MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure – Residential)

SELLER: ________________________________________________________________

PROPERTY LOCATION: ____________________________________________________

NUMBER OF UNITS: ______________________________________________________

1. RENT SCHEDULE (If more than 6 units, attach additional rent schedule). ☐ Check box if additional schedule attached.

Monthly Rent: If vacant please enter most recent rent amount.
Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer, G = Gas

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Lease (Y/N) or last occupied</th>
<th>Lease Begin MM/YY</th>
<th>Lease End MM/YY</th>
<th>Monthly Rent</th>
<th>Is rent current?</th>
<th>Amount of Security Deposit (Tenants/Pets)</th>
<th>Tenant Pays (Check)</th>
<th>Landlord Pays (Check)</th>
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Have any tenants given notice, been served Notices to Quit, or eviction proceedings begun against any tenants? ________________________________________________________________

2. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc):

___________________________________________________________________________________________

3. EXPENSE INFORMATION:
   a. Annual real estate taxes and year: ________________________________ $
   b. Annual hazard insurance: ________________________________ $
   c. Annual snow removal expense: ________________________________ $
   d. Annual lawn mowing, yard maintenance expense: ________________________________ $
   e. Annual fuel consumption paid by landlord: ________________________________ $ #Gallons, cu.ft: ________________________________
   f. Annual electric costs paid by landlord: ________________________________ $
   g. Annual trash removal expense: ________________________________ $
   h. Other expense: ________________________________

Initials

SELLER and BUYER acknowledge they have read this page

Initials

SELLER

BUYER
4. APPLIANCE/HVAC/WATER HEATER SCHEDULE (only list appliances included in sale, if more than 6 units, attach additional appliance schedule). ☐ Check box if additional schedule attached.

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<tr>
<th>Unit</th>
<th>Stove</th>
<th>DW</th>
<th>Refrigerator</th>
<th>Microwave</th>
<th>Washer</th>
<th>Dryer</th>
<th>Furnace/ Age</th>
<th>Central Ac Age</th>
<th>Water Heater Age</th>
<th>Window Unit(s)</th>
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5. ADDITIONAL INFORMATION:

a. Any other leases or contracts for services on the building? ☐ Yes ☐ No If yes, please specify:________________________

b. Attached Operating/Income Statement for _______ years.

c. Additional comments:_____________________________________________________________________________________

RENTS SHALL BE PRO-RATED AS OF THE DAY OF CLOSING. ALL PRO-RATED RENTS AND DEPOSITS SHALL TRANSFER TO BUYER AT CLOSING.

AFTER ALL BUYER CONTINGENCIES ARE SATISFIED, SELLER AGREES TO PROVIDE BUYER COPIES OF ALL LEASES.

SELLER ACKNOWLEDGES THAT SELLER HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF SELLER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND BUYER’S.

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 DATE

____________________________________ __________________________
SELLER DATE                  BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Copyright January 2018.

Multifamily Property Disclosure Rider
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