



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

SELLER (Indicate Marital Status): KIPP BROWN
(SINGLE)

PROPERTY: 2303 NE 60th Ter KCMO 64111

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.

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? 50 to 75 yrs How long have you owned? 8 yrs
Does SELLER currently occupy the Property? Yes No X
If "No", how long has it been since SELLER occupied the Property? 2 years/months

4. TYPE OF CONSTRUCTION.
[ ] Manufactured [ ] Modular [X] 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 [X]
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes [ ] No [X]
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 [X]
d. Any drainage or flood problems on the Property or adjacent properties? Yes [ ] No [X]
e. Any flood insurance premiums that you pay? Yes [ ] No [X]
f. Any need for flood insurance on the Property? Yes [ ] No [X]
g. Any boundaries of the Property being marked in any way? Yes [X] No [ ]
h. The Property having had a stake survey? Yes [X] No [ ]
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes [ ] No [X]
j. Any fencing on the Property? Yes [X] No [ ]
If "Yes", does fencing belong to the Property? N/A [ ] Yes [X] No [ ]
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes [ ] No [X]
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes [ ] No [X]
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes [ ] No [X]

If any of the answers in this section are "Yes", explain in detail or attach other documentation:
Property is marked and fenced (n) has had survey (j) fence around backyard fence is owned by property

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6. ROOF.

- a. Approximate Age: 60 years  Unknown Type: Wood
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
If "Yes", what was the date of the occurrence? 2019
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No   
Date of and company performing such repairs 2019 / D+D const.
- d. Has there been any roof replacement? ..... Yes  No   
If "Yes", was it:  Complete or  Partial
- e. What is the number of layers currently in place? \_\_\_\_\_ layers or  Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: Roof has had EAST & West side replaced in late 2019

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 piercing or bracing? ..... Yes  No
- d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- f. Any problems with windows or exterior doors? ..... Yes  No
- 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: \_\_\_\_\_
- 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: Basement has had injections on cracks floors have cracks due to aged of home. In flood rains (heavy downpours) water will show in floors

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2 times in 8 yrs

- 110 **9. ADDITIONS AND/OR REMODELING.**
- 111 a. Are you aware of any additions, structural changes, or other material alterations to
- 112 the Property? ..... Yes  No
- 113 If "Yes", explain in detail: \_\_\_\_\_
- 114 \_\_\_\_\_
- 115 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
- 116 compliance with building codes? ..... N/A  Yes  No
- 117 If "No", explain in detail: \_\_\_\_\_
- 118 \_\_\_\_\_

- 120 **10. PLUMBING RELATED ITEMS.**
- 121 a. What is the drinking water source?  Public  Private  Well  Cistern
- 122 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_
- 123 diameter \_\_\_\_\_ age \_\_\_\_\_
- 124 b. If the drinking water source is a well, when was the water last checked for
- 125 safety and what was the result of the test? \_\_\_\_\_
- 126 c. Is there a water softener on the Property? ..... Yes  No
- 127 If "Yes", is it:  Leased  Owned?
- 128 d. Is there a water purifier system? ..... Yes  No
- 129 If "Yes", is it:  Leased  Owned?
- 130 e. What type of sewage system serves the Property?  Public Sewer  Private Sewer
- 131  Septic System Number of Tanks \_\_\_\_\_  Cesspool  Lagoon  Other \_\_\_\_\_
- 132 f. The location of the sewer line clean out trap is: \_\_\_\_\_
- 133 g. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- 134 h. Is there a grinder pump system? ..... Yes  No
- 135 i. If there is a privately owned system, when was the septic tank, cesspool, or sewage
- 136 system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- 137 j. Is there a sprinkler system? ..... Yes  No
- 138 Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No
- 139 If "No", explain in detail: \_\_\_\_\_
- 140 k. Are you aware of any leaks, backups, or other problems relating to any of the,
- 141 plumbing, water, and sewage related systems? ..... Yes  No
- 142 l. Type of plumbing material currently used in the Property:
- 143  Copper  Galvanized  PVC  PEX  Other \_\_\_\_\_
- 144 The location of the main water shut-off is: Front yard
- 145 m. Is there a back flow prevention device on the lawn sprinkling system,
- 146 sewer or pool? ..... N/A  Yes  No

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148 **If your answer to (k) in this section is "Yes", explain in detail attach available**

149 **documentation:** \_\_\_\_\_

150 \_\_\_\_\_

151 \_\_\_\_\_

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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. Unit is 1 yr old installed by Phil Good  
 2. plattsburg mo.
- 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. Unknown  
 2. 1 yr ago
- 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. 7 yrs  
 2. Jamison plumbing  
Kearney Mo.
- 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): Basement  
 Size of electrical panel(s) (total amps), if known: 200 not sure
- 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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- 205 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 206 a. The Property located outside of city limits? ..... Yes  No
- 207 b. Any current/pending bonds, assessments, or special taxes that  
208 apply to Property? ..... Yes  No
- 209 If "Yes", what is the amount? \$ \_\_\_\_\_
- 210 c. Any condition or proposed change in your neighborhood or surrounding  
211 area or having received any notice of such? ..... Yes  No
- 212 d. Any defect, damage, proposed change or problem with any  
213 common elements or common areas? ..... Yes  No
- 214 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 215 f. Any streets that are privately owned? ..... Yes  No
- 216 g. The Property being in a historic, conservation or special review district that  
217 requires any alterations or improvements to the Property be approved by a  
218 board or commission? ..... Yes  No
- 219 h. The Property being subject to tax abatement? ..... Yes  No
- 220 i. The Property being subject to a right of first refusal? ..... Yes  No
- 221 If "Yes", number of days required for notice: \_\_\_\_\_
- 222 j. The Property being subject to covenants, conditions, and restrictions of a  
223 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 224 k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 225 l. The Homeowner's Association imposing its own transfer fee and/or  
226 initiation fee when the Property is sold? ..... N/A  Yes  No
- 227 If "Yes", what is the amount? \$ \_\_\_\_\_

229 Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_  
230 payable  yearly  semi-annually  monthly  quarterly, sent to \_\_\_\_\_ and  
231 such includes: \_\_\_\_\_

232 Homeowner's Association/Management Company contact name, phone number, website, or email address:  
233 \_\_\_\_\_  
234 \_\_\_\_\_  
235 \_\_\_\_\_  
236 \_\_\_\_\_

237 **If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other**  
238 **documentation:** \_\_\_\_\_  
239 \_\_\_\_\_  
240 \_\_\_\_\_

- 241 **15. PREVIOUS INSPECTION REPORTS.**
- 242 Has Property been inspected in the last twelve (12) months? ..... Yes  No
- 243 If "Yes", a copy of inspection report(s) are available upon request.

- 244 **16. OTHER MATTERS. ARE YOU AWARE OF:**
- 245 a. Any of the following?
- 246  Party walls  Common areas  Easement Driveways ..... Yes  No
- 247 b. Any fire damage to the Property? ..... Yes  No
- 248 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- 249 d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- 250 e. Any other conditions that may materially affect the value  
251 or desirability of the Property? ..... Yes  No
- 252 f. Any other condition, including but not limited to financial, that may prevent  
253 you from completing the sale of the Property? ..... Yes  No
- 254 g. Any animals or pets residing in the Property during your ownership? ..... Yes  No
- 255 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- 256 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No
- 257 List locks without keys \_\_\_\_\_
- 258 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- 259 k. Any unrecorded interests affecting the Property? ..... Yes  No
- 260 l. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No

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- 262 m. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 263 n. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 264 o. Any added insulation since you have owned the Property? ..... Yes  No
- 265 p. Having replaced any appliances that remain with the Property in the  
266 past five (5) years? ..... Yes  No
- 267 q. Any transferable warranties on the Property or any of its  
268 components? ..... Yes  No
- 269 r. Having made any insurance or other claims pertaining to the Property  
270 in the past five (5) years? ..... Yes  No
- 271 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 272 s. Any use of synthetic stucco on the Property? ..... Yes  No

273  
274 **If any of the answers in this section are "Yes", explain in detail:** The Sewer line  
275 from house to main is life warranty with  
276 BOB HAMILTON (KC.)  
277  
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279 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

280 Electric Company Name: Evergy Phone # 816 471 5275  
281 Gas Company Name: Spire Phone # 800 582 1234  
282 Water Company Name: City of Gladstone Phone # 816 436 2200  
283 Trash Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
284 Other: \_\_\_\_\_ Phone # \_\_\_\_\_  
285 Other: \_\_\_\_\_ Phone # \_\_\_\_\_  
286

287 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

288 Any technology or systems staying with the property? ..... N/A  Yes  No

289 If "Yes" list: \_\_\_\_\_  
290 \_\_\_\_\_  
291 \_\_\_\_\_  
292 \_\_\_\_\_

293 Upon closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

294  
295 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

296 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and  
297 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for  
298 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in  
299 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1  
300 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-  
301 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and  
302 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the  
303 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property  
304 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,  
305 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,  
306 including, but not limited to:

- |     |                                     |  |
|-----|-------------------------------------|--|
| 307 | Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 308 | Attached lighting                   | Mounted entertainment brackets         |
| 309 | Attached floor coverings            | Plumbing equipment and fixtures        |
| 310 | Bathroom vanity mirrors,            | Storm windows, doors, screens          |
| 311 | attached or hung                    | Window blinds, curtains, coverings     |
| 312 | Fences (including pet systems)      | and window mounting components         |

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Bob Initials \_\_\_\_\_ Initials \_\_\_\_\_  
SELLER SELLER BUYER BUYER

315 **Fill in all blanks using one of the abbreviations listed below.**  
 316 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 317 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 318 Condition.  
 319 "NA" = Not applicable (any item not present).  
 320 "NS" = Not staying with the Property (item should be identified as "NS" below.)  
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323 NA Air Conditioning Window Units, # \_\_\_\_  
 324 OS Air Conditioning Central System \_\_\_\_  
 325 NA Attic Fan  
 326 NA Ceiling Fan(s), # \_\_\_\_  
 327 NA Central Vac and Attachments  
 328 NA Closet Systems  
 329 Location \_\_\_\_\_  
 330 NA Doorbell  
 331 NA Electric Air Cleaner or Purifier  
 332 NA Electric Car Charging Equipment  
 333 OS Exhaust Fan(s) # Baths  
 334 OS Fences # Invisible & Controls  
 335 Fireplace(s), # NA  
 336 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_  
 337 NA Chimney \_\_\_\_\_ Chimney \_\_\_\_\_  
 338 \_\_\_\_\_ Gas Logs \_\_\_\_\_ Gas Logs \_\_\_\_\_  
 339 \_\_\_\_\_ Gas Starter \_\_\_\_\_ Gas Starter \_\_\_\_\_  
 340 \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_  
 341 \_\_\_\_\_ Insert \_\_\_\_\_ Insert \_\_\_\_\_  
 342 \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_  
 343 \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_  
 344 NA Fountain(s)  
 345 OS Furnace/Heat Pump/Other Heating System  
 346 NA Garage Door Keyless Entry  
 347 NA Garage Door Opener(s), # \_\_\_\_  
 348 NA Garage Door Transmitter(s), # \_\_\_\_  
 349 NA Gas Yard Light  
 350 NA Humidifier  
 351 NA Intercom  
 352 NA Jetted Tub  
 353 KITCHEN APPLIANCES  
 354 Cooking Unit  
 355 NA Cooktop \_\_\_\_ Elec. \_\_\_\_ Gas  
 356 NA Microwave Oven  
 357 OS Oven  
 358  Elec. \_\_\_\_ Gas \_\_\_\_ Convection  
 359 OS Stove/Range  
 360  Elec. \_\_\_\_ Gas \_\_\_\_ Convection  
 361 NA Dishwasher  
 362 NA Disposal  
 363 NA Freezer  
 364 Location \_\_\_\_\_  
 365 NA Ice maker  
 366 NA Refrigerator (#1)  
 367 Location \_\_\_\_\_  
 368 NA Refrigerator (#2)  
 369 Location \_\_\_\_\_  
 370 NA Trash Compactor


NA Laundry - Washer  
NA Laundry - Dryer  
 \_\_\_\_ Elec. \_\_\_\_ Gas  
 MOUNTED ENTERTAINMENT EQUIPMENT  
NA Item #1 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #2 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #3 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #4 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #5 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Outside Cooking Unit  
NA Propane Tank  
 \_\_\_\_ Owned \_\_\_\_ Leased  
NA Security System  
 \_\_\_\_ Owned \_\_\_\_ Leased  
OS Smoke/Fire Detector(s), # \_\_\_\_  
NA Shed  
NA Spa/Hot Tub  
NA Spa/Sauna  
NA Spa Equipment  
NA Sprinkler System Auto Timer  
NA Sprinkler System Back Flow Valve  
NA Sprinkler System (Components & Controls)  
NA Statuary/Yard Art  
NA Swing set/Playset  
NA Sump Pump  
NA Swimming Pool (Swimming Pool Rider Attached)  
NA Swimming Pool Heater  
NA Swimming Pool Equipment  
NA TV Antenna/Receiver/Satellite Dish  
 \_\_\_\_ Owned \_\_\_\_ Leased  
OS Water Heater(s)  
NA Water Softener and/or Purifier  
 \_\_\_\_ Owned \_\_\_\_ Leased  
NA Boat Dock, ID # \_\_\_\_\_  
NA Camera-Surveillance Equipment  
NA Generator  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_  
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371 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
 372 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
 373 invoices, notices or other documents describing or referring to the matters revealed herein:  
 374 New bathrooms (2) Jamison Plumbing  
 375 New kitchen D&D construction  
 376 New paint in and out  
 377

378 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
 379 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
 380 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
 381 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**  
 382 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**  
 383 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**  
 384 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**  
 385 **of pages).**  
 386

387 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
 388 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
 389 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
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 393  
 394  7-7-21  
 395 **SELLER** **DATE** **SELLER** **DATE**  
 396

397 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
 398

- 399 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
 400 and SELLER need only make an honest effort at fully revealing the information requested.  
 401 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents  
 402 concerning the condition or value of the Property.  
 403 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
 404 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
 405 I have been specifically advised to have Property examined by professional inspectors.  
 406 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
 407 5. I specifically represent there are no important representations concerning the condition or value of Property made  
 408 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
 409  
 410  
 411  
 412

413 **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 September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.