



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

1 **SELLER:**

2 \_\_\_\_\_ Eric Vosburgh \_\_\_\_\_

3 **PROPERTY:**

4 \_\_\_\_\_ 7520 Tomahawk Road, Prairie Village, KS 66206 \_\_\_\_\_

5  
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.  
12

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.  
17

18 **3. OCCUPANCY.**

19 Approximate age of Property? \_\_\_\_\_ 66 years \_\_\_\_\_ How long have you owned? \_\_\_\_\_ 2.5 years \_\_\_\_\_  
20 Does SELLER currently occupy the Property? ..... Yes  No   
21 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ never \_\_\_\_\_ years/months  
22

23 **4. TYPE OF CONSTRUCTION.**  Manufactured  Modular  Conventional/Wood Frame  
24  Mobile  Other \_\_\_\_\_  
25  
26

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

47  
48 **If any of the answers in this section are "Yes", explain in detail or attach other**  
49 **documentation:** \_\_\_\_\_  
50 5g&j. Fences mark east and west edges of backyard, do not belong to property  
51 \_\_\_\_\_

DS  
EJV  
SELLER SELLER

Initials

Initials  
BUYER BUYER

- 52 **6. ROOF.**  
 53 a. Approximate Age: 2 years  Unknown Type: 30yr Tamko Heritage Composite  
 54 b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
 55 If "Yes", what was the date of the occurrence? \_\_\_\_\_  
 56 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No   
 57 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_  
 58 d. Has there been any roof replacement? ..... Yes  No   
 59 If "Yes", was it:  Complete or  Partial  
 60 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:** Roof and Gutter replaced 2018

**7. INFESTATION. ARE YOU AWARE OF:**

- 68 a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes  No   
 69 b. Any damage to the Property by termites, wood destroying insects or **other**  
 70 pests? ..... Yes  No   
 71 c. Any termite, wood destroying insects or **other** pest control treatments on the  
 72 Property in the last five (5) years? ..... Yes  No   
 73 If "Yes", list company, **when and where** treated \_\_\_\_\_  
 74 d. Any current warranty, bait stations or other treatment coverage by a licensed  
 75 pest control company on the Property? ..... Yes  No   
 76 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time  
 77 remaining on the service contract is \_\_\_\_\_.  
 78 **(Check one)**  The treatment system stays with the Property or  the treatment system is  
 79 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:**

- 88 a. Any movement, shifting, deterioration, or other problems with walls, foundations,  
 89 crawl space or slab? ..... Yes  No   
 90 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
 91 crawl space, basement floor or garage? ..... Yes  No   
 92 c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes  No   
 93 d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No   
 94 e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No   
 95 f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No   
 96 g. Any problems with fireplace including, but not limited to firebox, chimney,  
 97 chimney cap and/or gas line? ..... Yes  No   
 98 Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_ 2018  
 99 Date of last use? \_\_\_\_\_ n/a  
 100 h. Does the Property have a sump pump? ..... Yes  No   
 101 If "Yes", location: \_\_\_\_\_ basement  
 102 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:** \_\_\_\_\_

Basement walls rebuilt, peered, membrane installed and sump installed 2018. No moisture since.  
Both chimney crowns rebuilt and flues relined 2018 to bring up to code.

DS  
  
 SELLER SELLER

Initials \_\_\_\_\_

Initials \_\_\_\_\_

BUYER BUYER

108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149

**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: Opened kitchen to living areas and expanded master bathroom
- 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: All work performed and passed under Prairie Village inspection process

**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: \_\_\_\_\_
- 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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DS  
  
SELLER SELLER

Initials \_\_\_\_\_

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

150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203

**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.	1.5 yrs		x	hall closet	n/a
2.	1.5 yrs		x	family room	n/a
- 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.	1.5 yrs		x	hall closet	n/a
2.	1.5 yrs		x	family room	n/a
- 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 yrs		x	laundry	30	n/a
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): Main panel in basement. Sub panel in laundry room  
 Size of electrical panel (total amps), if known: 100 amp
- 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:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DS  
EJV REALTOR  
SELLER SELLER

Initials

Initials

BUYER BUYER

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

- 205 a. The Property located outside of city limits? ..... Yes  No
- 206 b. Any current/pending bonds, assessments, or special taxes that
- 207 apply to Property? ..... Yes  No
- 208 If "Yes", what is the amount? \$ \_\_\_\_\_
- 209 c. Any condition or proposed change in your neighborhood or surrounding
- 210 area or having received any notice of such? ..... Yes  No
- 211 d. Any defect, damage, proposed change or problem with any
- 212 common elements or common areas? ..... Yes  No
- 213 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 214 f. Any streets that are privately owned? ..... Yes  No
- 215 g. The Property being in a historic, conservation or special review district that
- 216 requires any alterations or improvements to the Property be approved by a
- 217 board or commission? ..... Yes  No
- 218 h. The Property being subject to tax abatement? ..... Yes  No
- 219 i. The Property being subject to a right of first refusal? ..... Yes  No
- 220 If "Yes", number of days required for notice: \_\_\_\_\_
- 221 j. The Property being subject to covenants, conditions, and restrictions of a
- 222 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 223 k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 224 l. The Homeowner's Association imposing its own transfer fee and/or
- 225 initiation fee when the Property is sold? ..... N/A  Yes  No
- 226 If "Yes", what is the amount? \$ 95 (not sure)

227  
 228 Homeowner's Association dues are paid in full until 12/31/2020 in the amount of \$ 24  
 229 payable  yearly  semi-annually  monthly  quarterly, sent to Prairie Fields Assoc. and  
 230 such includes: maintenance of entrances and islands  
 231 Homeowner's Association/Management Company contact name, phone number, website, or email address:  
 232 Homes Association of Kansas City, 4200 Somerset, Suite 216, Prairie Village KS 66208  
 233 \_\_\_\_\_  
 234 \_\_\_\_\_  
 235 \_\_\_\_\_

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

240 **15. PREVIOUS INSPECTION REPORTS.**

- 241 Has Property been inspected in the last twelve (12) months? ..... Yes  No
- 242 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

DS  
  
 SELLER SELLER

Initials \_\_\_\_\_

Initials \_\_\_\_\_

BUYER BUYER

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

274 16o. added blown in insulation in attic area

275 16p. new appliances in kitchen (microwave, range, dishwasher)

276 \_\_\_\_\_

277  
278 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

279 Electric Company Name: Evergy Phone # \_\_\_\_\_

280 Gas Company Name: Kansas Gas Phone # \_\_\_\_\_

281 Water Company Name: Water One Phone # \_\_\_\_\_

282 Trash Company Name: included in real estate taxes Phone # \_\_\_\_\_

283 Other: Johnson County Waste Water Phone # \_\_\_\_\_

284 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

285  
286 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

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

289 \_\_\_\_\_

290 \_\_\_\_\_

291 \_\_\_\_\_

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

293  
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:

- |     |                                     |  |
|-----|-------------------------------------|--|
| 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     |
| 311 |                                     | and window mounting components         |

312  
313  
 \_\_\_\_\_  
SELLER SELLER

Initials

Initials

\_\_\_\_\_  
BUYER BUYER

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 Condition.**

317 **“NA” = Not applicable (any item not present).**

318 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

320  
321

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

323 os Air Conditioning Central System

324 na Attic Fan

325 os Ceiling Fan(s), # 3

326 na Central Vac and Attachments

327 na Closet Systems

328 Location \_\_\_\_\_

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), # 2

335 Location #1 living Location #2 family

336 x Chimney x 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 na Cooktop \_\_\_ Elec. \_\_\_ Gas

355 os Microwave Oven

356 na Oven

357 \_\_\_ Elec. \_\_\_ Gas \_\_\_ Convection

358 os Stove/Range

359 \_\_\_ Elec. X 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

na Laundry - Washer

na Laundry - Dryer

\_\_\_ 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

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

os Smoke/Fire Detector(s), # 6

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

na Other \_\_\_\_\_

na Other \_\_\_\_\_

na Other \_\_\_\_\_

na Other \_\_\_\_\_

na Other \_\_\_\_\_

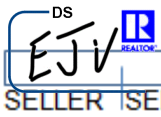
na Other \_\_\_\_\_

na Other \_\_\_\_\_

na Other \_\_\_\_\_

na Other \_\_\_\_\_

na Other \_\_\_\_\_



Initials \_\_\_\_\_

Initials \_\_\_\_\_

SELLER | SELLER

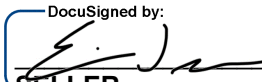

BUYER | BUYER

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:  
373

374 Seller of property is also the listing real estate agent licensed in Kansas and Missouri  
375  
376

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.**  
389  
390

391 DocuSigned by:  
392    
393 \_\_\_\_\_ 7/14/2020 \_\_\_\_\_  
394 **SELLER** Eric Vosburgh **DATE** **SELLER** **DATE**  
395

396 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
397

- 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.  
408  
409  
410  
411

412 \_\_\_\_\_  
**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 09/19. All previous versions of this document may no longer be valid. Copyright January 2020.