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

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? ____________________ 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

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

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

________________________

________________________

Sellers Disclosure and Condition of Property Addendum – Residential
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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 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? ________layers or  ☐ 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 (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:

7. 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 piering 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? ________________________________
      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”, 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[ ]
      If “Yes”, explain in detail: .................................................................................................
   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: .................................................................................................

9. 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: __________________________________________________________________________

_______________________________________________________________________________________

_______________________________________________________________________________________
10. 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: ............................................................................................
   11. ELECTRICAL SYSTEM.
   a. Type of material used: [ ] Copper [ ] Aluminum [ ] Unknown
   b. Type of electrical panel(s): [ ] Breaker [ ] Fuse
   Location of electrical panel(s): .................................................................
   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: ............................................................................................
   12. 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 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. Any 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: ____________________________
   ____________________________________________________________________________
   ____________________________________________________________________________

   _______________________________ _______________________________
   Initials Initials
   SELLER SELLER

   _______________________________ _______________________________
   Initials Initials
   BUYER BUYER
13. NEIGHBORHOOD INFORMATION & HOMEOWNER’S ASSOCIATION. ARE YOU AWARE OF:
   a. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes □ No □
      If “Yes”, what is the amount? $______________________
   b. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes □ No □
   c. Any defect, damage, proposed change or problem with any common elements or common areas? Yes □ No □
   d. Any condition or claim which may result in any change to assessments or fees? Yes □ No □
   e. Any streets that are privately owned? Yes □ No □
   f. 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 □
   g. The Property being subject to tax abatement? Yes □ No □
   h. The Property being subject to a right of first refusal? Yes □ No □
      If “Yes”, number of days required for notice: _______________________
   i. The Property being subject to covenants, conditions, and restrictions of a Homeowner’s Association or subdivision restrictions? Yes □ No □
   j. Any violations of such covenants and restrictions? Yes □ No □
   k. 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? $____________________
   l. The Property being subject to extraordinary assessments of laws or regulations of zoning, setbacks or restrictions, or conformity to financial, or desirability of the Property? Yes □ No □
   m. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes □ No □
   n. Any violations of laws or regulations affecting the Property? Yes □ No □
   o. Any other conditions that may materially affect the value or desirability of the Property? Yes □ No □
   p. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes □ No □
   q. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes □ No □
   r. Missing keys for any exterior doors, including garage doors to the Property? Yes □ No □
      List locks without keys ____________________________
   s. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes □ No □
   t. Any unrecorded interests affecting the Property? Yes □ No □
   u. Anything that would interfere with giving clear title to the BUYER? Yes □ No □

Homeowner’s Association dues are paid in full until ______________________ in the amount of $________ and such includes:

Homeowner’s Association/Management Company contact name, phone number, website, or email address:

If any of the answers in this section are “Yes” (except h and k), explain in detail or attach other documentation:

14. 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.

15. 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. Missing keys for any exterior doors, including garage doors to the Property? 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 the 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 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 claim(s) completed?.................................................................................. N/A Yes No

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

If any of the answers in this section are “Yes”, explain in detail:


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

    Electric Company Name: ________________________________ Phone # ________________________________
    Gas Company Name: ________________________________ Phone # ________________________________
    Water Company Name: ________________________________ Phone # ________________________________
    Trash Company Name: ________________________________ Phone # ________________________________
    Other: ___________________________________________ Phone # ________________________________
    Other: ___________________________________________ Phone # ________________________________

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

The Residential Real Estate Sale Contract, including this paragraph of the residential 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 pre-printed list in Paragraph 1 of the Contract. If there are no “Additional Inclusions” or “Exclusions” listed, the Seller’s Disclosure and the pre-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:

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

_______________________ ________________________________
SELLER SELLER

_______________________ ________________________________
BUYER BUYER

Seller’s Disclosure and Condition of Property Addendum – Residential
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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 Description</th>
<th>Location</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Air Conditioning Window Units, #</td>
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<tr>
<td>Air Conditioning Central System</td>
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<tr>
<td>Attic Fan</td>
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<td>Ceiling Fan(s), #</td>
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<tr>
<td>Central Vac and Attachments</td>
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<td>Doorbell</td>
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<td>Electric Air Cleaner or Purifier</td>
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<td>Exhaust Fan(s) – Baths</td>
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<td>Fences – Invisible &amp; Controls</td>
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<td>Fireplace(s), #</td>
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<td>Location #1, Location #2</td>
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<tr>
<td>Chimney</td>
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<td>Heat Re-circulator</td>
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<td>Insert</td>
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<td>Wood Burning Stove</td>
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<td>Other</td>
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<td>Fountain(s)</td>
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<td>Furnace/Heat Pump/Other Htg System</td>
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<td>Garage Door Keyless Entry</td>
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<td>Garage Door Opener(s), #</td>
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<td>Garage Door Transmitter(s), #</td>
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<td>Gas Yard Light</td>
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<td>Humidifier</td>
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<td>Intercom</td>
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<tr>
<td>Jetted Tub</td>
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<td>KITCHEN APPLIANCES</td>
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<tr>
<td>Cooking Unit</td>
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<td>Cooktop</td>
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<td>Elec. (__Gas)</td>
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<td>Convection</td>
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<td>Stove/Range</td>
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<td>Elec. (__Gas)</td>
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<td>Convection</td>
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<tr>
<td>Icemaker</td>
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<tr>
<td>Refrigerator (#1)</td>
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<tr>
<td>Refrigerator (#2)</td>
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<tr>
<td>Location</td>
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<tr>
<td>Trash Compactor</td>
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Laundry - Washer                                    |          |
Laundry - Dryer                                     |          |
Elec. Gas                                           |          |

MOUNTED ENTERTAINMENT EQUIPMENT

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<tr>
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<tr>
<td>Location</td>
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<tr>
<td>Outside Cooking Unit</td>
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<td>Playset</td>
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<tr>
<td>Propane Tank</td>
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<td>Owned, Leased</td>
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<tr>
<td>Security System</td>
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<td>Owned, Leased</td>
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<tr>
<td>Shed</td>
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<tr>
<td>Smoke/Fire Detector(s), #</td>
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<tr>
<td>Spa/Hot Tub</td>
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<tr>
<td>Spa/Sauna</td>
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<tr>
<td>Owned, Leased</td>
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<tr>
<td>Sprinkler System Auto Timer</td>
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<td>Sprinkler System Back Flow Valve</td>
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<td>Sprinkler System (Components &amp; Controls)</td>
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<tr>
<td>Statuary/Yard Art</td>
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<td>Owned, Leased</td>
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<td>Swimming Pool</td>
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<td>Swimming Pool Equipment</td>
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<td>Water Softener and/or Purifier</td>
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<td>Owned, Leased</td>
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<td>Other</td>
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</tbody>
</table>

Seller’s Disclosure and Condition of Property Addendum – Residential
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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 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 __________________________ 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 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.

BUYER __________________________ DATE __________________________