

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

PROPERTY:	1226 We	est 41st Street, Kansas City, MO 64	1111	
I. NOTICE TO SELLER	₹.			
		wering the questions in this dis		
		LLER understands that the lav		
		<u>pective Buyer(s) and that failur</u> ieved of this obligation. This o		
		ee(s), prospective buyers and		
2. NOTICE TO BUYER.				
		Property as of the date signed		
	arranties that BUYER may n by the Broker(s) or their I	wish to obtain. It is not a wa	irranty of any kind by SEL	.LE
varianty of representation	if by the bloker(s) of their	icensees.		
B. OCCUPANCY.				
Approximate age of Prope	erty?115	How long have you owned do the Property?	? 4 months	
Does SELLER currently of	occupy the Property?		Yes	
T "No", now long has it be	een since SELLER occupie	a tne Property?	years/months	
SELLER has never on	cunied the Property SELL	ER to answer all questions to	the heet of SELLER'S know	عابد
SELECIA Has Hevel oc	cupied the Property. SELL	LIT to answer all questions to	the best of SELECT S KIIO	VVIC
I. TYPE OF CONSTRU	CTION. Manufactured	d Modular 🗹	Conventional/Wood Fram	ne
			!	
	■ Mobile	Other_		
LAND GOULD DOAD		O) /IE DIIDAI OD \/AOAAIT I	AND ATTACH OF LED	
DISCLOSURE ALSO	ARE YOU AWARE OF	S). <u>(IF RURAL OR VACANT I</u>		
DISCLOSURE ALSO	ARE YOU AWARE OF	.		
a. Any fill or expans b. Any sliding, settling	ARE YOU AWARE OF ive soil on the Property? ng. earth movement, upher	eval or earth stability problems	Yes	
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55	٠.	ROOF	
56		 a. Approximate Age: years Unknown Type: regular b. Have there been any problems with the roof, flashing or rain gutters? 	
57			
58		If "Yes", what was the date of the occurrence? c. Have there been any repairs to the roof, flashing or rain gutters?	
59		c. Have there been any repairs to the root, flashing or rain gutters?	Yes ₩ No⊔
60		Date of and company performing such repairs/6/25/23 d. Has there been any roof replacement?	Vaa 🗖 Na 🗖
61		It "Voe" was it. 7 Complete or 7 Partial	Yes MINO
62 63		If "Yes", was it: ☑ Complete or ☐ Partial e. What is the number of layers currently in place?1layers or ☐ Unknown.	
64		e. What is the humber of layers currently in place:iayers oforiknown.	
65		If any of the answers in this section are "Yes", explain in detail or attach all warranty in	formation and other
66		documentation:	
67		New roof and gutters installed in June of 2023	
68		, and the second	
69			
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	
73		pests?	Yes 🔲 No 🗹
74		c. Any termite, wood destroying insects or other pest control treatments on the	==
75		Property in the last five (5) years?	Yes∐ No ⊻
76		If "Yes", list company, when and where treated	
77 70		d. Any current warranty, bait stations or other treatment coverage by a licensed	Vaa C Na C
78 79		pest control company on the Property?	Yes No
79 80		If "Yes", the annual cost of service renewal is \$ and the time remaining on the service contract is	
81		(Check one) The treatment system stays with the Property or the treatment system	n ie
82		subject to removal by the treatment company if annual service fee is not paid.	1 13
83		Subject to removar by the treatment company if annual service lee to not paid.	
84		If any of the answers in this section are "Yes", explain in detail or attach all warranty in	formation and other
85			
		documentation:	
86		documentation:	
86 87		documentation:	
86 87 88			
86 87 88 89	8.	STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.	
86 87 88 89 90	8.	STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:	
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86 87 88 89 90 91 92 93	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? b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,	Yes □ No ☑
86 87 88 89 90 91 92 93 94	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? b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	Yes
86 87 88 89 90 91 92 93 94	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? b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? c. Any corrective action taken including, but not limited to piering or bracing?	Yes
86 87 88 89 90 91 92 93 94 95	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? b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? c. Any corrective action taken including, but not limited to piering or bracing? d. Any water leakage or dampness in the house, crawl space or basement?	Yes No \\Yes No \\Yes No \\Yes No \\Yes No \\Yes No \\Yes No \\Yes No \\
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	the Property?
b.	If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes?
10. PL	UMBING RELATED ITEMS.
	What is the drinking water source? ✓ Public ☐ Private ☐ Well ☐ Cistern ☐ Other:
	If well water, state type depth diameter age
b.	If well water, state typedepthdiameter age
	If "Yes", when was the water last checked for safety? (attach test results)
C.	Is there a water softener on the Property?
	If "Yes", is it: ☐ Leased ☐ Owned?
d.	Is there a water purifier system?
	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:
g.	The location of the sewer line clean out trap is:
ĥ.	Is there a sewage pump on the septic system?
i.	Is there a grinder pump system?
j.	If there is a privately owned system, when was the septic tank, cesspool, or sewage
k.	system last serviced? By whom? System? System? By whom? Yes \(\begin{align*} \
	Does sprinkler system cover full yard and landscaped areas?N/A✓ Yes 1
	If "No", explain in detail:
I.	Are you aware of any leaks, backups, or other problems relating to any of the
	plumbing, water, and sewage related systems?
m.	Type of plumbing material currently used in the Property:
	Copper Galvanized PVC PEX Other
	The location of the main water shut-off is:
n.	Is there a back flow prevention device on the lawn sprinkling system,
	sewer or pool?N/A✓ Yes 1
	33.3.3. 3. p33
If v	our answer to (I) in this section is "Yes", explain in detail or attach available
	cumentation:
	·

	Central Electric	ve all conditioning?	ump 🗖 Window Hr	nit(e)	res
		Leased Owne		Last Date Serviced/By Who	m2
	1. x unknown	Leased Owne	basement	06/16/2023	<u> </u>
		'	·		
h	Does the Property have	ve heating systems?	<u>"</u>	· · · · · · · · · · · · · · · · · · ·	Voc.
D.	Electric Fuel Oil	Natural Cac Duck	t Bump DPropose		163
	Fuel Tank Other	Minatural Gas Minea	at Fullip — Flopalie		
	Unit Age of Unit		d Location	Last Date Serviced/By Whor	m2
	1. x unknown	Leased Owne		6/16/22	
		·	·	!!	
•	Are there rooms without	out heat or air conditio	ning?	· · · · · · · · · · · · · · · · · · ·	Voc
C.	If "Vee" which room/e	Nat Heat of all condition	2rd floor has a	window unit	163
А	Does the Property have	ve a water heater?	31 u 11001 11a3 a	window unit	Vas
u.	Electric Gas	Solar Tar	nklass		103
				acity Last Date Serviced/By W	/hom2
	1. x unknown	X	-	acity Last Date Oct viced/by V	VIIOIII:
	<u> </u>	!		· ·	
P	Are you aware of any	problems regarding th	nese items?		Yes
U.	If "Yes", explain in det				103
			ter Did have them a	erviced along with a new thermos	etat
	never nau any issues v	with the of water flea	installed	erviced along with a new thermos	siai
			110001100		
2. FL	ECTRICAL SYSTEM.				
	Type of material used:	: Copper A	uminum T Unkno	own	
	Type of electrical pane				
ν.	Location of electrical p			ement	
C.	Are you aware of any	problem with the elec	trical system?	100	Yes
٥.	If "Yes", explain in det	ail.	anoar oyotom		100
	Too, explain in det		Electrical panel		
		TIEW	Liectifical parter		
3. HA	ZARDOUS CONDITIO	NS. ARE YOU AWA	RE OF:		
a.	Any underground tank	s on the Property?			Yes
b.	Any landfill on the Pro	perty?			Yes
)?	
	Any contamination wit	th radioactive or other	hazardous materia	l?	Yes[
d.	Any testing for any of	the above-listed items	s on the Property? .		Yes
d. e.		ng/mitigation for rador	n on the Property?.		Yes
d. e. f.	Any professional testir				
e.	Any professional testir Any professional testir	ng/mitigation for mold			res <u>l</u>
e. f.	Any professional testir Any other environmen	ital issues?			Yes
e. f. g.	Any professional testir Any other environmen	ital issues?			Yes
e. f. g. h.	Any professional testin Any other environmen Any controlled substan	ital issues?ntal issues?ntal issues?	ed on the Property		Yes Yes
e. f. g. h. i.	Any professional testir Any other environmen Any controlled substar Any methamphetamin	ntal issues?nces ever manufactur ne ever manufactured	red on the Property?	?	Yes Yes
e. f. g. h. i.	Any professional testir Any other environmen Any controlled substar Any methamphetamin (In Missouri, a separa	ntal issues?nces ever manufactur ne ever manufactured ate disclosure is rec	red on the Property? on the Property? puired if methampl	?	Yes Yes
e. f. g. h. i.	Any professional testir Any other environmen Any controlled substan Any methamphetamin (In Missouri, a separ substances have bee	ntal issues?nces ever manufactur nces ever manufactured ate disclosure is rec en produced on the	red on the Property? on the Property? puired if methampl Property, or if any	netamine or other controlled resident of the Property has	Yes Yes
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e. f. g. h. i. j.	Any professional testir Any other environmen Any controlled substar Any methamphetamin (In Missouri, a separ substances have been been convicted of th	ntal issues?nces ever manufactured ever manufactured ate disclosure is recen produced on the eproduction of a co	red on the Property? on the Property? quired if methampl Property, or if any ontrolled substanc	netamine or other controlled resident of the Property has e.)	Yes Yes Yes
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e. f. g. h. i. j.	Any professional testir Any other environmen Any controlled substar Any methamphetamin (In Missouri, a separ substances have bee been convicted of th any of the answers	ntal issues?nces ever manufactured ever manufactured ate disclosure is recen produced on the eproduction of a co	red on the Property? on the Property? quired if methampl Property, or if any ontrolled substanc	netamine or other controlled resident of the Property has e.)	Yes Yes Yes

	IGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YEAR Property located outside of city limits?		/a.□N.□□
a.	The Property located outside of city limits?	Ү	es No
D.	Any current/pending bonds, assessments, or special taxes that		
	apply to Property?	Y	es No M
	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?	Y	es∐ No ⊻
d.	Any defect, damage, proposed change or problem with any		
	common elements or common areas?	Yo	es∐No ✓
e.	Any condition or claim which may result in any change to assessments or fee	s? Yo	es□No ☑
f.	Any streets that are privately owned?	Y	es 🗖 No 🔽
q.	The Property being in a historic, conservation or special review district that		
J	requires any alterations or improvements to the Property be approved by a		
	board or commission?	Y	es No 🗸
h.	The Property being subject to tax abatement?		
i.	The Property being subject to a right of first refusal?		
٠.	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?	Y	esHINOM
	Any violations of such covenants and restrictions?	N/A L Ye	es ∟ No ⊻
I.	The Homeowner's Association imposing its own transfer fee and/or	_	
	initiation fee when the Property is sold?	N/A L Ye	es ∟ No ⊻
	If "Yes", what is the amount? \$		
m.	The Property being subject to a Homeowners Association fee?		es∐ No √
	If "Yes", Homeowner's Association dues are paid in full until	in the amount of	
	\$ payable yearly semi-annually monthly quarter	y, sent to:	
			uch includes:
	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail	Association fee? Ye	s No
	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners	Association fee? Ye	s No
If a	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA	Association fee? Ye	es No Commentation:
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PROTI	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA EEVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Association fee? Ye or attach other doc	es No V
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If a PR . OTI a. b. c. d. e. f. g. h.	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA EEVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Association fee? Ye or attach other dod Ye	es No Ves
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If a PR . OTI a. b. c. d. e. f. g. h. i.	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA EEVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Association fee? Ye or attach other dod Ye	es No Z es No
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If a 5. PR 6. OTI a. c. d. e. f. j. k.	The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA EEVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any ilens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Any violations of Zoning, setbacks or restrictions, or non-conforming uses? Any unrecorded interests affecting the Property?	Association fee? Ye or attach other dod Ye Ye	es No Z
If a PR OTI a. b. c. d. e. f. g. h. i.	Homeowner's Association/Management Company contact name, phone num The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Association fee? Ye or attach other dod Ye Ye	es No Z
If a PR OTI a. b. c. d. e. f. j. k.	The Property being subject to a secondary Master Community Homeowners any of the answers in this section are "Yes" (except m), explain in detail no known HOA EEVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Association fee? Ye or attach other dod Ye Ye Ye Ye Ye Ye Ye Ye Ye Y	es No Z
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n. o.	Any existing or threatened legal acti	on pertaining to the Pro		V 🗖 N. 🗖
0.	A . Pt' t' t(l t t - ' - ' - ' - '	on portaining to the rive	perty?	Yes∟No⊻
	Any litigation or settlement pertaining	g to the Property?		Yes ∐ No ⊻
p.	Any added insulation since you have			Yes ⊡ No
	Having replaced any appliances that			
	past five (5) years?			Yes ☑ No∐
q.	Any transferable warranties on the F	Property or any of its		v – –
	components?			Yes ∟ No ⊻
r.	Having made any insurance or othe	r claims pertaining to th	e Property	V. DN. Z
	in the past five (5) years?			Yes No
_	If "Yes", were repairs from claim(s) of			
5.	Any use of synthetic stucco on the F	roperty?		res No
If	any of the answers in this section a	re "Yes", explain in d	etail:	
17. UT	FILITIES. Identify the name and phon	e number for utilities list	ed below.	
	Electric Company Name:			
	Gas Company Name:	spire	Phone #	
	Water Company Name:	kcwater	Phone #	
	Trash Company Name:		Phone #	
	Other:		Phone #_	
	Other:		Phone #	
Ur	oon Closing SELLER will provide BUY	FR with codes and pass	swords or items will be	reset to factory settings
Uμ	oon Closing Seller will provide BUT	ER with codes and pass	swords, or items will be	eset to factory settings.
40 EI	XTURES, EQUIPMENT AND APPLIA	NCES (FILL IN ALL BI	_ANKS).	
9. FIZ				
	ne Residential Real Estate Sale Con			ntial Seller's Disclosure and
Th Co	ne Residential Real Estate Sale Cor condition of Property Addendum ("Sell	ntract, including this pa ler's Disclosure"), not t	aragraph of the resider he MLS, or other promo	otional material, provides for
Th Co wh	ne Residential Real Estate Sale Cor condition of Property Addendum ("Sell nat is included in the sale of the	ntract, including this pa ler's Disclosure"), not the Property. Items listed	aragraph of the resider ne MLS, or other promo in the "Additional Ind	otional material, provides for clusions" or "Exclusions" in
Th Co wh Su	ne Residential Real Estate Sale Cor condition of Property Addendum ("Sell nat is included in the sale of the ubparagraphs 1b and 1c of the Contra	ntract, including this particle of the contract, including this particle of the contract supersede the Selle	aragraph of the resident the MLS, or other promo in the "Additional Ind r's Disclosure and the p	otional material, provides for clusions" or "Exclusions" in re-printed list in Paragraph 1
Th Co wh Su of	ne Residential Real Estate Sale Condition of Property Addendum ("Sell nat is included in the sale of the subparagraphs 1b and 1c of the Contrathe Contract. If there are no "Additi	ntract, including this parter's Disclosure"), not the Property. Items listed act supersede the Selle onal Inclusions" or "Ex	aragraph of the residente MLS, or other promoted in the "Additional Indir's Disclosure and the publishers" listed, the Sel	otional material, provides for clusions" or "Exclusions" in re-printed list in Paragraph 1 er's Disclosure and the pre-
Th Co wh Su of pr	ne Residential Real Estate Sale Condition of Property Addendum ("Sell nat is included in the sale of the ubparagraphs 1b and 1c of the Contrathe Contract. If there are no "Additiinted list govern what is or is not include	ntract, including this parter's Disclosure"), not the Property. Items listed act supersede the Selle onal Inclusions" or "Exded in this sale. If there	aragraph of the residente MLS, or other promote in the "Additional Income in the "Additional Income in the poliusions" listed, the Sele are differences between	otional material, provides for clusions" or "Exclusions" in re-printed list in Paragraph 1 er's Disclosure and the pre- n the Seller's Disclosure and
Th Co wh Su of pr the	ne Residential Real Estate Sale Concordition of Property Addendum ("Sell mat is included in the sale of the abparagraphs 1b and 1c of the Contrate the Contract. If there are no "Additiinted list govern what is or is not include Paragraph 1 list, the Seller's Disc	ntract, including this parter's Disclosure"), not the Property. Items listed act supersede the Selle onal Inclusions" or "Exded in this sale. If there closure governs. Unless	aragraph of the residente MLS, or other promote in the "Additional Indicates" in the "Additional Indicates" in the "Additional Indicates" in the pollusions" listed, the Selector are differences between the Selector in the	otional material, provides for clusions" or "Exclusions" in re-printed list in Paragraph 1 er's Disclosure and the prenthe Seller's Disclosure and/or the
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Initials

Initials

322 323	Fill in all blanks using one of the abbreviations listed be "OS" = Operating and Staying with the Property (any	
324	"EX" = Staying with the Property but Excluded from	
325	Condition.	oriamour ropano, carmor so an oriaccopiasio
326	"NA" = Not applicable (any item not present).	
327	"NS" = Not staying with the Property (item should be	e identified as "NS" below.)
328		and the second
329		
330	os Air Conditioning Window Units, #	na Laundry - Washer
331	os Air Conditioning Central System	na Laundry - Dryer
332	na Attic Fan	Elec. Gas
333	os Ceiling Fan(s), #	MOUNTED ENTERTAINMENT EQUIPMENT
334	na Central Vac and Attachments	na Item #1
335	na Closet Systems	Location
336	Location	Item #2_
337	na Doorbell	Location
338	na Electric Air Cleaner or Purifier	Item #3
339	na Electric Car Charging Equipment	Location
340	os Exhaust Fan(s) – Baths	Item #4
341	os Fences – Invisible & Controls	Location
342	 , ,	Item #5
343	Fireplace(s), # EX Location #1 Location #2	Location
344		na Outside Cooking Unit
345 346	Gas Logs Gas Logs Gas Starter Gas Starter	na Propane Tank Owned Leased
347	Heat Re-circulator Heat Re-circulator	
		<u>na</u> Security System Owned Leased
348		
349	Wood Burning Stove Other Other	Os Smoke/Fire Detector(s), #5
350		na Shed(s), #
351 352	na Fountain(s)	na Spa/Hot Tub
	Surrace/Heat Pump/Other Heating System	na Spa/Sauna
353	na Garage Door Keyless Entry	na Spa Equipment
354	na Garage Door Opener(s), #	na Sprinkler System Auto Timer
355	na Garage Door Transmitter(s), #	na Sprinkler System Back Flow Valve
356	na Gas Yard Light	na Sprinkler System (Components & Controls)
357	na Humidifier	na Statuary/Yard Art
358	na Intercom	na Swing set/Playset
359	na Jetted Tub	nan Sump Pump(s), #
360	KITCHEN APPLIANCES	na Swimming Pool (Swimming Pool Rider Attached)
361	Cooking Unit	na Swimming Pool Heater
362	os Stove/Range	na Swimming Pool Equipment
363	Elec. Gas Convection	na TV Antenna/Receiver/Satellite Dish
364	na Built-in Oven	Owned Leased
365	Elec. Gas Convection	os Water Heater(s)
366	na Cooktop Elec. Gas	na Water Softener and/or Purifier
367	na Microwave Oven	Owned Leased
368	os Dishwasher	na Boat Dock, ID #
369	os Disposal	na Camera-Surveillance Equipment
370	na Freezer	Generator
371	Location	Other
372	os_Refrigerator (#1)	Other
373	Location	Other
374	na Refrigerator (#2)	Other
375	Location	Other
376	na Trash Compactor	Other

Disclose a	ny materia	l inf	ormation	and describe	e any significar	nt rep	airs, impro	veme	nts or	alterations	to the Prop	perty no
fully revea	led above.	lf a	applicable	e, state who	did the work.	Atta	ach to this	disclo	osure	any repair	estimates,	reports
invoices,	notices	or	other	documents	describing	or	referring	to	the	matters	revealed	herein
New upgra	des in home	e inc	clude ener		indows, Roof, g			ctrical	panel	, bathrooms,	kitchen, ne	w paint,
				n	iew floors and r	iew li	ghting.					

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.

Joshua Ibarra	dotloop verified 06/30/23 10:54 AM CDT EETD-VCS7-ZJCR-1PQI	Matthew Browne	dotloop verified 07/05/23 12:08 PM CDT P0AY-K63N-H56X-TRX8
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

- 1. 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.
- 2. 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.
- 3. 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.
- 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
- 5. 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.

Ļ	W.W.F.D	DATE:	BUVEB		_
E	BUYER	DATE	BUYER	DAII	=

Approved by Legal Counsel of the Kansas City Regional Association of REALTOR® 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.