MISSOURI RESIDENTIAL SALE LEASEBACK
DISCLOSURE ADDENDUM

Property Address: _____	
Seller(s): _____	**Buyer(s):** _____
Disclosure First Provided to Seller: _____	**Sale Leaseback Agreement Executed:** _____

This disclosure applies to a sale leaseback transaction in which a homeowner sells residential property and, as part of the same or related transaction, enters into a lease or rental agreement to remain in or re-occupy the property.

IMPORTANT SALE LEASEBACK DISCLOSURE

Signing means the seller will no longer own the home.

The seller may be subject to eviction for violating lease terms.

The seller may lose the right to buy back the home.

The transaction may affect the seller's credit, taxes, and legal rights.

The seller is encouraged to consult an attorney, real estate agent, housing counselor, tax advisor, or appraiser before signing.

No sale leaseback can close for at least thirty (30) days after signing.

TIMING, NON-WAIVER, AND ENFORCEMENT ACKNOWLEDGMENT

Buyer must provide this written disclosure to Seller at least fourteen (14) calendar days before the sale leaseback agreement is executed. Buyer and Seller must sign the disclosure when the sale leaseback is executed, and Seller must receive a signed copy within five (5) days.

No transfer of title may occur until at least thirty (30) days after the sale leaseback agreement is executed. This waiting period cannot be waived.

The protections of the Missouri Residential Sale Leaseback Protection Act cannot be modified or waived by any agreement. Any contract term that attempts to waive or modify a duty or remedy under this law is void and unenforceable.

A seller harmed by a violation may bring a private civil action to recover actual damages, statutory damages of up to $10,000, attorneys' fees and costs, and equitable or injunctive relief. The Missouri Attorney General may bring an action for injunctive relief, civil penalties, and restitution.

_____ **Seller Signature / Date**	_____ **Buyer Signature / Date**
_____ **Seller Signature / Date**	_____ **Buyer Signature / Date**
_____ **Seller received signed copy on (date):**	