



Realty Executives  
of Kansas City

**FRANCHISE DISCLOSURE ADDENDUM**

SELLER: \_\_\_\_\_ EJV Realty, LLC \_\_\_\_\_

BUYER: \_\_\_\_\_


PROPERTY: \_\_\_\_\_ 7616 W. 65th Terr. \_\_\_\_\_

*Please print all of the above*

**FRANCHISE DISCLOSURE STATEMENT**

**Realty Executives of Kansas City** is an independent franchise of **Realty Executives International, Inc.** and is solely responsible for its own debts and liabilities. **Realty Executives International, Inc.** is not responsible for the acts, liabilities or debts of this broker.

**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.**

 \_\_\_\_\_  
1/14/15

**SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
Eric Vosburgh, manager, member, EJV Realty LLC

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

**SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

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



# LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or  
Lead-Based Paint Hazards

1 SELLER: EJV Realty, LLC

2  
3 PROPERTY: 7616 W. 65th Terrace, Overland Park, KS 66202

4  
5 **Lead Warning Statement:**

6 **Every purchaser of any interest in residential real property on which a residential**  
7 **dwelling was built prior to 1978 is notified that such property may present exposure to**  
8 **lead from lead-based paint that may place young children at risk of developing lead**  
9 **poisoning. Lead poisoning in young children may produce permanent neurological**  
10 **damage, including learning disabilities, reduced intelligence quotient, behavioral**  
11 **problems, and impaired memory. Lead poisoning also poses a particular risk to**  
12 **pregnant women. The seller of any interest in residential real property is required to**  
13 **provide the buyer with any information on lead-based paint hazards from risk**  
14 **assessments or inspections in the seller's possession and notify the buyer of any known**  
15 **lead-based paint hazards. A risk assessment or inspection for possible lead-based paint**  
16 **hazards is recommended prior to purchase.**

17  
18 **Seller's Disclosure (Initial applicable lines)**

19 a) EJV **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**  
20 **PAINT HAZARDS: (check one below)**

21  Known lead-based paint and/or lead-based paint hazards are present in the housing  
22 (explain).  
23 \_\_\_\_\_

24  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the  
25 housing.  
26

27 b) EJV **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**  
28 **(check one below)**

29  Seller has provided the Buyer with all available records and reports pertaining to  
30 lead-based paint and/or lead-based paint hazards in the housing (list documents  
31 below).  
32 \_\_\_\_\_

33  Seller has no reports or records pertaining to lead-based paint and/or lead-based  
34 paint hazards in the housing.  
35

36 **Buyer's Acknowledgment (Initial applicable lines)**

37 c) \_\_\_\_\_ **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**  
38 **ABOVE**

39 d) \_\_\_\_\_ **BUYER HAS RECEIVED THE PAMPHLET**  
40 **"Protect Your Family from Lead in Your Home"**

41 e) \_\_\_\_\_ **BUYER HAS: (Check one below)**

42  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk  
43 assessment or inspection for the presence of lead-based paint or lead-based paint  
44 hazards; or

45  Waived the opportunity to conduct a risk assessment or inspection for the presence  
46 of lead-based paint and/or lead-based paint hazards.

47 **Licensee's Acknowledgment: (initial)**

48 f) \_\_\_\_\_ Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.  
49 4852d and is aware of his/her responsibility to ensure compliance.


50 **Certification of Accuracy**

51 The following parties have reviewed the information above and certify, to the best of their  
52 knowledge, the information they have provided is true and accurate.

53  
54

55 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL**  
56 **PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
57 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

58  
59

60  \_\_\_\_\_ 1/14/15

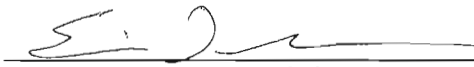
61  
62

**SELLER** **DATE** **BUYER** **DATE**  
Eric Vosburgh, manager, member, EJV Realty LLC

63  
64

**SELLER** **DATE** **BUYER** **DATE**

65  
66

66  \_\_\_\_\_ 1/14/15

67

LICENSEE ASSISTING SELLER **DATE** LICENSEE ASSISTING 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 this 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 09/12. All previous versions of this document may no longer be valid. Copyright January 2015.



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

SELLER: EJV Realty, LLC

PROPERTY: 7616 W. 65th Terrace, Overland Park, KS 66202

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? 67 How long have you owned? 6 months
Does SELLER currently occupy the Property? Yes No [X]
If "No", how long has it been since SELLER occupied the Property? n/a years/months

4. 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 No [X]
(h) The Property having had a stake survey? If "Yes", attach copy. Yes No [X]
(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 [X] Yes 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" (except h), explain in detail (attach other documentation):

EJV Initials BUYER BUYER

48 **5. ROOF.**

- 49 (a) Approximate Age: new years  Unknown Type: Composite
- 50 (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No
- 51 If "Yes", what was the date of the occurrence? \_\_\_\_\_
- 52 (c) Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No
- 53 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- 54 (d) Has there been any roof replacement? ..... Yes  No
- 55 If "Yes", was it:  Complete or  Partial
- 56 (e) What is the number of layers currently in place? 1 layers or  Unknown.

57 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**  
 58 **and other documentation):** \_\_\_\_\_  
 59 \_\_\_\_\_  
 60 \_\_\_\_\_

61 **6. INFESTATION. ARE YOU AWARE OF:**

- 62 (a) Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes  No
- 63 (b) Any damage to the Property by termites, wood destroying insects or **other**  
 64 pests? ..... Yes  No
- 65 (c) Any termite, wood destroying insects or **other** pest control treatments on the  
 66 Property in the last five (5) years? ..... Yes  No
- 67 If "Yes", list company, **when and where** treated \_\_\_\_\_
- 68 (d) Any current warranty, bait stations or other treatment coverage by a licensed  
 69 pest control company on the Property? ..... Yes  No
- 70 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time  
 71 remaining on the service contract is \_\_\_\_\_. **(Check one)**  The treatment  
 72 system stays with the Property or  the treatment system is subject to removal by the  
 73 treatment company if annual service fee is not paid.

74 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information and**  
 75 **other documentation):** \_\_\_\_\_  
 76 \_\_\_\_\_  
 77 \_\_\_\_\_  
 78 \_\_\_\_\_  
 79 \_\_\_\_\_

80 **7. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**  
 81 **ARE YOU AWARE OF:**

- 82 (a) Any movement, shifting, deterioration, or other problems with walls,  
 83 foundations, crawl space or slab? ..... Yes  No
- 84 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
 85 crawl space, basement floor or garage? ..... Yes  No
- 86 (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes  No
- 87 (d) Any water leakage or dampness in the house, crawl space or basement? .... Yes  No
- 88 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- 89 (f) Any problems with driveways, patios, decks, fences or retaining walls on  
 90 the Property? ..... Yes  No
- 91 (g) Any problems with fireplace including, but not limited to firebox, chimney,  
 92 chimney cap and/or gas line? ..... Yes  No
- 93 Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_
- 94 Date of last use? \_\_\_\_\_
- 95 (h) Does the Property have a sump pump? ..... Yes  No
- 96 If "Yes", location: \_\_\_\_\_
- 97 (i) Any repairs or other attempts to control the cause or effect of any problem  
 98 described above? ..... Yes  No
- 99

SELLER EDV Initials \_\_\_\_\_ Initials \_\_\_\_\_ BUYER BUYER

100 If any of the answers in this section are "Yes" (except h), explain in detail (attach all warranty  
101 information and other documentation): \_\_\_\_\_  
102 \_\_\_\_\_  
103 \_\_\_\_\_  
104 \_\_\_\_\_

105  
106 **8. ADDITIONS AND/OR REMODELING.**

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

115  
116 **9. PLUMBING RELATED ITEMS.**

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

143 If your answer to (k) in this section is "Yes", explain in detail (attach available  
144 documentation): \_\_\_\_\_  
145 \_\_\_\_\_  
146 \_\_\_\_\_  
147 \_\_\_\_\_

<input type="text" value="EJ"/>	Initials	_____	Initials	<input type="text" value=""/>
SELLER	SELLER	_____	BUYER	BUYER

148 **10. HEATING AND AIR CONDITIONING.**

- 149 (a) Does the Property have air conditioning? ..... Yes  No
- 150  Central Electric  Central Gas  Heat Pump  Window Unit(s)
- 151 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 152 1. ???
- 153 2.
- 154 (b) Does the Property have heating systems? ..... Yes  No
- 155  Electric  Fuel Oil  Natural Gas  Heat Pump  Propane
- 156  Fuel Tank  Other \_\_\_\_\_
- 157 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 158 1. ??? Owned
- 159 2.
- 160 (c) Are there rooms without heat or air conditioning? ..... Yes  No
- 161 If "Yes", which room(s)? \_\_\_\_\_
- 162 (d) Does the Property have a water heater? ..... Yes  No
- 163  Electric  Gas  Solar  Tankless
- 164 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
- 165 1. new Owned
- 166 2.
- 167 (e) Are you aware of any problems regarding these items? ..... Yes  No
- 168 If "Yes", explain in detail: \_\_\_\_\_
- 169 \_\_\_\_\_
- 170 \_\_\_\_\_
- 171 \_\_\_\_\_

172 **11. ELECTRICAL SYSTEM.**

- 173 (a) Type of material used:  Copper  Aluminum  Unknown
- 174 (b) Type of electrical panel(s):  Breaker  Fuse
- 175 Location of electrical panel(s): \_\_\_\_\_ garage
- 176 Size of electrical panel (total amps), if known: \_\_\_\_\_
- 177 (c) Are you aware of any problem with the electrical system? ..... Yes  No
- 178 If "Yes", explain in detail: \_\_\_\_\_
- 179 \_\_\_\_\_
- 180 \_\_\_\_\_
- 181 \_\_\_\_\_

182 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- 183 (a) Any underground tanks on the Property? ..... Yes  No
- 184 (b) Any landfill on the Property? ..... Yes  No
- 185 (c) Any toxic substances on the Property, (e.g. tires, batteries, etc.)? ..... Yes  No
- 186 (d) Any testing for any of the above-listed items on the Property? ..... Yes  No
- 187 (e) Any professional testing/mitigation for radon on the Property? ..... Yes  No
- 188 (f) Any professional testing/mitigation for mold on the Property? ..... Yes  No
- 189 (g) Any other environmental issues? ..... Yes  No
- 190 (h) Any methamphetamine or controlled substances ever being
- 191 used or manufactured on the Property? ..... Yes  No
- 192 **(In Missouri, a separate disclosure is required if methamphetamine or**
- 193 **other controlled substances have been present on or in the Property.)**
- 194

EV  
SELLER | SELLER

Initials

Initials

BUYER | BUYER

195 If any of the answers in this section are "Yes", explain in detail (attach test results and other  
196 documentation): \_\_\_\_\_  
197 \_\_\_\_\_  
198 \_\_\_\_\_  
199 \_\_\_\_\_

200  
201 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 202 (a) Any current/pending bonds, assessments, or special taxes that  
203 apply to Property? ..... Yes  No   
204 If "Yes", what is the amount? \$ \_\_\_\_\_
- 205 (b) Any condition or proposed change in your neighborhood or surrounding  
206 area or having received any notice of such? ..... Yes  No
- 207 (c) Any defect, damage, proposed change or problem with any  
208 common elements or common areas? ..... Yes  No
- 209 (d) Any condition or claim which may result in any change to  
210 assessments or fees? ..... Yes  No
- 211 (e) Any streets that are privately owned? ..... Yes  No
- 212 (f) The Property being in a historic, conservation or special review district that  
213 requires any alterations or improvements to the Property be approved by a  
214 board or commission? ..... Yes  No
- 215 (g) The Property being subject to tax abatement? ..... Yes  No
- 216 (h) The Property being subject to a right of first refusal? ..... Yes  No   
217 If "Yes", number of days required for notice: \_\_\_\_\_
- 218 (i) The Property being subject to covenants, conditions, and restrictions of a  
219 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 220 (j) Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 221 (k) The Homeowner's Association imposing its own transfer fee and/or  
222 initiation fee when the Property is sold? ..... N/A  Yes  No   
223 If "Yes", what is the amount? \$ \_\_\_\_\_

224  
225 Homeowner's Association dues are paid in full until n/a in the amount of \$ \_\_\_\_\_  
226 payable  yearly  semi-annually  monthly  quarterly, sent to \_\_\_\_\_ and  
227 such includes: \_\_\_\_\_

228 Homeowner's Association/Management Company contact name, phone number, website, or email  
229 address: \_\_\_\_\_  
230 \_\_\_\_\_  
231 \_\_\_\_\_

232 If any of the answers in this section are "Yes" (except i and k), explain in detail (attach other  
233 documentation): \_\_\_\_\_  
234 \_\_\_\_\_  
235 \_\_\_\_\_

236  
237 **14. PREVIOUS INSPECTION REPORTS.**

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

240  
241 **15. OTHER MATTERS. ARE YOU AWARE OF:**

- 242 (a) Any of the following?  
243  Party walls  Common areas  Easement Driveways ..... Yes  No
- 244 (b) Any fire damage to the Property? ..... Yes  No
- 245 (c) Any liens, other than mortgage(s)/deeds of trust currently on the Property? . Yes  No
- 246 (d) Any violations of laws or regulations affecting the Property? ..... Yes  No

247 

Initials	Initials
SELLER	BUYER



- 247 (e) Any other conditions that may materially affect the value  
 248 or desirability of the Property? ..... Yes  No
- 249 (f) Any other condition, including but not limited to financial, that may prevent  
 250 you from completing the sale of the Property? ..... Yes  No
- 251 (g) Any general stains or pet stains to the carpet, the flooring or sub-flooring? .. Yes  No
- 252 (h) Missing keys for any exterior doors, including garage doors to the Property? Yes  No
- 253 List locks without keys \_\_\_\_\_
- 254 (i) Any violations of zoning, setbacks or restrictions, or non-conforming uses? . Yes  No
- 255 (j) Any unrecorded interests affecting the Property? ..... Yes  No
- 256 (k) Anything that would interfere with giving clear title to the BUYER? ..... Yes  No
- 257 (l) Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 258 (m) Any litigation or settlement pertaining to the Property? ..... Yes  No
- 259 (n) Any added insulation since you have owned the Property? ..... Yes  No
- 260 (o) Having replaced any appliances that remain with the Property in the  
 261 past five (5) years? ..... Yes  No
- 262 (p) Any transferable warranties on the Property or any of its  
 263 components?..... Yes  No
- 264 (q) Having made any insurance or other claims pertaining to the Property  
 265 in the past five (5) years? ..... Yes  No
- 266 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 267 (r) Any use of synthetic stucco on the Property? ..... Yes  No

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

- 269 (n) added insulation in various places it was missing in garage and attic  
 270 (o) new appliances: range, microwave, water heater, dishwasher  
 271 (p) rood newly installed in 2014 and warranty is transferable  
 272 \_\_\_\_\_

273  
 274 **16. UTILITIES.** Identify the name and phone number for utilities listed below.

275 Electric Company Name: \_\_\_\_\_ KCPL \_\_\_\_\_ Phone # \_\_\_\_\_  
 276 Gas Company Name: \_\_\_\_\_ KS Gas \_\_\_\_\_ Phone # \_\_\_\_\_  
 277 Water Company Name: \_\_\_\_\_ Water One \_\_\_\_\_ Phone # \_\_\_\_\_  
 278

279 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

280 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's  
 281 Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other  
 282 promotional material, provides for what is included in the sale of the Property. Items listed in the  
 283 "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the  
 284 Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional  
 285 Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not  
 286 included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list,  
 287 the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional  
 288 Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the  
 289 Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and  
 290 clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property  
 291 are expected to remain with Property, including, but not limited to:

292	Bathroom mirrors	Lighting and light fixtures	Shelving, racks and towel bars
293	Fences	Mounted entertainment brackets	(if attached)
294	Fireplace grates, screens and/or	Other mirrors (if attached)	Storm windows, doors & screens
295	glass doors (if attached)	Plumbing equipment and fixtures	Window blinds, curtains, coverings
296	Floor coverings (if attached)		and mounting components
297			

298  Initials \_\_\_\_\_ Initials   
 299 SELLER | SELLER BUYER | BUYER

298 **Fill in all blanks using one of the abbreviations listed below.**  
 299 **“OS” = Operating and Staying with the Property (any item that is performing its intended**  
 300 **function).**  
 301 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an**  
 302 **Unacceptable Condition.**  
 303 **“NA” = Not applicable (any item not present).**  
 304 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

305  
 306  
 307 NA Air Conditioning Window Units, # \_\_\_  
 308 OS Air Conditioning Central System  
 309 NA Attic Fan  
 310 OS Ceiling Fan(s), # 2  
 311 NA Central Vac and Attachments  
 312 NA Doorbell  
 313 NA Electric Air Cleaner or Purifier  
 314 OS Exhaust Fan(s) – Baths  
 315 NA Fences – Invisible & Controls  
 316 Fireplace(s), # 0  
 317 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_  
 318 \_\_\_ Chimney \_\_\_ Chimney  
 319 \_\_\_ Gas Logs \_\_\_ Gas Logs  
 320 \_\_\_ Gas Starter \_\_\_ Gas Starter  
 321 \_\_\_ Heat Re-circulator \_\_\_ Heat Re-circulator  
 322 \_\_\_ Insert \_\_\_ Insert  
 323 \_\_\_ Wood Burning Stove \_\_\_ Wood Burning Stove  
 324 \_\_\_ Other \_\_\_ Other  
 325 NA Fountain(s)  
 326 NA Furnace/Heat Pump/Other Htg System  
 327 NA Garage Door Keyless Entry  
 328 OS Garage Door Opener(s), # 1  
 329 OS Garage Door Transmitter(s), # 2  
 330 NA Gas Yard Light  
 331 NA Humidifier  
 332 NA Intercom  
 333 NA Jetted Tub  
 334 **KITCHEN APPLIANCES**  
 335 Cooking Unit  
 336 NA Cooktop \_\_\_ Elec. \_\_\_ Gas  
 337 OS Microwave Oven  
 338 NA Oven  
 339 \_\_\_ Elec. \_\_\_ Gas \_\_\_ Convection  
 340 OS Stove/Range  
 341 \_\_\_ Elec.  Gas \_\_\_ Convection  
 342 OS Dishwasher  
 343 NA Disposal  
 344 NA Freezer  
 345 Location \_\_\_\_\_  
 346 NA Icemaker  
 347 NA Refrigerator (#1)  
 348 Location \_\_\_\_\_  
 349 NA Refrigerator (#2)  
 350 Location \_\_\_\_\_  
 351 NA Trash Compactor

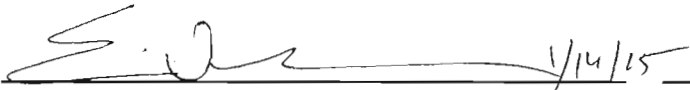
NA Laundry - Washer  
NA Laundry - Dryer  
 \_\_\_ Elec. \_\_\_ Gas  
**MOUNTED ENTERTAINMENT EQUIPMENT**  
 \_\_\_ Item #1 \_\_\_\_\_  
 \_\_\_ Location \_\_\_\_\_  
 \_\_\_ Item #2 \_\_\_\_\_  
 \_\_\_ Location \_\_\_\_\_  
 \_\_\_ Item #3 \_\_\_\_\_  
 \_\_\_ Location \_\_\_\_\_  
 \_\_\_ Item #4 \_\_\_\_\_  
 \_\_\_ Location \_\_\_\_\_  
NA Outside Cooking Unit  
NA Propane Tank  
 \_\_\_ Owned \_\_\_ Leased  
NA Security System  
 \_\_\_ Owned \_\_\_ Leased  
NA Smoke/Fire Detector(s), # \_\_\_  
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 Sump Pump  
NA Swimming Pool  
NA Swimming Pool Heater  
NA Swimming Pool Equipment  
NA TV Antenna/Receiver/Satellite Dish  
 \_\_\_ Owned \_\_\_ Leased  
NA Water Softener and/or Purifier  
 \_\_\_ Owned \_\_\_ Leased  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_  
 \_\_\_ Other \_\_\_\_\_

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

352 Disclose any material information and describe any significant repairs, improvements or alterations to the  
353 Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair  
354 estimates, reports, invoices, notices or other documents describing or referring to the matters revealed  
355 herein: \_\_\_\_\_  
356 \_\_\_\_\_  
357 \_\_\_\_\_

358  
359 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the  
360 foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure  
361 Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting  
362 SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and  
363 salespeople. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any**  
364 **information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will**  
365 **promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER**  
366 **initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of**  
367 **pages).**  
368

369 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**  
370 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
371 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
372

373  
374  1/14/15  
375 **SELLER** \_\_\_\_\_ **DATE** **SELLER** \_\_\_\_\_ **DATE**  
376 Eric Vosburgh, manager, member, EJV Realty LLC

377 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
378

- 379 1. I understand and agree the information in this form is limited to information of which SELLER has  
380 actual knowledge and SELLER need only make an honest effort at fully revealing the information  
381 requested.  
382 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or  
383 agents concerning the condition or value of the Property.  
384 3. I agree to verify any of the above information, and any other important information provided by  
385 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an  
386 independent investigation of my own. I have been specifically advised to have Property examined by  
387 professional inspectors.  
388 4. I acknowledge neither SELLER nor Broker is an expert at detecting or repairing physical defects in  
389 Property.  
390 5. I specifically represent there are no important representations concerning the condition or value of  
391 Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing  
392 and signed by them.  
393  
394  
395

396 **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 this 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 10/14. All previous versions of this document may no longer be valid. Copyright January 2015.