

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

	LLER (Indicate I	Marital Status	s):	Gerald Rose and Ja	nette Rose (AMC)	
PR	OPERTY:		3709 West 15	54th Street, Overland Pa	rk, KS 66224	
	NOTICE TO SE					
DU SDS	as complete and	for all applie	possible when answe	ering the questions in t	nis disclosure.	Attach additional she
def	fects known to S	FLLER in th	e Property to prospec	ER understands that t tive Buyer(s) and that	failure to do so	may result in civil lia
for	damages. Non-	occupant SE	ELLERS are not reliev	red of this obligation.	This disclosure	statement is designed
ass	sist SELLER in m	aking these of	disclosures. Licensee	(s), prospective buyers	s and buyers wil	I rely on this informat
	NOTICE TO BU					
Thi	is is a disclosure	of SELLER'S	Sknowledge of the Pro	operty as of the date s	signed by SELLE	ER and is not a subst
for	any inspections	or warranties	s that BUYER may wi e Broker(s) or their lice	sh to obtain. It is not	a warranty of a	iny kind by SELLER
3.	OCCUPANCY.				4.	
App	proximate age of	Property?	ad years	How long have you or he Property?	wned? <u>Arcars</u>	8months
If "N	No" how long has	s if been sinc	ne Property?	he Droporty?		Nontha
	SELLER has nev	er occupied	the Property. SELLER	to answer all question	ns to the best of	SELLER'S knowledg
4.	TYPE OF CONS	TRUCTION.	Manufactured	🔲 Mödular	Convention	onal/Wood Frame
			Mobile	Other		
				· · · · ·		
5.	LAND (SOILS, [	RAINAGE	AND BOUNDARIES).	(IF RURAL OR VAC	ANT LAND, ATT	TACH SELLER'S LA
4	DISCLOSURE A	(LSO.) ARE	E YOU AWARE OF:			
	h Any sliding	settling eart	h movement unbeava	I or earth stability prot		
	on the Prope	ertv?	ninovenient, uprieava	in or cartin stability prot	JIETTIS	
	c. The Propert	y or any port	on thereof being locat	ted in a flood zone, we	tlands	
	area or prop	osed to be	located in such as des	ignated by FEMA whi	ch	
			-	Signaled by I LIVIA WITH		
1993	requires floc	d insurance?	?			Yes 🗌 N
•	<ul> <li>Any drainag</li> </ul>	od insurance? e or flood pro	oblems on the Property	y or adjacent propertie	es?	Yes 🗌 N
	<ul><li>d. Any drainag</li><li>e. Any flood instant</li></ul>	od insurance? e or flood pro surance pren	oblems on the Property niums that you pay?	y or adjacent propertie	es?	Yes□ N
	<ul><li>d. Any drainag</li><li>e. Any flood ins</li><li>f. Any need fo</li></ul>	od insurance? e or flood pro surance pren r flood insura	oblems on the Property niums that you pay? ance on the Property?	y or adjacent propertie	es?	Yes N Yes N Yes N
	<ul><li>d. Any drainag</li><li>e. Any flood ins</li><li>f. Any need fo</li><li>g. Any bounda</li></ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr	oblems on the Property niums that you pay? ance on the Property? operty being marked in	y or adjacent propertie	es?	Yes N Yes N Yes N Yes N Yes N
	<ul> <li>d. Any drainag</li> <li>e. Any flood ins</li> <li>f. Any need fo</li> <li>g. Any bounda</li> <li>h. The Property</li> </ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr y having had	bblems on the Property niums that you pay? ance on the Property? operty being marked in a stake survey?	y or adjacent propertie	95?	Yes N Yes N Yes N Yes N Yes N
	<ul> <li>d. Any drainag</li> <li>e. Any flood ins</li> <li>f. Any need fo</li> <li>g. Any bounda</li> <li>h. The Propert</li> <li>i. Any encroad</li> </ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr y having had chments, bou	oblems on the Property niums that you pay? ance on the Property? operty being marked in a stake survey? undary line disputes, or	y or adjacent propertie n any way?	95? 3	Yes No Yes No Yes No Yes No Yes No Yes No
	<ul> <li>d. Any drainag</li> <li>e. Any flood ins</li> <li>f. Any need fo</li> <li>g. Any bounda</li> <li>h. The Property</li> <li>i. Any encroad affecting the</li> </ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr y having had chments, bou Property?	oblems on the Property niums that you pay? ance on the Property? operty being marked in a stake survey? indary line disputes, or	y or adjacent propertie n any way? r non-utility easements	95? 5	Yes Ni Yes Ni Yes Ni Yes Ni Yes Ni Yes Ni Yes Ni
	<ul> <li>d. Any drainag</li> <li>e. Any flood ins</li> <li>f. Any need fo</li> <li>g. Any bounda</li> <li>h. The Property</li> <li>i. Any encroad affecting the</li> <li>j. Any fencing If "Yes", doe</li> </ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr y having had chments, bou e Property? on the Proper s fencing bel	bblems on the Property niums that you pay? ance on the Property? operty being marked in a stake survey? andary line disputes, or erty? long to the Property?	y or adjacent propertie n any way?	s?	Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No
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5	<ul> <li>d. Any drainag</li> <li>e. Any flood ins</li> <li>f. Any need fo</li> <li>g. Any bounda</li> <li>h. The Property</li> <li>i. Any encroad affecting the</li> <li>j. Any fencing If "Yes", doe</li> <li>k. Any disease</li> <li>I. Any gas/oil v</li> <li>m. Any oil/gas I</li> </ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr y having had chments, bou e Property? on the Proper s fencing bel d, dead, or d wells, lines of eases, miner swers in this	oblems on the Property niums that you pay? ance on the Property? operty being marked in a stake survey? indary line disputes, or erty? long to the Property? amaged trees or shrul r storage facilities on F ral, or water rights tied	y or adjacent propertie n any way? r non-utility easements bs on the Property? Property or adjacent pr	es?	Yes N Yes N
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	<ul> <li>d. Any drainag</li> <li>e. Any flood ins</li> <li>f. Any need fo</li> <li>g. Any bounda</li> <li>h. The Property</li> <li>i. Any encroad affecting the</li> <li>j. Any fencing If "Yes", doe</li> <li>k. Any disease</li> <li>I. Any gas/oil w</li> <li>m. Any oil/gas I</li> <li>If any of the ans</li> <li>documentation</li> </ul>	od insurance? e or flood pro surance pren r flood insura ries of the Pr y having had chments, bou Property? on the Prope s fencing bel d, dead, or d wells, lines on eases, miner swers in this	blems on the Property niums that you pay? ance on the Property? operty being marked in a stake survey? andary line disputes, or erty? long to the Property? amaged trees or shrul r storage facilities on F ral, or water rights tied s section are "Yes", e	y or adjacent propertie in any way? r non-utility easements bs on the Property? Property or adjacent pr to the Property?	roperty?	Yes No Yes No
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55	6.	ROOF		
56		a. Ap	proximate Age: <u>ID</u> years Unknown Type: <u>Presidential 40 yeages of major</u> ave there been any problems with the roof, flashing or rain gutters?	
57		b. Ha	we there been any problems with the roof, flashing or rain gutters?	Yes
58		lf "	Yes", what was the date of the occurrence? . Turne 2015	
59		c. Ha	Yes", what was the date of the occurrence? <u>June 2015</u> ave there been any repairs to the roof, flashing or rain gutters?	Yes
60		Da	te of and company performing such repairs June 2015 Linst lbd brace a utter	
61		d. Ha	ate of and company performing such repairs. <u>June 2015</u> Junstalled large g JHer	Yes No V
62		lf "	Yes", was it: Complete or Partial	
63		e. Wi	hat is the number of layers currently in place? I layers or 🔲 Unknown.	
64				
65			of the answers in this section are "Yes", explain in detail or attach all warranty informa	tion and other
66		docun	nentation:	
67		back	gutters were not draining properly replaced with larger guttere aloo ins sto all gutters to frevent leaf build up	Falke
68		Charl	to all authors to provent leaf huld up	
69				
70	7.		TATION. ARE YOU AWARE OF:	
71			y termites, wood destroying insects, or other pests on the Property?	Yes No
72		<b>b.</b> An	y damage to the Property by termites, wood destroying insects or <b>other</b>	
73		pe	sts?	Yes No
74		c. An	y termite, wood destroying insects or other pest control treatments on the	
75		Pro	operty in the last five (5) years?	Yes No
76		lf "	Yes", list company, when and where treated	
77		d. An	y current warranty, bait stations or other treatment coverage by a licensed	
78		pe	st control company on the Property?	Yes No
79		lf "	Yes", the annual cost of service renewal is \$ and the time	
30		rer	naining on the service contract is	
81			heck one) 🔲 The treatment system stays with the Property or 🔲 the treatment system is	
82		sui	bject to removal by the treatment company if annual service fee is not paid.	
83				
84			of the answers in this section are "Yes", explain in detail or attach all warranty informa	tion and other
85		docum	nentation:	
36				
87				
38	~			
39	δ.		CTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.	
90			OU AWARE OF:	
91		a. An	y movement, shifting, deterioration, or other problems with walls, foundations,	
2			wil space or slab?	
3			y cracks or flaws in the walls, ceilings, foundations, concrete slab,	
4			awl space, basement floor or garage?	
5			y corrective action taken including, but not limited to piering or bracing?	
6			y water leakage or dampness in the house, crawl space or basement?	
7			y dry rot, wood rot or similar conditions on the wood of the Property?	
3			y problems with windows or exterior doors?	
)			y problems with driveways, patios, decks, fences or retaining walls on the Property?	Yes No
)		h. An	y problems with fireplace including, but not limited to firebox, chimney,	
		chi	mney cap and/or gas line?N/A	Yes
-		Da	te of any repairs, inspection(s) or cleaning?	
}	- 5	Da	te of last use?	
4		i. Do	es the Property have a sump pump?	Yes
5		lf "	Yes", location: Basement starage area y repairs or other attempts to control the cause or effect of any problem described above?	
6		j. An	y repairs or other attempts to control the cause or effect of any problem described above?	Yes 🖬 Mó 🗖
8		If any o	of the answers in this section are "Yes", explain in detail or attach all warranty informa	tion and other
8 9		ستبممام	a mantation :	
8 9		ستبممام	a mantation :	
)8 )9 0		ستبممام	a mantation :	
)7 )8 )9 10 11		ستبممام		

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Initials		-	
	BUYER	BUYER	

12  13	9.		DITIONS AND/OR REMODELING. Are you aware of any additions, structural changes, or other material alterations to
14			the Property?
15			If "Yes", explain in detail: <u>Bitchen and MBR remodeled</u> <u>In 2019</u> <u>MBR in 2013</u> , <u>Ollding by licensed contrailers</u> If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? <u>No</u>
16			In 2019, MBR in 2012, all dire by licenced Contractors
17		b.	If "Yes", were all necessary permits and approvals obtained, and was all work in
18			
119			If "No", explain in detail:
20			
21 22	10	Pi	UMBING RELATED ITEMS.
23	10.	а а	What is the drinking water source? Public Private Well Cistern Other:
24		с.	If well water state type depth diameter age
25		h	If well water, state type depth diameter age
26			If "Yes", when was the water last checked for safety?(attach test results)
127		C.	Is there a water softener on the Property?
128			If "Ves" is it I lessed I Owned?
129		d.	Is there a water purifier system?
30			If "Vee" is it D Leased D Owned?
131		e.	What type of sewage system serves the Property? Public Sewer Private Sewer
132		•••	Septic System, Number of Tanks Cesspool Lagoon Other
133		f.	Approximate location of septic tank and/or absorption field:
134			
135		g.	The location of the sewer line clean out trap is:
136		ĥ.	Is there a sewage pump on the septic system?
137		i.	Is there a grinder pump system?
138		j.	If there is a privately owned system, when was the septic tank, cesspool, or sewage
139			system last serviced? By whom? Yes No
140		k.	Is there a sprinkler system?
141			Does sprinkler system cover full yard and landscaped areas?
142			If "No", explain in detail:
143		l.	Are you aware of any leaks, backups, or other problems relating to any of the
144			plumbing, water, and sewage related systems?
145		m.	Type of plumbing material currently used in the Property:
146			Copper Galvanized PVC PEX Other
147			
148		n.	Is there a back flow prevention device on the lawn sprinkling system,
149			I he location of the main water shut-off is: Is there a back flow prevention device on the lawn sprinkling system, sewer or pool?
150			
151			your answer to (I) in this section is "Yes", explain in detail or attach available
152		do	cumentation:
153			
154			



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Initials				
	BUYER	1	BUYER	1-

155 <b>1</b> 156		EATING AND AIR CONDITIONING.
156	а.	Does the Property have air conditioning?
158		
159		
160		2 years warrant for a fo
161	h	Does the Property have heating systems?
162	w.	Electric Fuel Oil Natural Gas Heat Pump Propane
163		Fuel Tank Other
164		Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
165		
166		
167	c.	Are there rooms without heat or air conditioning?
168		If "Vee" which record(a)0
169	d.	Does the Property have a water heater?
170		
171		Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
172		1. 4xcars X large Last Heating 12/2021
173		
174	е.	Are you aware of any problems regarding these items?
175		If "Yes", explain in detail:
176		
177		
178		
179 12		ECTRICAL SYSTEM.
180	а.	Type of material used: Copper Aluminum Unknown
181		Type of electrical panel(s): VBreaker Ester
182		Location of electrical panel(s):
183		Size of electrical panel(s) (total amps), if known: <i>Lowes land, each wall meas fusplace</i> Are you aware of any problem with the electrical system?
184	c.	Are you aware of any problem with the electrical system?
185		If "Yes", explain in detail:
186		
187		
188		
		ZARDOUS CONDITIONS. ARE YOU AWARE OF:
190	а.	Any underground tanks on the Property?
191	b.	Any landfill on the Property?
192	C.	Any toxic substances on the Property (e.g. tires, batteries, etc.)?
193	d.	Any contamination with radioactive or other hazardous material?
194	е.	Any testing for any of the above-listed items on the Property?
195	f.	Any professional testing/mitigation for radon on the Property?
196	g.	Any professional testing/mitigation for mold on the Property?
197	h.	Any other environmental issues?
198	1.	Any controlled substances ever manufactured on the Property?
199	j.	Any methamphetamine ever manufactured on the Property?
200		(In Missouri, a separate disclosure is required if methamphetamine or other controlled
201		substances have been produced on the Property, or if any resident of the Property has
202		been convicted of the production of a controlled substance.)
203		
204		any of the answers in this section are "Yes", explain in detail or attach test results and other
205	do	cumentation:
206		
207		

Initials

SELLER

208	14. NE	IGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YO	OU AWARE OF:
209	а.	The Property located outside of city limits?	Yes No 🗹
210	b.	Any current/pending bonds, assessments, or special taxes that	
211		apply to Property?	Yes No
212		If "Yes", what is the amount? \$	
213	C.	If "Yes", what is the amount? \$ Any condition or proposed change in your neighborhood or surrounding	
214		area or having received any notice of such?	Yes
215	Ь	Any defect, damage, proposed change or problem with any	
216	м.	common elements or common areas?	VocUNDE
217	е.	Any condition or claim which may result in any change to assessments or fee	
218		Any streets that are privately owned?	
219	g.	The Property being in a historic, conservation or special review district that	
220		requires any alterations or improvements to the Property be approved by a	
221		board or commission?	Yes No M
222	h.	The Property being subject to tax abatement?	Yes No
223	i.	The Property being subject to a right of first refusal?	
224		If "Yes", number of days required for notice:	
225	j.	The Property being subject to covenants, conditions, and restrictions of a	
226	3.	Homeowner's Association or subdivision restrictions?	Vostering
	le.	Any violations of such association of subdivision restrictions?	
227		Any violations of such covenants and restrictions?	
228	Ι.	The Homeowner's Association imposing its own transfer fee and/or	
229		initiation fee when the Property is sold?	N/A Yes No
230		If "Yes", what is the amount? \$	- / -
231	<b>m</b> .	If "Yes", what is the amount? \$ The Property being subject to a Homeowners Association fee?	Yes 🛂 No 🗌
232		If "Yes", Homeowner's Association dues are paid in full until 13/2022	in the amount of
233		\$ 1, 400.00 payable vearly semi-annually monthly quarterly	v. sent to:
234		A Alt in inservice and a life	and such includes
235		MAK Management LLC	
236		Homeowner's Association/Management Company contact name, phone numl	per website or email address:
230			ber, website, of effiait address.
		MAK Management, LLC	
238		All the to an and and	
000		1 0 10 10  NS 0 12 - 16 1 - 7 17 1	
239		Olathe, KS 913-752-7264	
240	n.		Association fee? Yes
240 241		The Property being subject to a secondary Master Community Homeowners /	
240 241 242		The Property being subject to a secondary Master Community Homeowners /	
240 241		The Property being subject to a secondary Master Community Homeowners /	
240 241 242		The Property being subject to a secondary Master Community Homeowners /	
240 241 242 243		The Property being subject to a secondary Master Community Homeowners /	
240 241 242 243 244 245		The Property being subject to a secondary Master Community Homeowners /	
240 241 242 243 244 245 246	lf a	The Property being subject to a secondary Master Community Homeowners /	
240 241 242 243 244 245 246 247	lf a	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS INSPECTION REPORTS.	or attach other documentation:
240 241 242 243 244 245 246 247 248	lf a	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	or attach other documentation:
240 241 242 243 244 245 246 247 248 249	lf a	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS INSPECTION REPORTS.	or attach other documentation:
240 241 242 243 244 245 246 247 248 249 250	lf a	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request.	or attach other documentation:
240 241 242 243 244 245 246 247 248 249 250 251	lf a 15. PR	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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:	or attach other documentation:
240 241 242 243 244 245 246 247 248 249 250 251 252	lf a 15. PR	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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?	or attach other documentation: Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253	lf a 15. PR 16. OTI a.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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	or attach other documentation: Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252	lf a 15. PR 16. OTI a. b.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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?	or attach other documentation: Yes No
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240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256	lf a 15. PR 16. OTI a. b. c. d.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting the Property?	or attach other documentation: Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257	lf a 15. PR 16. OTI a. b. c. d.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value	or attach other documentation: Yes No Yes No Yes No Yes No Yes No Yes No Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258	lf a 15. PR 16. OTI a. b. c. d. e.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 liens, 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?	or attach other documentation: Yes No Yes No Yes No Yes No Yes No Yes No Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259	lf a 15. PR 16. OTI a. b. c. d. e.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 liens, 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	or attach other documentation: Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260	lf a 15. PR 16. OTI a. b. c. d. e. f.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 liens, 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?	or attach other documentation: Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261	If a 15. PR 16. OTI a. b. c. d. e. f. g.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 violations of laws or regulations affecting 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?	or attach other documentation: Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 255 256 257 258 259 260 261 262	If a 15. PR 16. OT a. b. c. d. e. f. g. h.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	or attach other documentation: Yes No Yes No
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240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264	If a 15. PR 16. OT a. b. c. d. e. f. g. h.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 liens, 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 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	or attach other documentation: Yes No Yes No
240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263	If a 15. PR 16. OT a. b. c. d. e. f. g. h.	The Property being subject to a secondary Master Community Homeowners / any of the answers in this section are "Yes" (except m), explain in detail REVIOUS 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 iens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting 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 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?	or attach other documentation: Yes No Yes No
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240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 255 256 257 258 259 260 261 262 263 264 265	If a 15. PR 16. OTI a. b. c. d. e. f. g. h. i. 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 REVIOUS 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 liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting 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 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?	or attach other documentation: Yes No Yes No
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268	m. Any existing or threatened legal action pertaining to the I	Property? Yes No
269	n. Any litigation or settlement pertaining to the Property?	Ves No A
270	o. Any added insulation since you have owned the Property	
271	<b>p.</b> Having replaced any appliances that remain with the Pro	
272		
273	past five (5) years?	Yes Mo
	<b>q.</b> Any transferable warranties on the Property or any of its	
274	components?	Yes No
275	<ul> <li>r. Having made any insurance or other claims pertaining to</li> </ul>	
276	in the past five (5) years?	Yes Nor
277	If "Yes", were repairs from claim(s) completed?	N/A Yes No
278	s. Any use of synthetic stucco on the Property?	Yes No
279		
280	If any of the answers in this section are "Yes", explain in	detail <sup>.</sup>
281		
282	new bitchisapplicances see notes	
283	1	
284		
	47 LITH ITLES Identify the serve and share such as the serve	
285	17. UTILITIES. Identify the name and phone number for utilities	
286	Electric Company Name: Evergy	Phone #_ 800 - 383 - 1183
287	Gas company name:	Phone #_ 800 - 794 - 1780
288	Water Company Name: Water Doe	Phone # 913-895-1800
289	Trash Company Name: Constable Sanitation	Phone # 316-525-1123
290	Other: Johnson County Wastersoter	Phone # 913-715-8500
291	Other:	Phone #
292		
293	18. ELECTRONIC SYSTEMS AND COMPONENTS.	
204		
294	Any technology or systems staying with the Property?	N/A Yes No
295	If "Yes" list:	N/A Yes No
295 296	Any technology or systems staying with the Property? If "Yes" list: Ifore Enter Fairment Systems	N/A Yes No
295	If "Yes" list: 1-to me Enter tain mont Systems	N/A☐Yes☑No□
295 296	If "Yes" list: Home Entertainment Systems Alarm Systems	N/A☐Yes☑No□
295 296 297	If "Yes" list: Home Entertainment Systems Alarm Systems TV-s in lower level	
295 296 297 298 299	If "Yes" list: Home Entertainment Systems Alarm Systems	
295 296 297 298 299 300	If "Yes" list: //one Entertainment Systems Alarm Systems TVS in lower jevel Upon Closing SELLER will provide BUYER with codes and pa	asswords, or items will be reset to factory settings.
295 296 297 298 299 300 301	If "Yes" list: //bre Enter tain mend Systems Alarm Systems TVS in lower jevel Upon Closing SELLER will provide BUYER with codes and pa 19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL	asswords, or items will be reset to factory settings.
295 296 297 298 299 300 301 302	If "Yes" list: J-force Enter tain ment Systems Alarm Systems TVS in lower jevel Upon Closing SELLER will provide BUYER with codes and pa 19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL The Residential Real Estate Sale Contract, including this	asswords, or items will be reset to factory settings. BLANKS). paragraph of the residential Seller's Disclosure and
295 296 297 298 299 300 301 302 303	If "Yes" list: Jore Entertainment Systems Alarm Systems TVS in lower jevel Upon Closing SELLER will provide BUYER with codes and pa 19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL The Residential Real Estate Sale Contract, including this Condition of Property Addendum ("Seller's Disclosure"), not	asswords, or items will be reset to factory settings. BLANKS). paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for
295 296 297 298 299 300 301 302 303 303	If "Yes" list: Jore Entertainment Systems Alarm Systems IVS in lower jevel Upon Closing SELLER will provide BUYER with codes and pa <b>19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL</b> The Residential Real Estate Sale Contract, including this Condition of Property Addendum ("Seller's Disclosure"), not what is included in the sale of the Property. Items list	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for ed in the "Additional Inclusions" or "Exclusions" in
295 296 297 298 299 300 301 302 303 304 305	If "Yes" list: Jore Entertainment Systems Alarm Systems IVS in lower jevel Upon Closing SELLER will provide BUYER with codes and pa <b>19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL</b> The Residential Real Estate Sale Contract, including this Condition of Property Addendum ("Seller's Disclosure"), not what is included in the sale of the Property. Items lists Subparagraphs 1b and 1c of the Contract supersede the Sel	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for ed in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1
295 296 297 298 299 300 301 302 303 304 305 306	If "Yes" list:	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for ed in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1 Exclusions" listed, the Seller's Disclosure and the pre-
295 296 297 298 299 300 301 302 303 304 305 306 307	If "Yes" list:	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for red in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1 Exclusions" listed, the Seller's Disclosure and the pre- ere are differences between the Seller's Disclosure and
295 296 297 298 299 300 301 302 303 304 305 306	If "Yes" list:	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for red in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1 Exclusions" listed, the Seller's Disclosure and the pre- ere are differences between the Seller's Disclosure and
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295 296 297 298 299 300 301 302 303 304 305 306 307 308 309	If "Yes" list: Jore Entertainment Systems TVs in lower jevel Upon Closing SELLER will provide BUYER with codes and part <b>19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL</b> The Residential Real Estate Sale Contract, including this Condition of Property Addendum ("Seller's Disclosure"), not what is included in the sale of the Property. Items list Subparagraphs 1b and 1c of the Contract supersede the Sel of the Contract. If there are no "Additional Inclusions" or "E printed list govern what is or is not included in this sale. If the the Paragraph 1 list, the Seller's Disclosure governs. Ur "Additional Inclusions" and/or the "Exclusions" in Paragraph 1	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for ed in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1 Exclusions" listed, the Seller's Disclosure and the pre- ere are differences between the Seller's Disclosure and hless modified by the Seller's Disclosure and/or the b and/or 1c, all existing improvements on the Property
295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310	If "Yes" list: Jerm Systems TVS in lower jeve] Upon Closing SELLER will provide BUYER with codes and particle <b>19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL</b> The Residential Real Estate Sale Contract, including this Condition of Property Addendum ("Seller's Disclosure"), not what is included in the sale of the Property. Items list Subparagraphs 1b and 1c of the Contract supersede the Sel of the Contract. If there are no "Additional Inclusions" or "E printed list govern what is or is not included in this sale. If the the Paragraph 1 list, the Seller's Disclosure governs. Un "Additional Inclusions" and/or the "Exclusions" in Paragraph 1 (if any) and appurtenances, fixtures and equipment (which	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for ed in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1 Exclusions" listed, the Seller's Disclosure and the pre- ere are differences between the Seller's Disclosure and hless modified by the Seller's Disclosure and/or the b and/or 1c, all existing improvements on the Property seller agrees to own free and clear), whether buried.
295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311	If "Yes" list: Jerm Systems IV's in lower jeve] Upon Closing SELLER will provide BUYER with codes and particle <b>19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL</b> The Residential Real Estate Sale Contract, including this Condition of Property Addendum ("Seller's Disclosure"), not what is included in the sale of the Property. Items lists Subparagraphs 1b and 1c of the Contract supersede the Sel of the Contract. If there are no "Additional Inclusions" or "E printed list govern what is or is not included in this sale. If the the Paragraph 1 list, the Seller's Disclosure governs. Un "Additional Inclusions" and/or the "Exclusions" in Paragraph 1 (if any) and appurtenances, fixtures and equipment (which nailed, bolted, screwed, glued or otherwise permanently attac	asswords, or items will be reset to factory settings. <b>BLANKS).</b> paragraph of the residential Seller's Disclosure and the MLS, or other promotional material, provides for ed in the "Additional Inclusions" or "Exclusions" in ler's Disclosure and the pre-printed list in Paragraph 1 Exclusions" listed, the Seller's Disclosure and the pre- ere are differences between the Seller's Disclosure and hless modified by the Seller's Disclosure and/or the b and/or 1c, all existing improvements on the Property seller agrees to own free and clear), whether buried.
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SELLER SELLER

Initials

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322 323	Fill in all blanks using one of the abbreviations listed below. "OS" = Operating and Staying with the Property (any iten	
324	"EX" = Staying with the Property but Excluded from Mec	
325	Condition.	
326	"NA" = Not applicable (any item not present).	
327	"NS" = Not staying with the Property (item should be ide	ntified as "NS" below.)
328		
329		
330	Air Conditioning Window Units, #	∧/6 Laundry - Washer
331	Air Conditioning Central System	N/Laundry - Dryer
332	NA Attic Fan	Elec. Gas
333	os Ceiling Fan(s), # Le	
334	0 Central Vac and Attachments	05 Item #1
335		Location TV, basement ortem #2 Location TV, basement
336	Location	_ <u></u> ltem #2
337	Doorbell	Location TV, basement
338	WAElectric Air Cleaner or Purifier	Location Home Entertainment System Item #4 Basement
339	∧ A Electric Car Charging Equipment	Location Home Entertainment of 3
340	ククExhaust Fan(s) – Baths	
341	65 Fences – Invisible & Controls	Location
342	05 Fireplace(s), #	Item #5
343	Location #1 Den Location #2 Great room, MBR,	Location_
344	Chimney Chimney	-/MOutside Cooking Unit
345	Gas Logs Gas Logs	NA Propane Tank
346	Gas Starter Gas Starter	Owned Leased
347	Heat Re-circulator Heat Re-circulator	ns Security System
348	Insert Insert	Owned Leased
349	Wood Burning Stove Wood Burning Stove	05Smoke/Fire Detector(s), # 10
350	Other Other	M6hed(s), #
351	Fountain(s)	M/NSpa/Hot Tub
352	∂∮ Furnace/Heat Pump/Other Heating System	∧//YSpa/Sauna
353	65 Garage Door Keyless Entry	JASpa Equipment
354	Garage Door Opener(s), # 1	Sprinkler System Auto Timer
355	Garage Door Transmitter(s), #	os Sprinkler System Back Flow Valve
356	Gas Yard Light	os Sprinkler System (Components & Controls)
357	(js Humidifier	λ Statuary/Yard Art
358	Alntercom	A Swing set/Playset
359	05 Jetted Tub	رمجSump Pump(s), #
360	KITCHEN APPLIANCES	✓ Swimming Pool (Swimming Pool Rider Attached)
361	Cooking Unit	✓ Swimming Pool Heater
362	M Stove/Range	Winning Pool Equipment
363	Elec. Gas Convection	TV Antenna/Receiver/Satellite Dish
		Owned Leased
364	0.2. Built-in Oven	
365	Elec. Gas Convection	05 Water Heater(s)
366	06 Cooktop Elec. V Gas	125 Nater Softener and/or Purifier
367	BS Microwave Oven	Owned Leased
368		NA Boat Dock, ID #
369	05 Disposal	N M Camera-Surveillance Equipment
370	<u>M</u> Freezer	NA Generator
371	Location	M.Other
372	NG Refrigerator (#1)	Other
373	Location	Other
374	N/SRefrigerator (#2)	Other
375	Location	Other
376	MATrash Compactor	Other

HR AN Initials

Initials			
	BUYER	BUYER	2

	and the second sec
377	Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
378	fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
379	invoices, notices or other documents describing or referring to the matters revealed herein;
380	NA
381	
382	
383	
384	The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
385	Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
386	guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
387	prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee
388	assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee
389	assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER
390	and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of
391	pages).
392	
393	CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
394	DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
395 396	IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
390 397	
398	
399	
400	Narula R. John Hold That
401	SELLER 02/28/2012 2/28/2022
402	DATE SELLER 77DATE
403	BUYER ACKNOWLEDGEMENT AND AGREEMENT
404	
405	1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
406	and SELLER need only make an honest effort at fully revealing the information requested.
407	2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
408	concerning the condition or value of the Property.
409	3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
410	(including any information obtained through the Multiple Listing Service) by an independent investigation of my own
411	I have been specifically advised to have Property examined by professional inspectors.
412	4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
413	5. I specifically represent there are no important representations concerning the condition or value of Property made
414	by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
415	
416	
417	
418	
419	BUYER 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.

Offer Instructions

WITH IVY HOME

## Listing Agent

#### 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**

### **Allyson Clark**

Cell: 316.573.3992 Email: allyson@ivyhomekc.com Please e-mail offers to Jenna and Allyson.

## Seller's Information

# Gerald Rose and Janette Rose (AMC)

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

# Title Company Information

### **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** 



\*We are DotLoop friendly. Please attach PDFs to offers.