



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

1 **SELLER:**

2 \_\_\_\_\_ Robert A. LaForge (ASP) \_\_\_\_\_

3 **PROPERTY:**

4 \_\_\_\_\_ 204 East 129th Terrace, Kansas City, MO 64145 \_\_\_\_\_

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6 **1. NOTICE TO SELLER.**

7 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if  
8 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material  
9 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability  
10 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to  
11 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.  
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13 **2. NOTICE TO BUYER.**

14 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute  
15 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a  
16 warranty or representation by the Broker(s) or their licensees.  
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18 **3. OCCUPANCY.**

19 Approximate age of Property? \_\_\_\_\_ 40 \_\_\_\_\_ How long have you owned? \_\_\_\_\_ 3.5 years \_\_\_\_\_  
20 Does SELLER currently occupy the Property? ..... Yes  No   
21 If "No", how long has it been since SELLER occupied the Property? never lived in \_\_\_\_\_ years/months  
22

23 **4. TYPE OF CONSTRUCTION.**  Manufactured  Modular  Conventional/Wood Frame  
24  Mobile  Other \_\_\_\_\_  
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27 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND**  
28 **DISCLOSURE ALSO.) ARE YOU AWARE OF:**

- 29 a. Any fill or expansive soil on the Property? ..... Yes  No
- 30 b. Any sliding, settling, earth movement, upheaval or earth stability problems  
31 on the Property? ..... Yes  No
- 32 c. The Property or any portion thereof being located in a flood zone, wetlands  
33 area or **proposed** to be located in such as designated by FEMA which  
34 requires flood insurance? ..... Yes  No
- 35 d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- 36 e. Any flood insurance premiums that you pay? ..... Yes  No
- 37 f. Any need for flood insurance on the Property? ..... Yes  No
- 38 g. Any boundaries of the Property being marked in any way? ..... Yes  No
- 39 h. The Property having had a stake survey? ..... Yes  No
- 40 i. Any encroachments, boundary line disputes, or non-utility easements  
41 affecting the Property? ..... Yes  No
- 42 j. Any fencing on the Property? ..... Yes  No   
43 If "Yes", does fencing belong to the Property?..... N/A  Yes  No
- 44 k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No
- 45 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes  No
- 46 m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes  No

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48 **If any of the answers in this section are "Yes", explain in detail or attach other**  
49 **documentation:** \_\_\_\_\_  
50 \_\_\_\_\_  
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**6. ROOF.**

- a. Approximate Age: 12 years  Unknown Type: Tamko 30 yr (per previous owner)
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No 
  - If "Yes", what was the date of the occurrence? \_\_\_\_\_
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No 
  - Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- d. Has there been any roof replacement? ..... Yes  No 
  - If "Yes", was it:  Complete or  Partial
- e. What is the number of layers currently in place? 1 layers or  Unknown.

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

**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 driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- g. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... Yes  No 
  - Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_ owner has not used chimney \_\_\_\_\_
  - Date of last use? \_\_\_\_\_ owner has not used chimney \_\_\_\_\_
- h. Does the Property have a sump pump? ..... Yes  No 
  - If "Yes", location: \_\_\_\_\_ 2 sump pumps located in basement on south wall \_\_\_\_\_
- i. 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:** 2010 - Previous owners had foundation and sump pump work done by Dry Basement. Warranty is transferable to new owners from current owner. Current owner has had Dry Basement perform annual inspections on system.

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**9. ADDITIONS AND/OR REMODELING.**

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? ..... Yes  No   
If "Yes", explain in detail: Remodeled 1st floor including cabinets, flooring and painting.  
No structural changes made
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... N/A  Yes  No   
If "No", explain in detail: \_\_\_\_\_

**10. PLUMBING RELATED ITEMS.**

- a. What is the drinking water source?  Public  Private  Well  Cistern  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? \_\_\_\_\_
- c. Is there a water softener on the Property? ..... Yes  No   
If "Yes", is it:  Leased  Owned?
- d. Is there a water purifier system? ..... Yes  No   
If "Yes", is it:  Leased  Owned?
- e. What type of sewage system serves the Property?  Public Sewer  Private Sewer  
 Septic System  Cesspool  Lagoon  Other \_\_\_\_\_
- f. The location of the sewer line clean out trap is: \_\_\_\_\_ basement \_\_\_\_\_
- g. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- h. Is there a grinder pump system? ..... Yes  No
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- j. Is there a sprinkler system? ..... Yes  No   
Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No   
If "No", explain in detail: \_\_\_\_\_
- k. Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? ..... Yes  No
- l. Type of plumbing material currently used in the Property:  
 Copper  Galvanized  PVC  PEX  Other \_\_\_\_\_  
The location of the main water shut-off is: \_\_\_\_\_
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A  Yes  No

**If your answer to (k) in this section is "Yes", explain in detail or attach available documentation:** \_\_\_\_\_  
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**11. HEATING AND AIR CONDITIONING.**

- a. Does the Property have air conditioning? ..... Yes  No   
 Central Electric  Central Gas  Heat Pump  Window Unit(s)  
 Unit    Age of Unit    Leased    Owned    Location    Last Date Serviced/By Whom?  
 1.            ??  
 2. \_\_\_\_\_
- b. Does the Property have heating systems? ..... Yes  No   
 Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  
 Fuel Tank  Other \_\_\_\_\_  
 Unit    Age of Unit    Leased    Owned    Location    Last Date Serviced/By Whom?  
 1.            ??  
 2. \_\_\_\_\_
- c. Are there rooms without heat or air conditioning? ..... Yes  No   
 If "Yes", which room(s)? \_\_\_\_\_
- d. Does the Property have a water heater? ..... Yes  No   
 Electric  Gas  Solar  Tankless  
 Unit    Age of Unit    Leased    Owned    Location    Capacity    Last Date Serviced/By Whom?  
 1.            ??  
 2. \_\_\_\_\_
- e. Are you aware of any problems regarding these items? ..... Yes  No   
 If "Yes", explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**12. ELECTRICAL SYSTEM.**

- a. Type of material used:  Copper  Aluminum  Unknown
- b. Type of electrical panel(s):  Breaker  Fuse  
 Location of electrical panel(s): \_\_\_\_\_ Basement  
 Size of electrical panel (total amps), if known: \_\_\_\_\_
- 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:** Radon tested at 6.7 when home purchased. No mitigation system has been installed.

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**14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- a. The Property located outside of city limits? ..... Yes  No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes  No   
If "Yes", what is the amount? \$ \_\_\_\_\_
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes  No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes  No
- e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- f. Any streets that are privately owned? ..... Yes  No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... Yes  No
- h. The Property being subject to tax abatement? ..... Yes  No
- i. The Property being subject to a right of first refusal? ..... Yes  No   
If "Yes", number of days required for notice: \_\_\_\_\_
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes  No
- k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A  Yes  No   
If "Yes", what is the amount? \$ 175

Homeowner's Association dues are paid in full until end of the month in the amount of \$ 202 payable  yearly  semi-annually  monthly  quarterly, sent to Young Management Group and such includes: pool, exterior painting, snow removal, clubhouse  
Homeowner's Association/Management Company contact name, phone number, website, or email address: Young Management Group 913-890-2300  
10660 Barkley #200, Overland Park, KS 66212

**If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation:** woodbridgekc.com (website to view Woodbridge governing documents)

**15. PREVIOUS INSPECTION REPORTS.**

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

**16. OTHER MATTERS. ARE YOU AWARE OF:**

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

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

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

273 p. all appliances in the kitchen are new and unused

274 q. foundation work performed by previous owner has transferable warranty

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

279 Electric Company Name: _____	Evergy	Phone # _____	888-471-5275
280 Gas Company Name: _____	Spire	Phone # _____	800-582-1234
281 Water Company Name: _____	KC Water	Phone # _____	816-513-1313
282 Trash Company Name: _____		Phone # _____	
283 Other: _____		Phone # _____	
284 Other: _____		Phone # _____	

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286 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

288 If "Yes" list: \_\_\_\_\_

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290 \_\_\_\_\_  
291 \_\_\_\_\_  
292 Upon closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

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

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

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|---|--|
| 306 Attached and all bathroom mirrors   | Fireplace grates, screens, glass doors                               |
| 307 Attached shelves, racks, towel bars | Mounted entertainment brackets                                       |
| 308 Attached lighting                   | Plumbing equipment and fixtures                                      |
| 309 Attached floor coverings            | Storm windows, doors, screens  |
| 310 Fences (including pet systems)      | Window blinds, curtains, coverings<br>and window mounting components |

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

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 322 OS Air Conditioning Window Units, # 1  
 323 OS Air Conditioning Central System  
 324 NA Attic Fan  
 325 OS Ceiling Fan(s), # 2  
 326 NA Central Vac and Attachments  
 327 NA Closet Systems  
 328 Location \_\_\_\_\_ NA  
 329 OS Doorbell  
 330 NA Electric Air Cleaner or Purifier  
 331 NA Electric Car Charging Equipment  
 332 OS Exhaust Fan(s) – Baths  
 333 NA Fences – Invisible & Controls  
 334 Fireplace(s), # exclude  
 335 Location #1 living room Location #2 \_\_\_\_\_  
 336 \_\_\_ Chimney \_\_\_ Chimney  
 337 \_\_\_ Gas Logs \_\_\_ Gas Logs  
 338 \_\_\_ Gas Starter \_\_\_ Gas Starter  
 339 \_\_\_ Heat Re-circulator \_\_\_ Heat Re-circulator  
 340 \_\_\_ Insert \_\_\_ Insert  
 341 \_\_\_ Wood Burning Stove \_\_\_ Wood Burning Stove  
 342 \_\_\_ Other \_\_\_ Other  
 343 NA Fountain(s)  
 344 OS Furnace/Heat Pump/Other Heating System  
 345 NA Garage Door Keyless Entry  
 346 OS Garage Door Opener(s), # 2  
 347 OS Garage Door Transmitter(s), # 2  
 348 NA Gas Yard Light  
 349 OS Humidifier  
 350 NA Intercom  
 351 NA Jetted Tub  
 352 **KITCHEN APPLIANCES**  
 353 Cooking Unit  
 354 NACooktop \_\_\_ Elec. \_\_\_ Gas  
 355 OSMicrowave Oven  
 356 NAOven  
 357 \_\_\_ Elec. \_\_\_ Gas \_\_\_ Convection  
 358 OSStove/Range  
 359 X Elec. \_\_\_ Gas \_\_\_ Convection  
 360 OS Dishwasher  
 361 OS Disposal  
 362 NA Freezer  
 363 Location \_\_\_\_\_  
 364 NA Icemaker  
 365 NA Refrigerator (#1)  
 366 Location \_\_\_\_\_  
 367 NA Refrigerator (#2)  
 368 Location \_\_\_\_\_  
 369 NA Trash Compactor

NS Laundry - Washer  
NS Laundry - Dryer  
X Elec. \_\_\_ Gas  
**MOUNTED ENTERTAINMENT EQUIPMENT**  
NA Item #1 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Item #2 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Item #3 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Item #4 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Item #5 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Outside Cooking Unit  
NA Propane Tank  
 \_\_\_ Owned \_\_\_ Leased  
NA Security System  
 \_\_\_ Owned \_\_\_ Leased  
NA 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 Playset  
OS 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  
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370 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
371 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
372 invoices, notices or other documents describing or referring to the matters revealed herein:  
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377 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
378 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
379 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
380 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**  
381 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**  
382 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**  
383 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**  
384 **of pages).**  
385

386 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
387 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
388 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
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394 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
395 Robert A. LaForge (ASP)

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

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