests including rodents, bats or other nuisance wildlife? Yes  No
  - c. Any damage to the Property by wood destroying insects or other pests? Yes  No
  - d. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes  No   
If "Yes", list company, when and where treated \_\_\_\_\_
  - e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes  No   
If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time remaining on the service contract is \_\_\_\_\_  
(Check one)  The treatment system stays with the Property or  the treatment system is subject to removal by the treatment company if annual service fee is not paid.

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

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.  
ARE YOU AWARE OF:
- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes  No
  - b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes  No
  - c. Any corrective action taken including, but not limited to piercing or bracing? Yes  No
  - d. Any water leakage or dampness in the house, crawl space or basement? Yes  No
  - e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes  No
  - f. Any problems with windows or exterior doors? Yes  No

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- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A  Yes  No   
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
Date of last use? \_\_\_\_\_ Yes  No
- i. Does the Property have a sump pump? ..... Yes  No   
If "Yes", location: \_\_\_\_\_
- j. Any repairs or other attempts to control the cause or effect of any problem described above? .... Yes  No

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

9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? ..... Yes  No   
If "Yes", explain in detail: \_\_\_\_\_
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... N/A  Yes  No   
If "No", explain in detail: \_\_\_\_\_

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source?  Public  Private  Well  Cistern  Other: \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, has water been tested for safety? ..... N/A  Yes  No   
If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- c. Is there a water softener on the Property? ..... Yes  No   
If "Yes", is it:  Leased  Owned?
- d. Is there a water purifier system? ..... Yes  No   
If "Yes", is it:  Leased  Owned?
- e. What type of sewage system serves the Property?  Public Sewer  Private Sewer  
 Septic System, Number of Tanks \_\_\_\_\_  Cesspool  Lagoon  Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_  
**East side of side door - 30 yards**
- g. The location of the sewer line clean out trap is: \_\_\_\_\_
- h. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- i. Is there a grinder pump system? ..... Yes  No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? **1 year** By whom? **NA**
- k. Is there a lawn sprinkler system? ..... Yes  No   
Does lawn sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No   
If "No", explain in detail: \_\_\_\_\_  
Month and year of last use: \_\_\_\_\_ Month and year of last service: \_\_\_\_\_
- l. Is there a swimming pool on the property? ..... Yes  No   
If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes  No
- n. Type of plumbing material currently used in the Property (check all that apply):  
 Copper  Galvanized  PVC  PEX  Polybutylene  Unknown  Other \_\_\_\_\_  
The location of the main water shut-off is: **Laundry room**
- o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A  Yes  No

If your answer to (m) in this section is "Yes", explain in detail or attach available documentation: \_\_\_\_\_  
\_\_\_\_\_

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11. HEATING AND AIR CONDITIONING. Yes  No

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. 1 year  
2. 1 year  
Are you currently using the air conditioning system(s) ..... Yes  No   
If "No", date of last use: \_\_\_\_\_ Yes  No

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. Fire place only  
2. \_\_\_\_\_  
Are you currently using the heating system(s) ..... Yes  No

c. If "No", date of last use: \_\_\_\_\_ Yes  No   
Are there rooms without heat or air conditioning? ..... Yes  No   
If "Yes", which room(s)? \_\_\_\_\_ Yes  No

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. \_\_\_\_\_  
2. \_\_\_\_\_  
Are you aware of any problems regarding these items? ..... Yes  No   
If "Yes", explain in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. ELECTRICAL SYSTEM.  Copper  Aluminum  Unknown

a. Type of material used:  Copper  Aluminum  Unknown  
b. Type of electrical panel(s):  Breaker  Fuse  
Location of electrical panel(s): Bedroom  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF: Yes  No

- 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 for radon on the Property? ..... Yes  No
- g. Any professional mitigation system for radon on the Property? ..... Yes  No
- h. Any professional testing/mitigation for mold on the Property? ..... Yes  No
- i. Any other environmental issues? ..... Yes  No
- j. Any controlled substances ever manufactured on the Property? ..... Yes  No
- k. 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- a. The Property located outside of city limits? Yes  No   
Any current/pending bonds, assessments, or special taxes that apply to Property? Yes  No   
If "Yes", what is the amount? \$ 0 Yes  No
- b. Any tax credits or a tax freeze? Yes  No
- c. The Property being subject to tax abatement? Yes  No
- d. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes  No
- e. Any defect, damage, proposed change or problem with any common elements or common areas? Yes  No
- f. Any condition or claim which may result in any change to assessments or fees? Yes  No
- g. Any streets that are privately owned? Yes  No
- h. 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
- 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   
N/A  Yes  No
- k. Any violations of such covenants and restrictions? 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: \_\_\_\_\_  
Homeowner's Association/Management Company contact name, phone number, website, or email address: \_\_\_\_\_
- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**15. PREVIOUS INSPECTION REPORTS.**

- Has Property been inspected in the last twelve (12) months? Yes  No
- If "Yes", a copy of inspection report(s) are available upon request.

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

- a. Any of the following? Yes  No   
 Party walls  Common areas  Easement Driveways
- b. Any fire damage to the Property? Yes  No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes  No
- d. Any violations of laws or regulations affecting the Property? Yes  No
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes  No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes  No
- g. Any animals or pets residing in the Property during your ownership? Yes  No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes  No
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes  No   
List locks without keys \_\_\_\_\_
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes  No
- k. Any unrecorded interests affecting the Property? Yes  No

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- i. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No
- m. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- n. Any litigation or settlement pertaining to the Property? ..... Yes  No
- o. Any added insulation since you have owned the Property? ..... Yes  No
- p. Having replaced any appliances that remain with the Property in the past five (5) years? ..... Yes  No
- q. Any transferable warranties on the Property or any of its components? ..... Yes  No
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? ..... N/A  Yes  No   
If "Yes", were repairs from claim(s) completed? ..... Yes  No
- s. Any use of synthetic stucco on the Property? ..... Yes  No

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

17. UTILITIES. Identify the name and phone number for utilities listed below.
- |   |               |
|---|---------------|
| Electric Company Name: <u>Energy</u>      | Phone # _____ |
| Gas Company Name: _____                   | Phone # _____ |
| Water Company Name: <u>Public Water 1</u> | Phone # _____ |
| Trash Company Name: _____                 | Phone # _____ |
| Other: _____                              | Phone # _____ |
| Other: _____                              | Phone # _____ |

18. ELECTRONIC SYSTEMS AND COMPONENTS. ..... N/A  Yes  No
- Any technology or systems staying with the Property? .....  
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 1c, 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 |

JL W Initials \_\_\_\_\_ Initials \_\_\_\_\_  
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341 Fill in all blanks using one of the abbreviations listed below.  
 342 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 343 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 344 Condition.  
 345 "NA" = Not applicable (any item not present).  
 346 "NS" = Not staying with the Property (item should be identified as "NS" below.)

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- 349 **OS** Air Conditioning Window Units, # \_\_\_\_\_
- 350 **NA** Air Conditioning Central System
- 351 **NA** Attic Fan
- 352 **NA** Boat Dock, ID# \_\_\_\_\_
- 353 **OS** Ceiling Fan(s), # \_\_\_\_\_
- 354 **NA** Central Vac and Attachments
- 355 **NA** Closet Systems, Location \_\_\_\_\_
- 356 **NA** Camera-Surveillance Equipment
- 357 **NA** Doorbell / \_\_\_\_\_ Video Doorbell
- 358 **NA** Electric Air Cleaner or Purifier
- 359 **NA** Electric Car Charging Equipment
- 360 **NA** Exhaust Fan(s) - Baths
- 361 **NA** Fences - Invisible & Controls
- 362 Fireplace(s), # 1  
 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_
- 363 **OS** Chimney \_\_\_\_\_ Chimney
- 364 \_\_\_\_\_ Gas Logs \_\_\_\_\_ Gas Logs
- 365 \_\_\_\_\_ Gas Starter \_\_\_\_\_ Gas Starter
- 366 **OS** Heat Re-circulator \_\_\_\_\_ Heat Re-circulator
- 367 \_\_\_\_\_ Insert \_\_\_\_\_ Insert
- 368 **OS** Wood Burning \_\_\_\_\_ Wood Burning
- 369 \_\_\_\_\_ Other \_\_\_\_\_ Other
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- 371 **NA** Fountain(s)
- 372 **NA** Furnace/Heat Pump/Other Heating System
- 373 **NA** Garage Door Keyless Entry
- 374 **NA** Garage Door Opener Unit(s), # \_\_\_\_\_
- 375 **NA** Garage Door Remote(s), # \_\_\_\_\_
- 376 **NA** Generator
- 377 **NA** Humidifier
- 378 **NA** Intercom
- 379 **NA** Jetted Tub
- 380 KITCHEN APPLIANCES
- 381 Cooking Unit
- 382 **OS** Stove/Range \_\_\_\_\_  
 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection
- 383 **OS** Built-in Oven \_\_\_\_\_  
 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection
- 384 **NA** Cooktop \_\_\_\_\_ Elec. \_\_\_\_\_ Gas
- 385 **NA** Range Exhaust Hood
- 386 **NA** Microwave Oven
- 387 **NA** Dishwasher
- 388 **NA** Dishwasher
- 389 **NA** Disposal
- 390 **OS** Freezer \_\_\_\_\_  
 Location Laundry
- 391 **OS** Refrigerator (#1) \_\_\_\_\_  
 Location Kitchen
- 392 **NA** Refrigerator (#2) \_\_\_\_\_  
 Location \_\_\_\_\_
- 393 **NA** Trash Compactor
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- OS** Laundry - Washer
- OS** Laundry - Dryer
- OS** ✓ Elec. \_\_\_\_\_ Gas
- MOUNTED Entertainment Equipment
- OS** TV, Location Living
- OS** TV, Location Bedroom
- OS** TV, Location Bedroom
- OS** TV, Location \_\_\_\_\_
- NA** Speakers, Location \_\_\_\_\_
- NA** Speakers, Location \_\_\_\_\_
- NA** Other/Location \_\_\_\_\_
- NA** Other/Location \_\_\_\_\_
- NA** Other/Location \_\_\_\_\_
- NA** Other/Location \_\_\_\_\_
- NA** Outside Cooking Unit
- NA** Propane Tank
- \_\_\_\_\_ Owned \_\_\_\_\_ Leased
- NA** Security System
- \_\_\_\_\_ Owned \_\_\_\_\_ Leased
- NA** Smoke/Fire Detector(s), # \_\_\_\_\_
- NA** Shed(s), # \_\_\_\_\_
- NA** Spa/Hot Tub (SPA Rider Attached)
- NA** Spa/Sauna
- NA** Spa Equipment
- NA** Sprinkler System (Lawn) Auto Timer
- NA** Sprinkler System (Lawn) Back Flow Valve
- NA** Sprinkler System (Lawn) Components & Controls
- NA** Statuary/Yard Art
- NA** Swing set/Playset
- NA** Sump Pump(s), # \_\_\_\_\_
- NA** Swimming Pool (Swimming Pool Rider Attached)
- NA** Swimming Pool Heater
- NA** Swimming Pool Equipment
- NA** TV Antenna/Receiver/Satellite Dish
- \_\_\_\_\_ Owned \_\_\_\_\_ Leased
- OS** Water Heater(s)
- OS** Water Softener
- NA** Water Purification System
- \_\_\_\_\_ Owned \_\_\_\_\_ Leased
- OS** Wood Burning Stove
- OS** Yard Light
- \_\_\_\_\_ Elec. \_\_\_\_\_ Gas
- \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_\_\_ Other \_\_\_\_\_
- \_\_\_\_\_ Other \_\_\_\_\_

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

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

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.

*Jonathan Jeller* May 18, 2026  
DATE SELLER

DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

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

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.