



ADDITIONAL DISCLOSURES INCLUDING THOSE MANDATED BY STATE OR FEDERAL LAW

(To be used with any Non-KCRAR Contract or KCRAR Residential Lease)

1 **SELLER/LANDLORD:** _____

2 **BUYER/TENANT:** _____

3 **PROPERTY:** _____

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6 **1. LEAD BASED PAINT DISCLOSURE.** If the Property was built prior to 1978, BUYER acknowledges receiving,
7 reading and signing the Federally required disclosure regarding lead based paint.

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Lead Based Paint Disclosure Addendum is hereby attached.

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12 **2. RADON DISCLOSURE.** Every BUYER of residential real property is notified the property may present
13 exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing
14 radon-induced lung cancer.

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Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires SELLER to disclose any information known to the SELLER that shows elevated concentrations of radon gas in residential real property.

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The Kansas Department of Health and Environment recommends all BUYERS have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician.

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For additional information, please go to <http://www.kansasradonprogram.org> or in Missouri a national source for radon information is <http://www.epa.gov/radon>.

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25 **3. CRIME INFORMATION DISCLOSURE.** In Missouri and in Kansas, law requires persons who are convicted of
26 certain crimes, including certain sexually violent crimes, to register with the Sheriff of the county in which they
27 reside. If you, as the BUYER, desire information regarding those registrants, you may find information on the
28 homepage of the Kansas Bureau of Investigation (KBI) at <http://www.kansas.gov/kbi> or by contacting the
29 local Sheriff's office in Kansas. In Missouri, you may find information on the homepage of the Missouri State
30 Highway Patrol at <https://www.mshp.dps.missouri.gov/CJ38/searchRegistry.jsp> or BUYER should contact the
31 Sheriff of the county in which the Property is located.

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35 **4. BROKERAGE RELATIONSHIP DISCLOSURE.**

SELLER/LANDLORD and BUYER/TENANT acknowledge the Real Estate Brokerage Relationship Brochure has been furnished to them and the brokerage relationships were disclosed to them no later than the first showing, upon first contact, or immediately upon the occurrence of any change to that relationship.

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SELLER/LANDLORD and BUYER/TENANT acknowledge the real estate Licensee(s) involved in this transaction may be acting as Agents of the SELLER/LANDLORD, Agents of the BUYER/TENANT, Transaction Broker(s) or Disclosed Dual Agents (**Available only in Missouri.**)

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Licensee acting in the capacity of:

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- a. Agent for the SELLER has a duty to represent the SELLER'S interest and will not be the Agent of the BUYER. Information given by the BUYER to an Agent of the SELLER will be disclosed to the SELLER.
- b. Agent for the BUYER has a duty to represent the BUYER'S interest and will not be an Agent of the SELLER. Information given by the SELLER to an Agent of the BUYER will be disclosed to the BUYER.
- c. Transaction Broker is not an Agent for either party and does not advocate the interests of either party.
- d. Disclosed Dual Agent (Available only in Missouri.) is acting as an Agent for both the SELLER and the BUYER, and a separate Disclosed Dual Agency Amendment is required.

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_____		Initials	_____	Initials	_____	
SELLER/ LANDLORD	SELLER/ LANDLORD				BUYER/ TENANT	BUYER/ TENANT

Agent generating the Contract is responsible for checking appropriate boxes on BOTH sides of Agency PRIOR TO THEIR CLIENT SIGNING.

<p>Licensee assisting SELLER/LANDLORD is a: (Check appropriate box(es))</p> <p><input type="checkbox"/> SELLER'S/LANDLORD'S Agent</p> <p><input type="checkbox"/> Designated SELLER'S/LANDLORD'S Agent (In Kansas, Supervising Broker acts as a Transaction Broker)</p> <p><input type="checkbox"/> Transaction Broker and SELLER/LANDLORD agree, if applicable, to sign a Transaction Broker Addendum. SELLER/LANDLORD is not being represented.</p> <p><input type="checkbox"/> Disclosed Dual Agent and SELLER/LANDLORD agree to sign a Disclosed Dual Agency Amendment (Missouri only)</p> <p><input type="checkbox"/> BUYER'S/TENANT'S Agent</p> <p><input type="checkbox"/> Designated BUYER'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction Broker)</p> <p><input type="checkbox"/> Subagent</p> <p><input type="checkbox"/> SELLER/LANDLORD is not being represented</p>	<p>Licensee assisting BUYER/TENANT is a: (Check appropriate box(es))</p> <p><input type="checkbox"/> BUYER'S/TENANT'S Agent</p> <p><input type="checkbox"/> Designated BUYER'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction Broker)</p> <p><input type="checkbox"/> Transaction Broker and BUYER/TENANT agree, if applicable, to sign a Transaction Broker Addendum. BUYER/TENANT is not being represented.</p> <p><input type="checkbox"/> Disclosed Dual Agent and BUYER/TENANT agree to sign a Disclosed Dual Agency Amendment (Missouri only)</p> <p><input type="checkbox"/> SELLER'S/LANDLORD'S Agent</p> <p><input type="checkbox"/> Designated SELLER'S/LANDLORD'S Agent in BUYER'S/TENANT'S Purchase of the Property (In Kansas, Supervising Broker acts as a Transaction Broker)</p> <p><input type="checkbox"/> Subagent</p> <p><input type="checkbox"/> BUYER/TENANT is not being represented</p>
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SOURCE OF COMPENSATION. There are no standard compensation rates and compensation is fully negotiable and not set by law. Brokerage fees, to include but not limited to broker commissions and other fees, will be paid out of escrow at Closing as follows, unless otherwise described in the terms of the respective agency agreements or other SELLER/BUYER agreements. SELLER and BUYER acknowledge the brokerages involved in this transaction are acting pursuant to separate brokerage service agreements entered into with SELLER and BUYER, respectively. **SELLER and BUYER acknowledge Brokers may be compensated by more than one party in the transaction.**
(Check all applicable boxes)

Brokers are compensated by: SELLER/LANDLORD and/or BUYER/TENANT

ALL PARTIES ACKNOWLEDGE THAT THE REAL ESTATE SALE CONTRACT TO WHICH THIS DISCLOSURE IS ATTACHED IS NOT A STANDARD KCRAR DOCUMENT. IT IS RECOMMENDED THAT ALL PARTIES SEEK LEGAL COUNSEL PRIOR TO SIGNING THE DOCUMENT. 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.

If applicable, BUYER and SELLER hereby specifically permit the Brokerage(s) assisting in the transaction to obtain and retain copies of both BUYER'S and SELLER'S Closing Statements.

SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
LICENSEE ASSISTING SELLER/LANDLORD	DATE	LICENSEE ASSISTING BUYER/TENANT	DATE
LICENSEE'S EMAIL ADDRESS	CONTACT #	LICENSEE'S EMAIL ADDRESS	CONTACT #
BROKERAGE NAME	CONTACT #	BROKERAGE NAME	CONTACT #

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 June 2024. All previous versions of this document may no longer be valid. Copyright August 2024.