SELLER’S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM
(Condominiums)

1. SELLER: ____________________________________________________________

2. PROPERTY: _______________________________________________________

A condominium is the form of housing ownership and other real property where a specified part of real estate is individually owned while use of and access to common facilities in the piece such as hallways, heating system, elevators, exterior areas is executed under legal rights associated with the individual ownership and controlled by the association of owners that jointly represent ownership of the whole piece.

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in the 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. CONDOMINIUM RESALE CERTIFICATE. (Missouri only)

Missouri law (448.4-109) requires that the SELLER furnish to the Buyer before the execution of any contract or otherwise before conveyance, a resale certificate containing a copy of the declaration, the Bylaws, and the rules and regulations. The SELLER should obtain from their association a certificate of resale containing information necessary to enable the SELLER to comply with Missouri law 448.4-109. The resale certificate is attached. .................................................................Yes ☐ No ☐

3. 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 Brokers(s) or their licensees.

4. OCCUPANCY.

Approximate age of Property? ___________________ How long have you owned? ____________

Does SELLER currently occupy the Property? .................................................................Yes ☐ No ☐

If “No”, how long has it been since SELLER occupied the Property? ___________ years/months.

5. ROOF.

a. Approximate Age: _______ years ☐ Unknown Type: ____________________________

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 gutters? ...........................................Yes ☐ No ☐

Date of and company performing such repairs ___________/

d. Has there been any roof replacement? .................................................................Yes ☐ No ☐

If "Yes", was it: ☐ Complete ☐ Partial

If "Yes", what type of roof replacement? ___________

e. Has the old roof been removed? .................................................................Yes ☐ No ☐

What is the number of layers currently in place? __________ layers ☐ Unknown.

If any of the answers in this section are “Yes”, explain in detail or attach all warranty information and other documentation: __________________________________________________________

__________________________________________________________________________
6. 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 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:

7. STRUCTURAL, BASEMENT/CRAWL SPACE ITEMS, 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 piering or bracing to support the Property structure? ............................................. Yes □ No □
d. Any water leakage or dampness in the Property, 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? _____________________________
   Date of last use? _____________________________
h. Does the Property have a sump pump? ............................................. Yes □ No □
   If “Yes”, location:
   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” (except h), explain in detail or attach all warranty information and other documentation:

8. ADDITIONS AND/OR REMODELING.

a. Are you aware of any additions, structural changes, or other material alterations to the Property? ............................................. Yes □ No □
b. If “Yes”, were all necessary permits and approvals obtained, and was all work in compliance with building codes? ............................................. Yes □ No □
   If “No”, explain in detail:

If any of the answers in this section are “Yes”, explain in detail or attach all warranty information and other documentation:

____________________________________________________________

____________________________________________________________

____________________________________________________________

____________________________________________________________

____________________________________________________________

____________________________________________________________

____________________________________________________________

____________________________________________________________
9. PLUMBING RELATED ITEMS.

   a. What is the drinking water source? □ Public □ Private
   b. Is there a water softener on the Property? ................................................................. Yes □ No □
      If “Yes”, is it: □ Leased □ Owned?
   c. Is there a water purifier system? ...................................................................................... Yes □ No □
      If “Yes”, is it: □ Leased □ Owned?
   d. What type of sewage system serves the Property?
      □ Public Sewer □ Private Sewer
   e. Are you aware of any leaks, backups, or other problems relating to any of
      the plumbing, water, and sewage related systems? ......................................................... Yes □ No □
   f. Type of plumbing material currently used on the Property:
      □ Copper □ Galvanized □ Other
   g. The location of the main water shut-off is?: ____________________________________________
   h. The location of the sewer line clean out trap is?: _______________________________________
   i. If any of the answers in this section are “Yes”, explain in detail or attach all warranty information and
      other documentation:

   j. Is there a water purifier system?
   k. Is there a water softener?
   l. What type of sewage system serves the Property?
   m. What type of sewage system serves the Property?
   n. If “Yes”, the heating system is: □ in the unit □ building generated
   o. If “Yes”, the heating system is: □ in the unit □ building generated
   p. Are there rooms without heat or air conditioning?
   q. Are there rooms without heat or air conditioning?
   r. Does the Property have heating systems?
   s. Does the Property have heating systems?
   t. If “Yes”, which room(s)?
   u. If “Yes”, which room(s)?
   v. Does the Property have a water heater?
   w. Does the Property have a water heater?
   x. If “Yes”, the water heater system is: □ in the unit □ building generated
   y. If “Yes”, the water heater system is: □ in the unit □ building generated
   z. Unit □ Gas □ Solar □ Tankless
   aa. Unit □ Gas □ Solar □ Tankless
   bb. Location
   cc. Last Date Serviced/By Whom?
   dd. Location
   ee. Last Date Serviced/By Whom?
   ff. Unit □ Gas □ Solar □ Tankless
   gg. Unit □ Gas □ Solar □ Tankless
   hh. Location
   ii. Location
   jj. Last Date Serviced/By Whom?

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   l. Is there a water softener?
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   x. Does the Property have a water heater?
   y. If “Yes”, the water heater system is: □ in the unit □ building generated
   z. If “Yes”, the water heater system is: □ in the unit □ building generated
   aa. Unit □ Gas □ Solar □ Tankless
   bb. Unit □ Gas □ Solar □ Tankless
   cc. Location
   dd. Location
   ee. Last Date Serviced/By Whom?

If any of the answers in this section are “Yes”, explain in detail or attach all warranty information and
other documentation:_________________________________________________________________________

______________________________________________________________

10. HEATING AND AIR CONDITIONING.
     a. Does the Property have air conditioning? ................................................................. Yes □ No □
        If “Yes”, the air conditioning system is: □ in the unit □ building generated
        Type: □ Central Electric □ Central Gas □ Heat Pump □ Window Unit(s)
        Unit □ Gas □ Solar □ Tankless
        Location
        Last Date Serviced/By Whom?
        1.
        2.
    b. Does the Property have heating systems? ................................................................. Yes □ No □
        If “Yes”, the heating system is: □ in the unit □ building generated
        Type: □ Electric □ Natural Gas □ Heat Pump □ Other
        Unit □ Gas □ Solar □ Tankless
        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 □
        If “Yes”, the water heater system is: □ in the unit □ building generated
        Type: □ Electric □ Gas □ Solar □ Tankless
        Unit □ Gas □ Solar □ Tankless
        Location
        Last Date Serviced/By Whom?
        1.
        2.
    e. Are you aware of any problems regarding these items? ......................................................... Yes □ No □

If any of the answers in this section are “Yes”, explain in detail or attach all warranty information and
other documentation:_________________________________________________________________________

______________________________________________________________
11. ELECTRICAL SYSTEM.
   a. Type of material used: □ Copper □ Other □ Unknown
   b. Type of electrical panel(s): □ Breaker □ Fuse
      Location of electrical panel(s): ________________________________
      Size of dwelling unit electrical panel (total amps), if known: ____________
   c. Are you aware of any problem with the electrical system? .........................Yes □ No □
      If any of the answers in this section are “Yes”, explain in detail or attach all warranty information and
      other documentation: ____________________________________________________________

12. HAZARDOUS CONDIT. 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 testing for any of the above listed items on the Property? ..................... Yes □ No □
   e. Any professional testing/mitigation for radon on the Property? .................. Yes □ No □
   f. Any professional testing/mitigation for mold on the Property? .................... Yes □ No □
   g. Other environmental issues? ........................................................................ Yes □ No □
   h. Any methamphetamine or controlled substances ever
      being used or manufactured on the Property? ........................................... Yes □ No □
      (In Missouri, a separate disclosure is required if methamphetamine or other controlled
      substances have been present on or in the Property).
      If any of the answers in this section are “Yes”, explain in detail or attach test results and other
      documentation: ............................................................................................................

13. NEIGHBORHOOD INFORMATION. ARE YOU AWARE OF:
   a. Any boundaries of the Property being marked in any way? ................................. Yes □ No □
   b. The Property having had a stake survey? .................................................... Yes □ No □
   c. Any encroachments, boundary line disputes, or easements affecting
      the Property? ......................................................................................... Yes □ No □
   d. Any fencing on the Property? .................................................................... Yes □ No □
      If “Yes”, does fencing belong to the Property? ............................................ N/A □ Yes □
   e. Any diseased, dead, or damaged trees or shrubs on the Property? ............. Yes □ No □
   f. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes □ No □
   g. Any land that you may own around Property? ........................................... Yes □ No □
   h. The Property being subject to a right of first refusal? ................................. Yes □ No □
      If “Yes”, number of days required for notice: ______________________
   i. Any current/pending bonds, assessments, or special taxes
      that apply to the Property? ........................................................................ Yes □ No □
      Description: _________________________________________________________ Amount: $
   j. Any condition or proposed change in your neighborhood or surrounding
      area or having received any notice of such? .............................................. Yes □ No □
   k. The Property being subject to covenants, conditions, and restrictions of a
      Homeowner’s Association or subdivision restrictions? ............................ Yes □ No □
   l. Any violations of such covenants and restrictions? .................................... Yes □ No □
   m. Any defect, damage, proposed change or problem with any
      common elements or common areas? ...................................................... Yes □ No □
   n. Any condition or claim which may result in any change to
      assessments or fees? ............................................................................... Yes □ No □
   o. Any streets that are privately owned? ...................................................... Yes □ No □
   p. Any fill or expansive soil on the Property? ................................................ Yes □ No □
   q. Any sliding, settling, earth movement, upheaval or earth stability problems
      on the Property? ................................................................................ Yes □ No □
   r. 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 □

s. Any drainage or flood problems on the Property or adjacent properties? ........................................ Yes □ No □
t. Any flood insurance premiums that you pay? .................................................................................. Yes □ No □
u. Any need for flood insurance on the Property? ............................................................................... Yes □ No □
v. The Property being subject to tax abatement? ............................................................................. Yes □ No □

If the answer to any of the above questions is “Yes” (except d), explain in detail or attach other
documentation: ___________________________________________________________
________________________________________________________________________

14. HOMEOWNER’S ASSOCIATION(S).
We pay Homeowner’s Association dues which are paid in full until _______ in the amount of $__________
payable □ yearly □ semi-annually □ monthly □ quarterly, sent to ________________________________
and such includes: ______________________________________________________________

a. Name, phone, and address of the Property Management company: __________________________________

b. Name, phone, and address of the Homeowner’s Association President: ____________________________

c. Do you have a copy of the Homeowner’s Association Rules and Regulations and
Deed Restrictions, Bylaws, Budget and major component study
pertaining to the Property? Seller agrees to furnish these documents to the
Licensee five (5) calendar days from the listing date. ......................................................... Yes □ No □
d. Does the Homeowner’s Association impose its own transfer fee when this
Property is sold? .................................................................................................................. Yes □ No □

If “Yes”, what is the amount? $__________________.
e. The amount of reserves for capital expenditures are $_______ as of __________, and $________ of
the reserves has been allocated by the Association for specific projects.

15. HOMEOWNER’S ASSOCIATION(S) FEE COVERS: (check all applicable boxes)

a. □ Amenities
   Describe: _________________________________________________________________

b. □ Building Maintenance
   Describe: _________________________________________________________________

c. □ Common Area Grounds □ Master Insurance
   □ Snow Removal □ Cooling
   □ Trash □ Electricity
   □ Association Management □ Heating
   □ Security □ Hot Water
   □ Parking Maintenance □ Water
   □ Other ________________________________

16. PARKING.
The following are included in the sale of the unit:

a. Parking Type and Location:
   □ Garage parking space(s) # __________________________ Secured/Gated .................. Yes □ No □
   □ Covered parking space(s) # __________________________ Secured/Gated .................. Yes □ No □
   □ Surface lot parking space(s) # __________________________ Secured/Gated .................. Yes □ No □
   □ Surface lot owned by the Association, no reserved parking, Secured/Gated .................. Yes □ No □
   □ Other: __________________________________________________

______________________________________________________

Seller’s Disclosure and Condition of Property Addendum – Condominium
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b. Ownership of Parking Spaces:

☐ Designated parking space(s) included in the sale and property title.
☐ Parking space(s) owned and assigned by the Condominium Association and may be subject to reassignment.
☐ Parking space(s) leased; Amount of lease: $_________ year/month
☐ Other: ________________________________

17. STORAGE.

Additional storage area is available outside of unit: ................................................................. Yes ☐ No ☐

If “Yes”, Storage Unit # __________________

Location: ________________________________________________

☐ Owned  ☐ Leased; $ ____________ year/month

18. 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.

19. 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 general stains or pet stains to the carpet, the flooring or sub-flooring? ................................................................. Yes ☐ No ☐

h. Having keys, codes, key cards for all exterior doors, including doors to building, unit, storage? ................................................................. Yes ☐ No ☐

List locks without keys: ________________________________

i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? .......................... Yes ☐ No ☐

j. Any unrecorded interests affecting the Property? ........................................................................ Yes ☐ No ☐

k. Anything that would interfere with giving clear title to BUYER? ............................................. Yes ☐ No ☐

l. Any existing or threatened legal action pertaining to the Property? ........................................ Yes ☐ No ☐

m. Any litigation or settlement pertaining to the Property? .......................................................... Yes ☐ No ☐

n. Any added any insulation since you have owned the Property? ............................................. Yes ☐ No ☐

o. Having replaced any appliances that remain with the Property in the past five (5) years? ......................................................................................... Yes ☐ No ☐

p. Any transferable warranties on the Property or any of its components? .................................. Yes ☐ No ☐

q. Having made any insurance or other claims pertaining to the Property in the past five (5) years? ......................................................................................... Yes ☐ No ☐

If “Yes”, were repairs from the claim(s) completed? ........................................................................ Yes ☐ No ☐

r. Any use of synthetic stucco on the Property? ........................................................................... Yes ☐ No ☐

If any of the answers in this section are “Yes” (except h), explain in detail or attach documentation: ____________________________________________________________________________________________
20. **UTILITIES.** Identify the name and phone number for utilities listed below.

<table>
<thead>
<tr>
<th>Electric Company Name:</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas Company Name:</td>
<td>Phone #</td>
</tr>
<tr>
<td>Water Company Name:</td>
<td>Phone #</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Item</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathroom mirrors</td>
<td>Lighting and light fixtures</td>
<td>Shelving, racks and towel bars</td>
</tr>
<tr>
<td>Fences</td>
<td>Mounted entertainment brackets</td>
<td>(if attached)</td>
</tr>
<tr>
<td>Fireplace grates, screens and/or</td>
<td>Other mirrors (if attached)</td>
<td>Storm windows, doors &amp; screens</td>
</tr>
<tr>
<td>glass doors (if attached)</td>
<td>Plumbing equipment and fixtures</td>
<td>Window blinds, curtains, coverings</td>
</tr>
<tr>
<td>Floor coverings (if attached)</td>
<td></td>
<td>and mounting components</td>
</tr>
</tbody>
</table>

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Continued on next page.
Fill in all blanks using one of the abbreviations listed below.

"OS" = Operating and Staying with the Property (any item that is performing its intended function).

"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

"NA" = Not applicable (any item not present).

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Abbreviation</th>
<th>Location</th>
<th>Condition</th>
</tr>
</thead>
</table>
| Air Conditioning Window Units | ___ | #___ | ___ | Laundry - Washer
| Air Conditioning Central System | ___ | | ___ | Laundry - Dryer
| Attic Fan | ___ | | ___ | Gas
| Ceiling Fan(s) | ___ | #___ | ___ | MOUNTED ENTERTAINMENT EQUIPMENT
| Central Vac and Attachments | ___ | | ___ | Location
| Doorbell | ___ | | ___ | Item #1
| Electric Air Cleaner or Purifier | ___ | | ___ | Location
| Exhaust Fan(s) – Baths | ___ | | ___ | Item #2
| Fences – Invisible & Controls | ___ | | ___ | Location
| Fireplace(s) | ___ | #___ | ___ | Item #3
| Location #1 | ___ | Location #2 | ___ | Outside Cooking Unit
| Chimney | ___ | Chimney | ___ | Propane Tank
| Gas Logs | ___ | Gas Logs | ___ | Owned __ Leased
| Gas Starter | ___ | Gas Starter | ___ | Security System
| Heat Re-circulator | ___ | Heat Re-circulator | ___ | Owned __ Leased
| Insert | ___ | Insert | ___ | Smoke/Fire Detector(s), #___
| Wood Burning Stove | ___ | Wood Burning Stove | ___ | Spa/Hot Tub
| Other | ___ | Other | ___ | Spa/Sauna
| Fountain(s) | ___ | | ___ | Spa Equipment
| Furnace/Heat Pump/Other Htg System | ___ | | ___ | Sprinkler System Auto Timer
| Garage Door Keyless Entry | ___ | | ___ | Sprinkler System Back Flow Valve
| Garage Door Opener(s), #___ | ___ | | ___ | Sprinkler System (Components & Controls)
| Garage Door Transmitter(s), ___ | ___ | | ___ | Statuary/Yard Art
| Gas Yard Light | ___ | | ___ | Sump Pump
| Humidifier | ___ | | ___ | Swimming Pool
| Intercom | ___ | | ___ | Swimming Pool Heater
| Jetted Tub | ___ | | ___ | Swimming Pool Equipment
| KITCHEN APPLIANCES | ___ | | ___ | TV Antenna/Receiver/Satellite Dish
| Cooking Unit | ___ | | ___ | Owned __ Leased
| Cooktop | ___ | Elec. ___ Gas | ___ | Water Heater
| Microwave Oven | ___ | | ___ | Water Softener and/or Purifier
| Oven | ___ | | ___ | Owned __ Leased
| Stove/Range | ___ | Elec. ___ Gas ___ Convection | ___ | Other
| Dishwasher | ___ | | ___ | Other
| Disposal | ___ | | ___ | Other
| Freezer | ___ | | ___ | Other
| Refrigerator (#1) | ___ | | ___ | Other
| Refrigerator (#2) | ___ | | ___ | Other
| Trash Compactor | ___ | | ___ | Other

SELLER | Initials | Initials | BUYER | Initials | Initials | Initials

Seller’s Disclosure and Condition of Property Addendum – Condominium Page 8 of 9
Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

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

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.

SELLER ______________________ SELLER ______________________
DATE ______________________ DATE ______________________

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and that SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
6. I acknowledge that I have seen the Homeowner’s Association Rules and Regulations and Deed Restrictions, Bylaws, Budget, and major component study pertaining to Property.

BUYER ______________________ BUYER ______________________
DATE ______________________ DATE ______________________

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