



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

1 **SELLER** (*Indicate Marital Status*): _____
2
3
4

5 **PROPERTY:** _____
6

7 A condominium is the form of housing ownership and other real property where a specified part of real estate is
8 individually owned while use of and access to common facilities such as hallways, heating system, elevators, and
9 exterior areas jointly owned and is executed under legal rights associated with the individual ownership and
10 controlled by the association of owners.
11

12 **1. NOTICE TO SELLER.**
13 Be as complete and accurate as possible when answering the questions in the disclosure. Attach additional sheets
14 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
15 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
16 civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is
17 designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on
18 this information.
19

20 **2. CONDOMINIUM RESALE CERTIFICATE. (Missouri only)**
21 Missouri law (448.4-109) requires that the SELLER furnish to the Buyer before the execution of any contract or
22 otherwise before conveyance, a resale certificate containing a copy of the declaration, the Bylaws, and the rules
23 and regulations. The SELLER should obtain from their association a certificate of resale containing information
24 necessary to enable the SELLER to comply with Missouri law 448.4-109.
25 The resale certificate is attached. Yes No
26

27 **3. NOTICE TO BUYER.**
28 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
29 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
30 SELLER or a warranty or representation by the Brokers(s) or their licensees.
31

32 **4. OCCUPANCY.**
33 Approximate age of Property? _____ How long have you owned? _____
34 Does SELLER currently occupy the Property? Yes No
35 If "No", how long has it been since SELLER occupied the Property? _____ years/months.
36

37 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.
38

39 **5. ROOF.**
40 a. Approximate Age: _____ years Unknown Type: _____
41 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
42 If "Yes", what was the date of the occurrence? _____
43 c. Have there been any repairs to the roof, flashing or gutters? Yes No
44 Date of and company performing such repairs _____ / _____
45 d. Has there been any roof replacement? Yes No
46 If "Yes", was it: Complete Partial
47 e. Has the old roof been removed? Yes No
48 What is the number of layers currently in place? _____ layers Unknown.

49 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and**
50 **other documentation:** _____
51 _____
52 _____

SELLER	SELLER	Initials	Initials	BUYER	BUYER
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- 53 **6. INFESTATION. ARE YOU AWARE OF:**
- 54 **a.** Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 55 **b.** Any damage to the Property by termites, wood destroying insects or
- 56 **other** pests? Yes No
- 57 **c.** Any termite, wood destroying insects or **other** pest control treatments on
- 58 the Property in the last five years? Yes No
- 59 If "Yes", list company, **when and where** treated _____
- 60 **d.** Any current warranty, bait stations or other treatment coverage by a licensed pest
- 61 control company on the Property? Yes No
- 62 If "Yes", the annual cost of service renewal is \$ _____ and the time
- 63 remaining on the service contract is _____.
- 64 **(Check one)** The treatment system stays with the Property, or the treatment system is subject to
- 65 removal by the treatment company if annual service fee is not paid.

66 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and**

67 **other documentation:** _____

68 _____

69 _____

- 70
- 71 **7. STRUCTURAL, BASEMENT/CRAWL SPACE ITEMS, FIREPLACE AND EXTERIOR ITEMS.**
- 72 **ARE YOU AWARE OF:**
- 73 **a.** Any movement, shifting, deterioration, or other problems with walls,
- 74 foundations, crawl space or slab? Yes No
- 75 **b.** Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 76 crawl space, basement floor or garage? Yes No
- 77 **c.** Any piercing or bracing to support the Property structure? Yes No
- 78 **d.** Any water leakage or dampness in the Property, crawl space or basement? Yes No
- 79 **e.** Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 80 **f.** Any problems with windows or exterior doors? Yes No
- 81 **g.** Any problems with driveways, patios, decks, fences or retaining walls on the
- 82 Property? Yes No
- 83 **h.** Any problems with fireplace including, but not limited to firebox, chimney,
- 84 chimney cap and/or gas line? N/A Yes No
- 85 Date of any repairs, inspection(s) or cleaning? _____
- 86 Date of last use? _____
- 87 **i.** Does the Property have a sump pump? Yes No
- 88 If "Yes", location: _____
- 89 **j.** Any repairs or other attempts to control the cause or effect of any
- 90 problem described above? Yes No

91 **If any of the answers in this section are "Yes" (except i), explain in detail or attach all warranty**

92 **information and other documentation:** _____

93 _____

94 _____

- 95
- 96 **8. ADDITIONS AND/OR REMODELING.**
- 97 **a.** Are you aware of any additions, structural changes, or other material
- 98 alterations to the Property? Yes No
- 99 **b.** If "Yes", were all necessary permits and approvals obtained,
- 100 and was all work in compliance with building codes? N/A Yes No
- 101 If "No", explain in detail: _____
- 102 _____

103 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and**

104 **other documentation:** _____

105 _____

106 _____

SELLER | SELLER

Initials

Initials | BUYER | BUYER

- 107 **9. PLUMBING RELATED ITEMS.**
- 108 a. What is the drinking water source? Public Private
- 109 b. Is there a water softener on the Property? Yes No
- 110 It is (check one) Leased Owned
- 111 c. Is there a water purifier system? Yes No
- 112 It is (check one) Leased Owned
- 113 d. What type of sewage system serves the Property?
- 114 Public Sewer Private Sewer
- 115 e. Are you aware of any leaks, backups, or other problems relating to any of
- 116 the plumbing, water, and sewage related systems? Yes No
- 117 f. Type of plumbing material currently used on the Property:
- 118 Copper Galvanized PVC PEX Other _____
- 119 g. The location of the main water shut-off is: _____
- 120 h. The location of the sewer line clean out trap is: _____

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

122 _____

123 _____

124 _____

125 _____

- 126 **10. HEATING AND AIR CONDITIONING.**
- 127 a. Does the Property have air conditioning? Yes No
- 128 If "Yes", the air conditioning system is: in the unit building generated
- 129 Type: Central Electric Central Gas Heat Pump Window Unit(s)
- 130 Unit Age of Unit Location Last Date Serviced/By Whom?
- 131 1. _____
- 132 2. _____
- 133 b. Does the Property have heating systems? Yes No
- 134 If "Yes", the heating system is: in the unit building generated
- 135 Type: Electric Natural Gas Heat Pump Other _____
- 136 Unit Age of Unit Location Last Date Serviced/By Whom?
- 137 1. _____
- 138 2. _____
- 139 c. Are there rooms without heat or air conditioning? Yes No
- 140 If "Yes", which room(s)? _____
- 141 d. Does the Property have a water heater? Yes No
- 142 If "Yes", the water heater system is: in the unit building generated
- 143 Type: Electric Gas Solar Tankless
- 144 Unit Age of Unit Location Last Date Serviced/By Whom?
- 145 1. _____
- 146 2. _____
- 147 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: _____

149 _____

150 _____

151 _____

152 _____

- 153 **11. ELECTRICAL SYSTEM.**
- 154 a. Type of material used: Copper Other Unknown
- 155 b. Type of electrical panel(s): Breaker Fuse
- 156 Location of electrical panel(s): _____
- 157 Size of dwelling unit electrical panel (total amps), if known: _____
- 158 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: _____

160 _____

161 _____

162 _____

Initials
SELLER | SELLER

Initials
BUYER | BUYER

- 163 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**
- 164 a. Any underground tanks on the Property? Yes No
- 165 b. Any landfill on the Property? Yes No
- 166 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
- 167 d. Any contamination with radioactive or other hazardous material? Yes No
- 168 e. Any testing for any of the above-listed items on the Property? Yes No
- 169 f. Any professional testing/mitigation for radon on the Property? Yes No
- 170 g. Any professional testing/mitigation for mold on the Property? Yes No
- 171 h. Any other environmental issues?..... Yes No
- 172 i. Any controlled substances ever manufactured on the Property?..... Yes No
- 173 j. Any methamphetamine ever manufactured on the Property?..... Yes No
- 174 **(In Missouri, a separate disclosure is required if methamphetamine or other controlled**
- 175 **substances have been produced on the Property, or if any resident of the Property has**
- 176 **been convicted of the production of a controlled substance.)**

178 **If any of the answers in this section are "Yes", explain in detail or attach test results and other**

179 **documentation:** _____

180 _____

181 _____

182 _____

183 _____

- 184 **13. NEIGHBORHOOD INFORMATION. ARE YOU AWARE OF:**
- 185 a. Any boundaries of the Property being marked in any way? Yes No
- 186 b. The Property having had a stake survey? Yes No
- 187 c. Any encroachments, boundary line disputes, or easements affecting
- 188 the Property? Yes No
- 189 d. Any fencing on the Property? Yes No
- 190 If "Yes", does fencing belong to the Property?..... N/A Yes No
- 191 e. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 192 f. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 193 g. Any land that you may own around Property? Yes No
- 194 h. The Property being subject to a right of first refusal? Yes No
- 195 If "Yes", number of days required for notice: _____
- 196 i. Any current/pending bonds, assessments, or special taxes
- 197 that apply to the Property? Yes No
- 198 Description: _____ Amount: \$ _____
- 199 j. Any condition or proposed change in your neighborhood or surrounding
- 200 area or having received any notice of such? Yes No
- 201 k. The Property being subject to covenants, conditions, and restrictions of a
- 202 Homeowner's Association or subdivision restrictions? Yes No
- 203 l. Any violations of such covenants and restrictions? Yes No
- 204 m. Any defect, damage, proposed change or problem with any
- 205 common elements or common areas? Yes No
- 206 n. Any condition or claim which may result in any change to
- 207 assessments or fees? Yes No
- 208 o. Any streets that are privately owned? Yes No
- 209 p. Any fill or expansive soil on the Property? Yes No
- 210 q. Any sliding, settling, earth movement, upheaval or earth stability problems
- 211 on the Property? Yes No
- 212 r. The Property or any portion thereof being located in a flood zone, wetlands
- 213 area or **proposed** to be located in such as designated by FEMA which
- 214 requires flood insurance? Yes No

SELLER | SELLER Initials Initials _____
BUYER | BUYER

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

219 **If the answer to any of the above questions is "Yes" (except d), explain in detail or attach other**
 220 **documentation:** _____
 221 _____
 222 _____

224 **14. HOMEOWNER'S ASSOCIATION(S).**

225 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable
 226 yearly semi-annually monthly quarterly

227 Name, phone, and address of the Property Management company: _____
 228 _____
 229 _____

230 Name, phone, and address of the Homeowner's Association President: _____
 231 _____
 232 _____

- 233 a. Do you have a copy of the Homeowner's Association Rules and Regulations, Deed Restrictions,
 234 Bylaws, Budget and major component study pertaining to the Property?..... Yes No
 235 *(SELLER agrees to furnish these documents to the Licensee five (5) calendar days from the listing date.)*
- 236 b. The amount of reserves for capital expenditures are \$ _____ as of _____, and \$ _____ of
 237 the reserves has been allocated by the Association for specific projects.
- 238 c. Any capital expenditures anticipated by the Association in the current or next two fiscal years?...Yes No
 239 If "Yes", explain in detail: _____
 240 _____
 241 _____
- 242 d. Are you aware of any special assessment to be imposed by the Association?..... Yes No
 243 If "Yes", explain in detail: _____
 244 _____
 245 _____
- 246 e. Does the Homeowner's Association impose its own transfer fee when this Property is sold?.....Yes No
 247 If "Yes", what is the amount? \$ _____.
- 248 f. Is the Property subject to a secondary Master Community Homeowners Association fee?.....Yes No
 249 If "Yes", name, phone, and address of the Secondary Management company: _____
 250 _____
 251 _____

252 **15. HOMEOWNER'S ASSOCIATION(S) FEE COVERS: (check all applicable boxes)**

- 253 a. Amenities
 254 Describe: _____
 255 _____
 - 256 b. Building Maintenance
 257 Describe: _____
 258 _____
- | | |
|---|---|
| <ul style="list-style-type: none"> 259 <input type="checkbox"/> Common Area Grounds 260 <input type="checkbox"/> Snow Removal 261 <input type="checkbox"/> Trash 262 <input type="checkbox"/> Association Management 263 <input type="checkbox"/> Security 264 <input type="checkbox"/> Parking Maintenance 265 <input type="checkbox"/> Other _____ | <ul style="list-style-type: none"> 259 <input type="checkbox"/> Master Insurance 260 <input type="checkbox"/> Cooling 261 <input type="checkbox"/> Electricity 262 <input type="checkbox"/> Heating 263 <input type="checkbox"/> Hot Water 264 <input type="checkbox"/> Water |
|---|---|

267 **16. PARKING.**

268 The following are included in the sale of the unit:

- 269 a. Parking Type and Location:
- 270 Garage parking space(s) # _____ Secured/Gated Yes No
- 271 Covered parking space(s) # _____ Secured/Gated Yes No
- 272 Surface lot parking space(s) # _____ Secured/Gated Yes No
- 273 Surface lot owned by the Association, no reserved parking. Secured/Gated Yes No
- 274 Other: _____
- 275 _____

	Initials		Initials
SELLER SELLER		BUYER BUYER	

- 276 **b. Ownership of Parking Spaces:**
 277 Designated parking space(s) included in the sale and property title.
 278 Parking space(s) owned and assigned by the Condominium Association
 279 and may be subject to reassignment.
 280 Parking space(s) leased; Amount of lease: \$ _____ year/month
 281 Other: _____
 282

283 **17. STORAGE.**

- 284 Additional storage area is available outside of unit? Yes No
 285 If "Yes", Storage Unit # _____
 286 Location: _____
 287 Owned Leased; \$ _____ year/month
 288

289 **18. PREVIOUS INSPECTION REPORTS.**

- 290 Has Property been inspected in the last twelve (12) months? Yes No
 291 If "Yes", a copy of inspection report(s) are available upon request.
 292

293 **19. OTHER MATTERS. ARE YOU AWARE OF:**

- 294 **a. Any of the following?**
 295 Party walls Common areas Easement Driveways Yes No
 296 **b. Any fire damage to the Property?** Yes No
 297 **c. Any liens, other than mortgage(s)/deeds of trust currently on the Property** Yes No
 298 **d. Any violations of laws or regulations affecting the Property?** Yes No
 299 **e. Any other conditions that may materially affect the**
 300 **value or desirability of the Property?** Yes No
 301 **f. Any other condition, including but not limited to financial,**
 302 **that may prevent you from completing the sale of the Property?** Yes No
 303 **g. Any animals or pets residing in the Property during your ownership?** Yes No
 304 **h. Any general stains or pet stains to the carpet, the flooring**
 305 **or sub-flooring?** Yes No
 306 **i. Having keys, codes, key cards for all exterior doors, including doors to**
 307 **building, unit, storage?** Yes No
 308 List locks without keys: _____
 309 **j. Any violations of zoning, setbacks, restrictions, or**
 310 **non-conforming uses?** Yes No
 311 **k. Any unrecorded interests affecting the Property?** Yes No
 312 **l. Anything that would interfere with giving clear title to BUYER?** Yes No
 313 **m. Any existing or threatened legal action pertaining to the Property?** Yes No
 314 **n. Any litigation or settlement pertaining to the Property?** Yes No
 315 **o. Any added insulation since you have owned the Property?** Yes No
 316 **p. Having replaced any appliances that remain with the Property in the past**
 317 **five (5) years?** Yes No
 318 **q. Any transferable warranties on the Property or any of its**
 319 **components?** Yes No
 320 **r. Having made any insurance or other claims pertaining to the Property**
 321 **in the past five (5) years?** Yes No
 322 If "Yes", were repairs from the claim(s) completed? Yes No
 323 **s. Any use of synthetic stucco on the Property?** Yes No
 324

325 **If any of the answers in this section are "Yes" (except i), explain in detail or attach documentation:**

326 _____
 327 _____
 328 _____
 329 _____

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Initials

 Initials | BUYER | BUYER

330 **20. UTILITIES.** Identify the name and phone number for utilities listed below.
 331 Electric Company Name: _____ Phone # _____
 332 Gas Company Name: _____ Phone # _____
 333 Water Company Name: _____ Phone # _____
 334 Other: _____ Phone # _____
 335 Other: _____ Phone # _____
 336

337 **21. ELECTRONIC SYSTEMS AND COMPONENTS.**
 338 Any technology or systems staying with the property?N/A Yes No
 339 If "Yes" list: _____
 340 _____
 341 _____
 342

343 Upon closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.
 344

345 **22. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**
 346 The Residential Real Estate Sale Contract, including this paragraph of the condominiums Seller's Disclosure
 347 and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material,
 348 provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or
 349 "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the printed list
 350 in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's
 351 Disclosure and the printed list govern what is or is not included in this sale. If there are differences between the
 352 Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's
 353 Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing
 354 improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own
 355 free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property
 356 are expected to remain with Property, including, but not limited to:

- | | | |
|-----|-------------------------------------|--|
| 357 | | |
| 358 | Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 359 | Attached lighting | Mounted entertainment brackets |
| 360 | Attached floor coverings | Plumbing equipment and fixtures |
| 361 | Bathroom vanity mirrors, | Storm windows, doors, screens |
| 362 | attached or hung | Window blinds, curtains, coverings |
| 363 | Fences (including pet systems) | and window mounting components |

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SELLER		SELLER		BUYER

364 **Fill in all blanks using one of the abbreviations listed below.**
 365 **“OS” = Operating and Staying with the Property (any item that is performing its intended function).**
 366 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable**
 367 **Condition.**
 368 **“NA” = Not applicable (any item not present).**
 369 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

370
 371 ___ Air Conditioning Window Units, # ___
 372 ___ Air Conditioning Central System
 373 ___ Attic Fan
 374 ___ Ceiling Fan(s), # ___
 375 ___ Central Vac and Attachments
 376 ___ Closet Systems
 377 Location _____
 378 ___ Doorbell
 379 ___ Electric Air Cleaner or Purifier
 380 ___ Exhaust Fan(s) – Baths
 381 ___ Fences – Invisible & Controls
 382 Fireplace(s), # _____
 383 Location #1 _____ Location #2 _____
 384 ___ Chimney ___ Chimney
 385 ___ Gas Logs ___ Gas Logs
 386 ___ Gas Starter ___ Gas Starter
 387 ___ Heat Re-circulator ___ Heat Re-circulator
 388 ___ Insert ___ Insert
 389 ___ Wood Burning Stove ___ Wood Burning Stove
 390 ___ Other _____
 391 ___ Fountain(s)
 392 ___ Furnace/Heat Pump/Other Heating System
 393 ___ Garage Door Keyless Entry
 394 ___ Garage Door Opener(s), # ___
 395 ___ Garage Door Transmitter(s), # ___
 396 ___ Gas Yard Light
 397 ___ Humidifier
 398 ___ Intercom
 399 ___ Jetted Tub
 400 **KITCHEN APPLIANCES**
 401 **Cooking Unit**
 402 ___ Cooktop ___ Elec. ___ Gas
 403 ___ Microwave Oven
 404 ___ Oven
 405 ___ Elec. ___ Gas ___ Convection
 406 ___ Stove/Range
 407 ___ Elec. ___ Gas ___ Convection
 408 ___ Dishwasher
 409 ___ Disposal
 410 ___ Freezer
 411 Location _____
 412 ___ Ice maker
 413 ___ Refrigerator (#1)
 414 Location _____
 415 ___ Refrigerator (#2)
 416 Location _____
 417 ___ Trash Compactor

___ Laundry - Washer
 ___ Laundry - Dryer
 ___ Elec. ___ Gas
MOUNTED ENTERTAINMENT EQUIPMENT
 ___ Item #1 _____
 Location _____
 ___ Item #2 _____
 Location _____
 ___ Item #3 _____
 Location _____
 ___ Item #4 _____
 Location _____
 ___ Item #5 _____
 Location _____
 ___ Outside Cooking Unit
 ___ Propane Tank
 ___ Owned ___ Leased
 ___ Security System
 ___ Owned ___ Leased
 ___ Smoke/Fire Detector(s), # ___
 ___ Spa/Hot Tub
 ___ Spa/Sauna
 ___ Spa Equipment
 ___ Sprinkler System Auto Timer
 ___ Sprinkler System Back Flow Valve
 ___ Sprinkler System (Components & Controls)
 ___ Statuary/Yard Art
 ___ Sump Pump
 ___ Swimming Pool
 ___ Swimming Pool Heater
 ___ Swimming Pool Equipment
 ___ TV Antenna/Receiver/Satellite Dish
 ___ Owned ___ Leased
 ___ Water Heater
 ___ Water Softener and/or Purifier
 ___ Owned ___ Leased
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____
 ___ Other _____

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Initials

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418 Disclose any material information and describe any significant repairs, improvements or alterations to the Property
419 not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates,
420 reports, invoices, notices or other documents describing or referring to the matters revealed herein:
421 _____
422 _____
423 _____
424 _____

426 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
427 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a
428 warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting the SELLER to provide this
429 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**
430 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
431 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**
432 **of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional**
433 **changes. If attached, # _____ of pages).**
434

435 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
436 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
437 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
438

442 _____
443 **SELLER** **DATE** **SELLER** **DATE**

444 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
445

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

463 _____
464 **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 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. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2023.