



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

**SELLER** (Indicate Marital Status): Gerald Rose and Janette Rose (AMC)

**PROPERTY:** 3709 West 154th Street, Overland Park, KS 66224

## 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.

## 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.

## 3. OCCUPANCY.

Approximate age of Property? 22 years How long have you owned? 7 years, 8 months  
Does SELLER currently occupy the Property? Yes ☒ No ☐  
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.** ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame  
☐ 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. 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:

Fence is part of property. Owner installed by Burge Fence. Two damaged/diseased trees have been removed and fixed.

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6. ROOF.

- a. Approximate Age: 10 years ☐ Unknown Type: Presidential 40 year shingle
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☒ No ☐  
If "Yes", what was the date of the occurrence? June 2015
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☐  
Date of and company performing such repairs: June 2015 - 1 installed large gutter
- 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? 1 layers or ☐ Unknown.

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

back gutters were not draining properly replaced with larger gutters also installed covers to all gutters to prevent leaf build up

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or other pests? Yes ☐ No ☒
- c. 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
- d. 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 piling 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 ☒
- 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? \_\_\_\_\_
- i. Does the Property have a sump pump? Yes ☒ No ☐  
If "Yes", location: Basement storage area
- 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:

Water damage, caused by rain, to back gutter near patio door, replaced gutter, window and fixed roof

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**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: Kitchen and MBR remodeled, Kitchen remodeled in 2019, MBR in 2017, All done by licensed contractors
- 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: \_\_\_\_\_
- 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? \_\_\_\_\_ By whom? \_\_\_\_\_
- k. Is there a sprinkler system? ..... Yes ☐ No ☒  
 Does sprinkler system cover full yard and landscaped areas? ..... N/A ☐ Yes ☒ No ☐  
 If "No", explain in detail: \_\_\_\_\_
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes ☐ No ☒
- 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 ☒ No ☐

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

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# 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. 5 years X basement Last Heating/Air 12/2021  
2.  
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. 5 years X basement Last Heating/Air 05/2021  
2.  
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. 4 years X large Last Heating 12/2021  
2.  
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: Lower level, east wall near fireplace  
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:

- 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:

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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 12/2022 in the amount of \$ \$ 400.00 payable ☒ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: NAK Management, LLC and such includes:

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

NAK Management, LLC  
Olathe, KS 913-752-7264

- 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?  
☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- 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 ☒
- l. Anything that would interfere with giving clear title to the BUYER? ..... Yes ☐ No ☒

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- 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? ..... Yes ☐ No ☒  
If "Yes", were repairs from claim(s) completed? ..... N/A ☐ 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:

*New kitchen appliances see note*

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

Electric Company Name: <i>Evergy</i>	Phone #: <i>800-322-1123</i>
Gas Company Name: <i>Kansas Gas</i>	Phone #: <i>800-794-4780</i>
Water Company Name: <i>Water One</i>	Phone #: <i>913-896-1800</i>
Trash Company Name: <i>Constable Sanitation</i>	Phone #: <i>816-525-4123</i>
Other: <i>Johnson County Wastewater</i>	Phone #: <i>913-715-8500</i>
Other:	Phone #:

**18. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A ☐ Yes ☒ No ☐  
If "Yes" list:

*Home Entertainment Systems  
Alarm Systems  
TVs in lower level*

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

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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.)

Air Conditioning Window Units, # \_\_\_\_\_

OS Air Conditioning Central System \_\_\_\_\_

NA Attic Fan \_\_\_\_\_

OS Ceiling Fan(s), # 6

OS Central Vac and Attachments \_\_\_\_\_

NA Closet Systems \_\_\_\_\_

Location \_\_\_\_\_

OS Doorbell \_\_\_\_\_

NA Electric Air Cleaner or Purifier \_\_\_\_\_

NA Electric Car Charging Equipment \_\_\_\_\_

OS Exhaust Fan(s) – Baths \_\_\_\_\_

OS Fences – Invisible & Controls \_\_\_\_\_

OS Fireplace(s), # 4

Location #1 Den

Location #2 Great room, MBR, LL

Chimney ✓

Chimney ✓

Gas Logs \_\_\_\_\_

Gas Logs \_\_\_\_\_

Gas Starter \_\_\_\_\_

Gas Starter \_\_\_\_\_

Heat Re-circulator \_\_\_\_\_

Heat Re-circulator \_\_\_\_\_

Insert \_\_\_\_\_

Insert \_\_\_\_\_

Wood Burning Stove \_\_\_\_\_

Wood Burning Stove \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Fountain(s) \_\_\_\_\_

OS Furnace/Heat Pump/Other Heating System \_\_\_\_\_

OS Garage Door Keyless Entry \_\_\_\_\_

OS Garage Door Opener(s), # 4

OS Garage Door Transmitter(s), # \_\_\_\_\_

OS Gas Yard Light \_\_\_\_\_

OS Humidifier \_\_\_\_\_

NA Intercom \_\_\_\_\_

OS Jetted Tub \_\_\_\_\_

KITCHEN APPLIANCES

Cooking Unit \_\_\_\_\_

NA Stove/Range \_\_\_\_\_

Elec. ✓ Gas \_\_\_\_\_ Convection \_\_\_\_\_

OS Built-in Oven \_\_\_\_\_

Elec. ✓ Gas \_\_\_\_\_ Convection \_\_\_\_\_

OS Cooktop \_\_\_\_\_ Elec. ✓ Gas \_\_\_\_\_

OS Microwave Oven \_\_\_\_\_

OS Dishwasher \_\_\_\_\_

OS Disposal \_\_\_\_\_

NA Freezer \_\_\_\_\_

Location \_\_\_\_\_

NS Refrigerator (#1) \_\_\_\_\_

Location \_\_\_\_\_

NS Refrigerator (#2) \_\_\_\_\_

Location \_\_\_\_\_

NA Trash Compactor \_\_\_\_\_

NS Laundry - Washer \_\_\_\_\_

NS Laundry - Dryer \_\_\_\_\_

Elec. \_\_\_\_\_ Gas \_\_\_\_\_

MOUNTED ENTERTAINMENT EQUIPMENT

OS Item #1 \_\_\_\_\_

Location TV, basement

OS Item #2 \_\_\_\_\_

Location TV, basement

OS Item #3 \_\_\_\_\_

Location Home Entertainment system

Item #4 Basement

Location \_\_\_\_\_

Item #5 \_\_\_\_\_

Location \_\_\_\_\_

NA Outside Cooking Unit \_\_\_\_\_

NA Propane Tank \_\_\_\_\_

Owned \_\_\_\_\_ Leased \_\_\_\_\_

OS Security System \_\_\_\_\_

Owned \_\_\_\_\_ Leased \_\_\_\_\_

OS Smoke/Fire Detector(s), # 10

NA Shed(s), # \_\_\_\_\_

NA Spa/Hot Tub \_\_\_\_\_

NA Spa/Sauna \_\_\_\_\_

NA Spa Equipment \_\_\_\_\_

OS Sprinkler System Auto Timer \_\_\_\_\_

OS Sprinkler System Back Flow Valve \_\_\_\_\_

OS Sprinkler System (Components & Controls) \_\_\_\_\_

NA Statuary/Yard Art \_\_\_\_\_

NA Swing set/Playset \_\_\_\_\_

OS Sump Pump(s), # 1

NA Swimming Pool (Swimming Pool Rider Attached) \_\_\_\_\_

NA Swimming Pool Heater \_\_\_\_\_

NA Swimming Pool Equipment \_\_\_\_\_

OS TV Antenna/Receiver/Satellite Dish \_\_\_\_\_

Owned \_\_\_\_\_ Leased \_\_\_\_\_

OS Water Heater(s) \_\_\_\_\_

OS Water Softener and/or Purifier \_\_\_\_\_

Owned \_\_\_\_\_ Leased \_\_\_\_\_

NA Boat Dock, ID # \_\_\_\_\_

NA Camera-Surveillance Equipment \_\_\_\_\_

NA Generator \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

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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.**

## **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

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

# Offer Instructions

## WITH IVY HOME

### Listing Agent

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**Jenna Halvorson**

*(Designated Seller's Agent)*

11401 Ash Street

Leawood, Kansas 66211

Cell: 913.232.6700

Office: 913.529.7475

Email: jenna@ivyhomekc.com

### Client Coordinator

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**Allyson Clark**

Cell: 316.573.3992

Email: allyson@ivyhomekc.com

*Please e-mail offers to Jenna and Allyson.*

### Seller's Information

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**Gerald Rose and Janette Rose (AMC)**

Address: 3704 West 154th Street, Overland Park, KS 66224

### Title Company Information

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**Meridian Title**

Ashley Holle

10720 Metcalf Avenue

Overland Park, KS 66210

Phone: 913.383.3913

Email: Ashleyh@mtckc.com

*Please deposit earnest money with **Meridian Title***