



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

SELLER: Margaret Martin McLain, Personal Representative of the Estate of Carol Adrian Rice

PROPERTY: 2606 NE Hiway H, Turney, Missouri 64493

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? 45 yrs. How long have you owned? N/A
Does SELLER currently occupy the Property? Yes No X
If "No", how long has it been since SELLER occupied the Property? N/A years/months

4. TYPE OF CONSTRUCTION. [ ] Manufactured [ ] Modular [X] Conventional/Wood Frame
[ ] Mobile [ ] Other

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes No X
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Settling around foundation - corrected Yes X No
c. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? Yes No X
d. Any drainage or flood problems on the Property or adjacent properties? Yes No X
e. Any flood insurance premiums that you pay? Yes No X
f. Any need for flood insurance on the Property? Yes No X
g. Any boundaries of the Property being marked in any way? Yes No X
h. The Property having had a stake survey? Yes No X
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes No X
j. Any fencing on the Property? Yes X No
If "Yes", does fencing belong to the Property? N/A Yes X No
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes X No
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No X
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No X

If any of the answers in this section are "Yes" explain in detail or attach other documentation:

b. added soil around foundation where settling had occurred.
j. barbed wire post-and-rail fence
k. dead tree southeast of house

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50 6. ROOF.

- 51 a. Approximate Age: \_\_\_\_\_ years  Unknown Type: asphalt
- 52 b. Have there been any problems with the roof, flashing or rain gutters? Some leaky gutter joints Yes  No
- 53 If "Yes", what was the date of the occurrence? \_\_\_\_\_
- 54 c. Have there been any repairs to the roof, flashing or rain gutters? unknown Yes  No
- 55 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- 56 d. Has there been any roof replacement? \_\_\_\_\_ Yes  No
- 57 If "Yes", was it:  Complete or  Partial
- 58 e. What is the number of layers currently in place? \_\_\_\_\_ layers or  Unknown.

59

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

61 documentation: unknown

62 \_\_\_\_\_

63 \_\_\_\_\_

64

65 7. INFESTATION. ARE YOU AWARE OF:

- 66 a. Any termites, wood destroying insects, or other pests on the Property? unaware of any Yes  No
- 67 b. Any damage to the Property by termites, wood destroying insects or other
- 68 pests? none noted Yes  No
- 69 c. Any termite, wood destroying insects or other pest control treatments on the
- 70 Property in the last five (5) years? unknown Yes  No
- 71 If "Yes", list company, when and where treated \_\_\_\_\_
- 72 d. Any current warranty, bait stations or other treatment coverage by a licensed
- 73 pest control company on the Property? \_\_\_\_\_ Yes  No
- 74 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time
- 75 remaining on the service contract is \_\_\_\_\_
- 76 (Check one)  The treatment system stays with the Property or  the treatment system is
- 77 subject to removal by the treatment company if annual service fee is not paid.

78

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

80 documentation: \_\_\_\_\_

81 \_\_\_\_\_

82 \_\_\_\_\_

83

84 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

85 ARE YOU AWARE OF:

- 86 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
- 87 crawl space or slab? \_\_\_\_\_ Yes  No
- 88 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 89 crawl space, basement floor or garage? \_\_\_\_\_ Yes  No
- 90 c. Any corrective action taken including, but not limited to piercing or bracing? \_\_\_\_\_ Yes  No
- 91 d. Any water leakage or dampness in the house, crawl space or basement? \_\_\_\_\_ Yes  No
- 92 e. Any dry rot, wood rot or similar conditions on the wood of the Property? \_\_\_\_\_ Yes  No
- 93 f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? \_\_\_\_\_ Yes  No
- 94 g. Any problems with fireplace including, but not limited to firebox, chimney,
- 95 chimney cap and/or gas line? \_\_\_\_\_ Yes  No
- 96 Date of any repairs, inspection(s) or cleaning? unknown
- 97 Date of last use? unknown
- 98 h. Does the Property have a sump pump? \_\_\_\_\_ Yes  No
- 99 If "Yes", location: \_\_\_\_\_
- 100 i. Any repairs or other attempts to control the cause or effect of any problem described above?..... Yes  No

101

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

103 documentation: brick on front separating from wall, reported issues with

104 with fireplace - details unknown. wood rot in barns.

105 \_\_\_\_\_

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- 106 **9. ADDITIONS AND/OR REMODELING.**
- 107 a. Are you aware of any additions, structural changes, or other material alterations to
- 108 the Property? ..... Yes  No
- 109 If "Yes", explain in detail: \_\_\_\_\_
- 110 \_\_\_\_\_
- 111 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
- 112 compliance with building codes? ..... N/A  Yes  No
- 113 If "No", explain in detail: \_\_\_\_\_
- 114 \_\_\_\_\_

- 116 **10. PLUMBING RELATED ITEMS.**
- 117 a. What is the drinking water source?  Public  Private  Well  Cistern
- 118 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_
- 119 diameter \_\_\_\_\_ age \_\_\_\_\_
- 120 b. If the drinking water source is a well, when was the water last checked for
- 121 safety and what was the result of the test? \_\_\_\_\_
- 122 c. Is there a water softener on the Property? ..... Yes  No
- 123 If "Yes", is it:  Leased  Owned?
- 124 d. Is there a water purifier system? ..... Yes  No
- 125 If "Yes", is it:  Leased  Owned?
- 126 e. What type of sewage system serves the Property?  Public Sewer  Private Sewer
- 127  Septic System  Cesspool  Lagoon  Other \_\_\_\_\_
- 128 f. The location of the sewer line clean out trap is: \_\_\_\_\_
- 129 g. Is there a sewage pump on the septic system? ..... unknown N/A  Yes  No
- 130 h. Is there a grinder pump system? ..... unknown Yes  No
- 131 i. If there is a privately owned system, when was the septic tank, cesspool, or sewage
- 132 system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- 133 j. Is there a sprinkler system? ..... Yes  No
- 134 Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No
- 135 If "No", explain in detail: \_\_\_\_\_
- 136 k. Are you aware of any leaks, backups, or other problems relating to any of the,
- 137 plumbing, water, and sewage related systems? ..... Yes  No
- 138 l. Type of plumbing material currently used in the Property:
- 139  Copper  Galvanized  PVC  PEX  Other PVC or PEX - unknown
- 140 The location of the main water shut-off is: \_\_\_\_\_
- 141 m. Is there a back flow prevention device on the lawn sprinkling system,
- 142 sewer or pool? ..... N/A  Yes  No

144 **If your answer to (k) in this section is "Yes", explain in detail or attach available**

145 **documentation:** \_\_\_\_\_

146 \_\_\_\_\_

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**11. HEATING AND AIR CONDITIONING.**

- a. Does the Property have air conditioning? ..... Yes  No   
 Central Electric  Central Gas  Heat Pump  Window Unit(s)  
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
1. unknown X basement, patio July 2019 Phil's Good HVAC  
2. \_\_\_\_\_
- b. Does the Property have heating systems? ..... Yes  No   
 Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  
 Fuel Tank  Other \_\_\_\_\_  
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
1. unknown X basement patio unknown  
2. \_\_\_\_\_
- c. Are there rooms without heat or air conditioning? ..... Yes  No   
.....  
If "Yes", which room(s)? \_\_\_\_\_
- d. Does the Property have a water heater? ..... Yes  No   
 Electric  Gas  Solar  Tankless  
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?  
1. unknown X basement 50gal. unknown  
2. \_\_\_\_\_
- e. Are you aware of any problems regarding these items? ..... Yes  No   
If "Yes", explain in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12. ELECTRICAL SYSTEM.**

- a. Type of material used:  Copper  Aluminum  Unknown
- b. Type of electrical panel(s):  Breaker  Fuse  
Location of electrical panel(s): basement, northwest corner  
Size of electrical panel (total amps), if known: unknown
- c. Are you aware of any problem with the electrical system? ..... Yes  No   
If "Yes", explain in detail: lights in garage not working  
\_\_\_\_\_  
\_\_\_\_\_

**13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- a. Any underground tanks on the Property? ..... Yes  No
- b. Any landfill on the Property? ..... Yes  No
- c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? tires to be removed ..... Yes  No
- d. Any contamination with radioactive or other hazardous material? ..... Yes  No
- e. Any testing for any of the above-listed items on the Property? ..... Yes  No
- f. Any professional testing/mitigation for radon on the Property? ..... Yes  No
- g. Any professional testing/mitigation for mold on the Property? ..... Yes  No
- h. Any other environmental issues? ..... Yes  No
- i. Any controlled substances ever manufactured on the Property? ..... Yes  No
- j. Any methamphetamine ever manufactured on the Property? ..... Yes  No
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- 202 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 203 a. The Property located outside of city limits?..... Yes  No
- 204 b. Any current/pending bonds, assessments, or special taxes that
- 205 apply to Property? ..... Yes  No
- 206 If "Yes", what is the amount? \$ \_\_\_\_\_
- 207 c. Any condition or proposed change in your neighborhood or surrounding
- 208 area or having received any notice of such? ..... Yes  No
- 209 d. Any defect, damage, proposed change or problem with any
- 210 common elements or common areas? ..... Yes  No
- 211 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 212 f. Any streets that are privately owned? ..... Yes  No
- 213 g. The Property being in a historic, conservation or special review district that
- 214 requires any alterations or improvements to the Property be approved by a
- 215 board or commission? ..... Yes  No
- 216 h. The Property being subject to tax abatement?..... Yes  No
- 217 i. The Property being subject to a right of first refusal? ..... Yes  No
- 218 If "Yes", number of days required for notice: \_\_\_\_\_
- 219 j. The Property being subject to covenants, conditions, and restrictions of a
- 220 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 221 k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 222 l. The Homeowner's Association imposing its own transfer fee and/or
- 223 initiation fee when the Property is sold? ..... N/A  Yes  No
- 224 If "Yes", what is the amount? \$ \_\_\_\_\_

225 Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_

226 payable  yearly  semi-annually  monthly  quarterly, sent to \_\_\_\_\_ and such

227 includes: \_\_\_\_\_

228 Homeowner's Association/Management Company contact name, phone number, website, or email address:

229 \_\_\_\_\_

230 \_\_\_\_\_

231 \_\_\_\_\_

232 \_\_\_\_\_

233 \_\_\_\_\_

234 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other

235 documentation: \_\_\_\_\_

236 \_\_\_\_\_

237 \_\_\_\_\_

- 238 **15. PREVIOUS INSPECTION REPORTS.**
- 239 Has Property been inspected in the last twelve (12) months? ..... Yes  No
- 240 If "Yes", a copy of inspection report(s) are available upon request.
- 241

- 242 **16. OTHER MATTERS. ARE YOU AWARE OF:**
- 243 a. Any of the following?
- 244  Party walls  Common areas  Easement Driveways..... Yes  No
- 245 b. Any fire damage to the Property? ..... Yes  No
- 246 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- 247 d. Any violations of laws or regulations affecting the Property?..... Yes  No
- 248 e. Any other conditions that may materially affect the value
- 249 or desirability of the Property? ..... Yes  No
- 250 f. Any other condition, including but not limited to financial, that may prevent
- 251 you from completing the sale of the Property? ..... Yes  No
- 252 g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- 253 h. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No
- 254 List locks without keys \_\_\_\_\_
- 255 i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- 256 j. Any unrecorded interests affecting the Property? ..... Yes  No
- 257 k. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No

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- 258 i. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 259 m. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 260 n. Any added insulation since you have owned the Property? ..... Yes  No
- 261 o. Having replaced any appliances that remain with the Property in the
- 262 past five (5) years? ..... Yes  No
- 263 p. Any transferable warranties on the Property or any of its
- 264 components? ..... Yes  No
- 265 q. Having made any insurance or other claims pertaining to the Property
- 266 in the past five (5) years? ..... in the past 5 years ..... Yes  No
- 267 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 268 r. Any use of synthetic stucco on the Property? ..... Yes  No
- 269

270 If any of the answers in this section are "Yes", explain in detail: \_\_\_\_\_

271 \_\_\_\_\_

272 \_\_\_\_\_

273 \_\_\_\_\_

274 \_\_\_\_\_

275 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

276 Electric Company Name: Platte-Clay Elec. Coop Phone # 816-628-3121

277 Gas Company Name: N/A Phone # \_\_\_\_\_

278 Water Company Name: Clatsop Clinton Co PWS Phone # 816-580-7211

279 Trash Company Name: N/A Phone # \_\_\_\_\_

280 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

281 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

282

283 **18. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

284 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

285 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

286 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

287 Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

288 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

289 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

290 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

291 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property

292 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

293 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

294 including, but not limited to:

295

296 Bathroom mirrors	Lighting and light fixtures	Shelving, racks and towel bars
297 Fences	Mounted entertainment brackets	(if attached)
298 Fireplace grates, screens and/or	Other mirrors (if attached)	Storm windows, doors & screens
299 glass doors (if attached)	Plumbing equipment and fixtures	Window blinds, curtains, coverings
300 Floor coverings (if attached)		and mounting components

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301 **Fill in all blanks using one of the abbreviations listed below.**  
 302 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 303 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 304 Condition.  
 305 "NA" = Not applicable (any item not present).  
 306 "NS" = Not staying with the Property (item should be identified as "NS" below.)  
 307

308  
 309 NA Air Conditioning Window Units, # \_\_\_\_  
 310 OS Air Conditioning Central System  
 311 EX Attic Fan  
 312 NA Ceiling Fan(s), # \_\_\_\_  
 313 EX Central Vac and Attachments  
 314 NA Closet Systems  
 315 Location \_\_\_\_\_  
 316 EX Doorbell  
 317 NA Electric Air Cleaner or Purifier  
 318 NA Electric Car Charging Equipment  
 319 OS Exhaust Fan(s) – Baths  
 320 NA Fences – Invisible & Controls  
 321 Fireplace(s), # \_\_\_\_  
 322 Location #1 Living room Location #2 NA  
 323 EX Chimney | Chimney  
 324 NA Gas Logs | Gas Logs  
 325 NA Gas Starter | Gas Starter  
 326 EX Heat Re-circulator | Heat Re-circulator  
 327 NA Insert | Insert  
 328 NS Wood Burning Stove | Wood Burning Stove  
 329 NA Other | Other  
 330 NA Fountain(s)  
 331 OS Furnace/Heat Pump/Other Heating System  
 332 NA Garage Door Keyless Entry  
 333 EX Garage Door Opener(s), # \_\_\_\_  
 334 EX Garage Door Transmitter(s), # \_\_\_\_  
 335 NA Gas Yard Light  
 336 NA Humidifier  
 337 NA Intercom  
 338 NA Jetted Tub  
 339 **KITCHEN APPLIANCES**  
 340 Cooking Unit  
 341 NA Cooktop \_\_\_ Elec. \_\_\_ Gas  
 342 NA Microwave Oven  
 343 EX Oven  
 344  Elec. \_\_\_ Gas \_\_\_ Convection  
 345 EX Stove/Range  
 346 \_\_\_ Elec. \_\_\_ Gas \_\_\_ Convection  
 347 EX Dishwasher  
 348 EX Disposal  
 349 NA Freezer  
 350 Location \_\_\_\_\_  
 351 NA Ice maker  
 352 EX Refrigerator (#1)  
 353 Location \_\_\_\_\_  
 354 NA Refrigerator (#2)  
 355 Location \_\_\_\_\_  
 356 NA Trash Compactor

EX Laundry - Washer  
EX Laundry - Dryer  
 Elec. \_\_\_ Gas  
**MOUNTED ENTERTAINMENT EQUIPMENT**  
NA Item #1 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #2 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #3 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #4 \_\_\_\_\_  
 Location \_\_\_\_\_  
 Item #5 \_\_\_\_\_  
 Location \_\_\_\_\_  
NA Outside Cooking Unit  
NA Propane Tank  
 \_\_\_ Owned \_\_\_ Leased  
NA Security System  
 \_\_\_ Owned \_\_\_ Leased  
EX Smoke/Fire Detector(s), # \_\_\_\_  
NA Spa/Hot Tub  
NA Spa/Sauna  
NA Spa Equipment  
NA Sprinkler System Auto Timer  
NA Sprinkler System Back Flow Valve  
NA Sprinkler System (Components & Controls)  
NA Statuary/Yard Art  
NA Sump Pump  
NA Swimming Pool (Swimming Pool Rider Attached)  
NA Swimming Pool Heater  
NA Swimming Pool Equipment  
EX TV Antenna/Receiver/Satellite Dish  
 \_\_\_ Owned \_\_\_ Leased  
OS Water Heater  
OS Water Softener and/or Purifier  
 \_\_\_ Owned \_\_\_ Leased  
 Other \_\_\_\_\_  
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357 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
358 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
359 invoices, notices or other documents describing or referring to the matters revealed herein:  
360 \_\_\_\_\_  
361 \_\_\_\_\_  
362 \_\_\_\_\_

363  
364 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
365 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
366 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
367 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**  
368 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**  
369 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**  
370 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**  
371 **of pages).**  
372

373 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
374 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
375 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
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379 *Margaret Martin-McCabe personal pp.*  
380 *Estate of Carol Adrienne Rice 10/8/19*  
381 \_\_\_\_\_  
382 **SELLER** **DATE** **SELLER** **DATE**

383 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
384

- 385 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
386 and SELLER need only make an honest effort at fully revealing the information requested.  
387 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents  
388 concerning the condition or value of the Property.  
389 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
390 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
391 I have been specifically advised to have Property examined by professional inspectors.  
392 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
393 5. I specifically represent there are no important representations concerning the condition or value of Property made by  
394 SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
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**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 the 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 August 2018. All previous versions of this document may no longer be valid. Copyright January 2019.