

2021 KCRAR Residential Form Changes

Summary of Changes from 2020 to 2021

The copyright date on all residential forms have been updated to “2021”.

The following forms had additional changes:

Additional Disclosures Including Those Mandated by State or Federal Law

Paragraph 3; updated the URL for the Kansas Offender search.

Reformatted from 3 pages to 2 pages.

Buyer’s Estimated Expense Worksheet

Removed “AT CLOSING” at the end of line 44 to eliminate confusion.

Contingency for the Sale and Closing Addendum

This form has been significantly revised and is essentially a new form. Please review the form in its entirety.

Counter Offer Addendum

Paragraph 1; removed the list of preprinted addenda and added instructional text with check boxes and blanks to add addenda or remove addenda in the Counter Offer.

Paragraph 2; in the Earnest Money section, added a checkbox for Electronic Funds Transfer and reformatted this section. The same changes were repeated in the Additional Earnest Money section immediately below.

Exclusive Agency Listing Agreement

Line 2, added “Indicate Marital Status” for Seller and reformatted blanks in the first 9 lines of the form.

Paragraph 2g, removed “by a smart phone or computer” from the statement where Seller is to provide codes and passwords for all electronic systems or components.

Exclusive Buyer Agency Contract

After “BUYER” at top of the form added “*Indicate Marital Status*”.

Paragraph 6; updated the URL for the Kansas Offender search.

Minor capitalization, spacing and punctuation changes made in various areas of the form.

Exclusive Right to Sell Contract

Line 2, added “Indicate Marital Status” for Seller and reformatted blanks in the first 9 lines of the form.

Paragraph 2h, removed “by a smart phone or computer” from the statement where Seller is to provide codes and passwords for all electronic systems or components.

Exclusive Right to Sell – Transaction Broker

Line 2, added “Indicate Marital Status” for Seller and reformatted blanks in the first 9 lines of the form.

Paragraph 2h, removed “by a smart phone or computer” from the statement where Seller is to provide codes and passwords for all electronic systems or components.

Kick-Out Notice/Notice of Backup Contract

This form had significant changes and reworked to be compatible with the updated Contingency for Sale and/or Closing Addendum.

Kick-Out Notice Response

This form had significant changes and reworked to be compatible with the updated Contingency for Sale and/or Closing Addendum.

Non-Exclusive Buyer Agency Contract

After “BUYER” at top of the form on line 2, added “*Indicate Marital Status*”

Paragraph 6, “home” and “homes” replaced with “property” and “properties”

Minor capitalization, spacing and punctuation changes made in various areas of the form.

Private Office Exclusive Listing Contract

Line 2, added “Indicate Marital Status” for Seller and reformatted blanks in the first 9 lines of the form.

Paragraph 2f, removed “by a smart phone or computer” from the statement where Seller is to provide codes and passwords for all electronic systems or components.

Real Estate Contract - Land

Paragraph 6; in the Earnest Money section, added a checkbox for Electronic Funds Transfer and reformatted this section. The same changes were repeated in the Additional Earnest Money section immediately below.

Real Estate Sale Contract - Residential

Paragraph 1; In the list of preprinted items, reworded “Attached and all bathroom mirrors” be to “Bathroom vanity mirrors, attached or hung” and reordered the items on the preprinted list.

Paragraph 1a, removed “by a smart phone or computer” from the statement where Seller is to provide codes and passwords for all electronic systems or components upon closing.

Paragraph 4; in the Earnest Money section, added a checkbox for Electronic Funds Transfer and reformatted this section. The same changes were repeated in the Additional Earnest Money section immediately below.

Paragraph 8d; removed the "/" in the blank so now the blank is one long field for either one lender name or two, if a second mortgage involved.

Inspections Paragraph 13-line 467; inserted the following text: "If the Property is governed by a Home Owners' Association, it is recommended that BUYER determine the HOA funds on hand for expenditures and funds allotted for specific projects."

Line 860; changed field label "Selling Licensee's Phone #" to "Selling Licensee's Contact #"

Real Estate Sale Contract – New Homes

Paragraph 14; added the following text: "For Missouri properties only: Under Missouri law, in the event BUYER is offered and accepts in this Contract an express warranty by SELLER or through a third party warranty company paid for by SELLER, BUYER understands: THIS CONTRACT, MERCHANDISE AND PROPERTY CONVEYED UNDER THIS CONTRACT AND THE TRANSACTION BETWEEN THE SELLER AND BUYER IS EXCLUDED FROM COVERAGE UNDER THE MERCHANDISING PRACTICES ACT, SECTIONS 407.010 TO 407.130, REVISED STATUTES OF MISSOURI."

Paragraph 16; in the Earnest Money section, added a checkbox for Electronic Funds Transfer and reformatted this section. The same changes were repeated in the Additional Earnest Money section immediately below.

Paragraph 20, After the checkbox for Cash Sale replaced the text to match that of the Residential Sale Contract: "BUYER must provide written verification of funds within _____ calendar days (five (5) days if left blank), after the Effective Date, which are sufficient to complete the Closing on this Contract."

Paragraph 20d; removed the "/" in the blank so now the blank is one long field for either one lender name or two, if a second mortgage involved.

Seller's Disclosure Addendum – Residential

On line 1 after "SELLER" added "(Indicate Marital Status)"

Paragraph 8; added new question with yes and no checkboxes: "Any problems with windows or exterior doors?"

Paragraph 8h; added a "NA" checkbox.

Paragraph 10e; added "Number of Tanks" with a blank after Septic System option.

Seller's Disclosure Paragraph 19; statement refers to the Residential Real Estate Sale Contract Paragraph 1a and 1b. In 2020 a new paragraph 1a was added to the Contract, so the reference in the Seller's Disclosure was revised to the Contract Paragraphs 1b and 1c.

Paragraph 19; In the list of preprinted items, reworded "Attached and all bathroom mirrors" to be "Bathroom vanity mirrors, attached or hung" and reordered the items on the preprinted list.

Paragraph 19; In Fireplace section added a blank line after each of the two "Other".

Paragraph 19; Added words "Swing set" in front of Playset

Paragraph 19; Added "Boat Dock" along with a space for dock ID Number.

Paragraph 19; Added “Camera-Surveillance Equipment” and “Generator” to list

Minor capitalization, spacing and punctuation changes made in various areas of the form.

Seller’s Disclosure Addendum for Condos

On line 1 after “SELLER” added “(Indicate Marital Status)”

Paragraph 7; Added new question with yes and no checkboxes: “Any problems with windows or exterior doors?”

Paragraph 8h; added a “NA” checkbox.

Paragraph 19; In the list of preprinted items, reworded “Attached and all bathroom mirrors” be to “Bathroom vanity mirrors, attached or hung” and reordered the items on the preprinted list.

Paragraph 19-line 313; changed “(except h)” to “(except i)”.

Seller’s Disclosure Paragraph 22: Statement refers to the Residential Real Estate Sale Contract Paragraph 1a and 1b. However, in 2020 a new Paragraph 1a was added to the Contract, so the reference in the Seller’s Disclosure revised to Contract Paragraphs 1b and 1c.

Line 417; changed “salespeople” to “Licensees”.

Minor capitalization, spacing and punctuation changes made in various areas of the form.

Seller’s Disclosure Addendum for Land

On line 1 after “SELLER” added “(Indicate Marital Status)”

Minor capitalization, spacing and punctuation changes made in various areas of the form.

Seller’s Estimated Proceeds Worksheet

Line 36; Removed “his” where it is used twice in this sentence.