



Kansas City Auction and Realty

MISSOURI BROKER DISCLOSURE FORM

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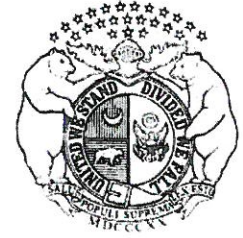
Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- Checkboxes for Seller's Limited Agent, Landlord's Limited Agent, Buyer's Limited Agent, Tenant's Limited Agent, Sub-Agent, Disclosed Dual Agent, Designated Agent, Transaction Broker, and Other Agency Relationship.

Table with 1 column and 10 rows for Broker or Entity Name and Address. Row 1: United Country - Kansas City Auction and Realty, 2820 NW Barry Rd., Kansas City, Missouri 64154



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees, it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

Buyer: Robert E. D... Date: 10/23/15
Seller: Date:



LEAD BASED PAINT DISCLOSURE ADDENDUM
 Disclosure of Information on Lead-Based Paint and/or
 Lead-Based Paint Hazards

PER.
 REP.

1 **SELLER:** ESTATE OF PAUL RAY KELLEY % ROBERT E. DORSEY JR.

2
 3 **PROPERTY:** 121 S LINCOLN ST. LIBERTY, MO 64068

4
 5 **Lead Warning Statement:**

6 *Every purchaser of any interest in residential real property on which a residential*
 7 *dwelling was built prior to 1978 is notified that such property may present exposure to*
 8 *lead from lead-based paint that may place young children at risk of developing lead*
 9 *poisoning. Lead poisoning in young children may produce permanent neurological*
 10 *damage, including learning disabilities, reduced intelligence quotient, behavioral*
 11 *problems, and impaired memory. Lead poisoning also poses a particular risk to*
 12 *pregnant women. The seller of any interest in residential real property is required to*
 13 *provide the buyer with any information on lead-based paint hazards from risk*
 14 *assessments or inspections in the seller's possession and notify the buyer of any known*
 15 *lead-based paint hazards. A risk assessment or inspection for possible lead-based paint*
 16 *hazards is recommended prior to purchase.*

17
 18 **Seller's Disclosure (Initial applicable lines)**

19 a) REP. **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
 20 **PAINT HAZARDS: (check one below)**

21 Known lead-based paint and/or lead-based paint hazards are present in the housing
 22 (explain).

23
 24 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
 25 housing.

26
 27 b) REP. **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
 28 **(check one below)**

29 Seller has provided the Buyer with all available records and reports pertaining to
 30 lead-based paint and/or lead-based paint hazards in the housing (list documents
 31 below).

32
 33 Seller has no reports or records pertaining to lead-based paint and/or lead-based
 34 paint hazards in the housing.

35
 36 **Buyer's Acknowledgment (Initial applicable lines)**

37 c) **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
 38 **ABOVE**


39 d) **BUYER HAS RECEIVED THE PAMPHLET**
 40 *"Protect Your Family from Lead in Your Home"*

41 e) **BUYER HAS: (Check one below)**

42 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
 43 assessment or inspection for the presence of lead-based paint or lead-based paint
 44 hazards; or

45 Waived the opportunity to conduct a risk assessment or inspection for the presence
 46 of lead-based paint and/or lead-based paint hazards.

47 **Licensee's Acknowledgment: (initial)**

48 f)  Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.
49 4852d and is aware of his/her responsibility to ensure compliance.

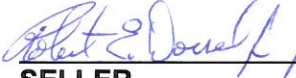
50 **Certification of Accuracy**

51 The following parties have reviewed the information above and certify, to the best of their
52 knowledge, the information they have provided is true and accurate.

53
54

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

58

59  *personal Rep 10/23/15*

60 _____
61 **SELLER** **DATE** **BUYER** **DATE**

62

63

64 _____
64 **SELLER** **DATE** **BUYER** **DATE**

65

66

67 _____
67 **LICENSEE ASSISTING SELLER** **DATE** **LICENSEE ASSISTING 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. Copyright January 2013. Last revised 09/12. All previous versions of this document may no longer be valid.



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

SELLER: ESTATE OF PAUL RAY KELCH 1/0 ROBERT E DORSEL JR. - PER. REP.
PROPERTY: 121 S. LINCOLN ST LIBERTY, MO 64068

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.

3. OCCUPANCY.

Approximate age of Property? 80 yrs. How long have you owned? 0
Does SELLER currently occupy the Property? Yes No
If "No", how long has it been since SELLER occupied the Property? years/months

4. 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
(b) Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes 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
(d) Any drainage or flood problems on the Property or adjacent properties? Yes No
(e) Any flood insurance premiums that you pay? Yes No
(f) Any need for flood insurance on the Property? Yes No
(g) Any boundaries of the Property being marked in any way? Yes No
(h) The Property having had a stake survey? If "Yes", attach copy. Yes No
(i) Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes No
(j) Any fencing on the Property? Yes No
If "Yes", does fencing belong to the Property? N/A Yes No
(k) Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
(l) Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
(m) Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

If any of the answers in this section are "Yes" (except h), explain in detail (attach other documentation):

Initials SELLER SELLER BUYER BUYER

- 48 **5. ROOF.**
- 49 (a) Approximate Age: _____ years Unknown Type: _____
- 50 (b) Have there been any problems with the roof, flashing or rain gutters? Yes No
- 51 If "Yes", what was the date of the occurrence? _____
- 52 (c) Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 53 Date of and company performing such repairs _____ / _____
- 54 (d) Has there been any roof replacement? Yes No
- 55 If "Yes", was it: Complete or Partial
- 56 (e) What is the number of layers currently in place? _____ layers or Unknown.

57 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**

58 **and other documentation):** _____

59 _____

60 _____

61 _____

- 62
- 63 **6. INFESTATION. ARE YOU AWARE OF:**
- 64 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 65 (b) Any damage to the Property by termites, wood destroying insects or **other**
- 66 pests? Yes No
- 67 (c) Any termite, wood destroying insects or **other** pest control treatments on the
- 68 Property in the last five years? Yes No
- 69 If "Yes", list company, **when and where** treated _____
- 70 (d) Any current warranty, bait stations or other treatment coverage by a licensed
- 71 pest control company on the Property? Yes No
- 72 If "Yes", the annual cost of service renewal is \$ _____ and the time
- 73 remaining on the service contract is _____. **(Check one)** The treatment
- 74 system stays with the Property or the treatment system is subject to removal by the
- 75 treatment company if annual service fee is not paid.

76 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**

77 **and other documentation):** _____

78 _____

79 _____

80 _____

- 81
- 82 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS. ARE YOU AWARE OF:**
- 83 (a) Any movement, shifting, deterioration, or other problems with walls,
- 84 foundations, crawl space or slab? Yes No
- 85 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 86 crawl space, basement floor or garage? Yes No
- 87 (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes No
- 88 (d) Any water leakage or dampness in the house, crawl space or basement? Yes No
- 89 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 90 (f) Any problems with driveways, patios, decks, fences or retaining walls on
- 91 the Property? Yes No
- 92 (g) Any problems with fireplace and/or chimney? Yes No
- 93 Date of last cleaning? _____
- 94 (h) Does the Property have a sump pump? Yes No
- 95 If "Yes", location: _____
- 96 (i) Any repairs or other attempts to control the cause or effect of any problem
- 97 described above? Yes No

SELLER | SELLER Initials _____ Initials _____ BUYER | BUYER

98 If any of the answers in this section are "Yes" (except h), explain in detail (attach all warranty
99 information and other documentation): _____
100 _____
101 _____
102 _____

103
104 **8. ADDITIONS AND/OR REMODELING.**

- 105 (a) Are you aware of any additions, structural changes, or other material
106 alterations to the Property? Yes No
107 If "Yes", explain in detail: _____
108 _____
- 109 (b) If "Yes", were all necessary permits and approvals obtained, and was all
110 work in compliance with building codes? N/A Yes No
111 If "No", explain in detail: _____
112 _____

113
114 **9. PLUMBING RELATED ITEMS.**

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

141 If your answer to (k) in this section is "Yes", explain in detail (attach available
142 documentation): _____
143 _____
144 _____
145 _____

Red

SELLER | SELLER Initials Initials BUYER | BUYER

146 **10. HEATING AND AIR CONDITIONING.**

147 (a) Does the Property have air conditioning? Yes No

148 Central Electric Central Gas Heat Pump Window Unit(s)

149 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

150 1. _____

151 2. _____

152 (b) Does the Property have heating systems? Yes No

153 Electric Fuel Oil Natural Gas Heat Pump Propane

154 Fuel Tank Other _____

155 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

156 1. _____

157 2. _____

158 (c) Are there rooms without heat or air conditioning? Yes No

159 If "Yes", which room(s)? _____

160 (d) Does the Property have a water heater? Yes No

161 Electric Gas Solar

162 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?

163 1. _____

164 2. _____

165 (e) Are you aware of any problems regarding these items? Yes No

166 If "Yes", explain in detail: _____

167 _____

168 _____

169 _____

170

171 **11. ELECTRICAL SYSTEM.**

172 (a) Type of material used: Copper Aluminum Unknown

173 (b) Type of electrical panel(s): Breaker Fuse

174 Location of electrical panel(s): _____

175 Size of electrical panel (total amps), if known: _____

176 (c) Are you aware of any problem with the electrical system? Yes No

177 If "Yes", explain in detail: _____

178 _____

179 _____

180

181 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

182 (a) Any underground tanks on the Property? Yes No

183 (b) Any landfill on the Property? Yes No

184 (c) Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No

185 (d) Any testing for any of the above-listed items on the Property? Yes No

186 (e) Any professional testing/mitigation for radon on the Property? Yes No

187 (f) Any professional testing/mitigation for mold on the Property? Yes No

188 (g) Any other environmental issues? Yes No

189 (h) Any methamphetamine or controlled substances ever being

190 used or manufactured on the Property? Yes No

191 **(In Missouri, a separate disclosure is required if methamphetamine or**

192 **other controlled substances have been present on or in the Property.)**

Handwritten signature

_____|_____| Initials _____ Initials _____

SELLER | SELLER BUYER | BUYER

193 If any of the answers in this section are "Yes", explain in detail (attach test results and other
194 documentation): _____
195 _____
196 _____
197 _____

198
199 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 200 (a) Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
201 If "Yes", what is the amount? \$ _____
202 (b) Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes No
203 (c) Any defect, damage, proposed change or problem with any common elements or common areas? Yes No
204 (d) Any condition or claim which may result in any change to assessments or fees? Yes No
205 (e) Any streets that are privately owned? Yes No
206 (f) The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes No
207 (g) The Property being subject to tax abatement? Yes No
208 (h) The Property being subject to a right of first refusal? Yes No
209 (i) The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes No
210 (j) Any violations of such covenants and restrictions? N/A Yes No
211 (k) The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A Yes No
212 If "Yes", what is the amount? \$ _____

222 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____
223 payable yearly semi-annually monthly quarterly, sent to _____ and
224 such includes: _____

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

229 If any of the answers in this section are "Yes" (except i and k), explain in detail (attach other
230 documentation): _____
231 _____
232 _____

233
234 **14. PRE-INSPECTION (INSPECTION DONE IN PREPARATION OF LISTING THE PROPERTY).**

- 235 (a) Has Property been pre-inspected? Yes No
236 If "Yes", attach copy of inspection report consisting of _____ number of pages.

reed

_____|_____| Initials _____ Initials _____
SELLER | SELLER BUYER | BUYER

- 237 **15. OTHER MATTERS. ARE YOU AWARE OF:**
- 238 (a) Any of the following? Yes No
- 239 Party walls Common areas Easement Driveways
- 240 (b) Any fire damage to the Property? Yes No
- 241 (c) Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 242 (d) Any violations of laws or regulations affecting the Property? Yes No
- 243 (e) Any other conditions that may materially affect the value
- 244 or desirability of the Property? Yes No
- 245 (f) Any other condition, including but not limited to financial, that may prevent
- 246 you from completing the sale of the Property? Yes No
- 247 (g) Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 248 (h) Having keys for all exterior doors, including garage doors to the Property? Yes No
- 249 List locks without keys _____
- 250 (i) Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 251 (j) Any unrecorded interests affecting the Property? Yes No
- 252 (k) Anything that would interfere with giving clear title to the BUYER? Yes No
- 253 (l) Any existing or threatened legal action pertaining to the Property? Yes No
- 254 (m) Any litigation or settlement pertaining to the Property? Yes No
- 255 (n) Any added insulation since you have owned the Property? Yes No
- 256 (o) Having replaced any appliances that remain with the Property in the
- 257 past five years? Yes No
- 258 (p) Any transferable warranties on the Property or any of its
- 259 components? Yes No
- 260 (q) Having made any insurance or other claims pertaining to the Property
- 261 in the past 5 years? Yes No
- 262 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 263 (r) Any use of synthetic stucco on the Property? Yes No

264 If any of the answers in this section are "Yes" (except h), explain in detail: _____

265 _____

266 _____

267 _____

268 _____

269

270 **16. UTILITIES.** Identify the name and phone number for utilities listed below.

271 Electric Company Name: _____ Phone # _____

272 Gas Company Name: _____ Phone # _____

273 Water Company Name: _____ Phone # _____

274

275 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

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

277 Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other

278 promotional material, provides for what is included in the sale of the Property. Items listed in the

279 "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the

280 Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional

281 Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is

282 not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph

283 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

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

285 on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free

286 and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to

287 Property are expected to remain with Property.

SELLER | SELLER Initials Initials BUYER | BUYER

288 "OS" Operating and Staying with the Property (any item that is performing its intended
 289 function).
 290 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an
 291 Unacceptable Condition.
 292 "NA" = Not applicable (any item not present).
 293 "NS" = Not staying with the Property (item should be identified as "NS" below and
 294 addressed as an exclusion in the Contract).

- 295 Air Conditioning Window Units, # _____
- 296 Air Conditioning Central System
- 297 Attached Audio/Visual Equipment
- 298 Attic Fan
- 299 Ceiling Fan(s), # _____
- 300 Central Vac and Attachments
- 301 Doorbell
- 302 Electric Air Cleaner or Purifier
- 303 Exhaust Fan(s) – Baths
- 304 Fences – Invisible & Controls
- 305 Fireplace Heat Re-circulator
- 306 Fireplace Insert
- 307 Fireplace Gas Logs
- 308 Fireplace Gas Starter
- 309 Fireplace – Wood Burning Stove, # _____
- 310 Fountain(s)
- 311 Furnace/Heat Pump/Other Htg System
- 312 Garage Door Keyless Entry
- 313 Garage Door Opener(s), # _____
- 314 Garage Door Transmitter(s), # _____
- 315 Gas Yard Light
- 316 Humidifier
- 317 Intercom
- 318 Jetted Tub
- 319 **KITCHEN APPLIANCES**
- 320 Cooktop Elec. Gas
- 321 Dishwasher
- 322 Disposal
- 323 Freezer
- 324 Location _____
- 325 Icemaker
- 326 Microwave Oven
- 327 Oven
- 328 Elec. Gas Convection
- 329 Refrigerator (#1)
- 330 Location _____
- 331 Refrigerator (#2)
- 332 Location _____
- 333 Stove/Range Elec. Gas
- 334 Trash Compactor

- Laundry - Washer
- Laundry - Dryer
- MOUNTED ENTERTAINMENT EQUIPMENT**
- Item #1 _____
- Location _____
- Item #2 _____
- Location _____
- Item #3 _____
- 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 (Components & Controls)
- Sprinkler System Back Flow Valve
- Sprinkler System Auto Timer
- Statuary/Yard Art
- Sump Pump
- Swimming Pool
- Swimming Pool Heater
- Swimming Pool Equipment
- TV Antenna/Receiver/Satellite Dish
- Owned Leased
- Water Softener and/or Purifier
- Owned Leased
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____

336
 337 Disclose any material information and describe any significant repairs, improvements or alterations to the
 338 Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any
 339 repair estimates, reports, invoices, notices or other documents describing or referring to the matters
 340 revealed herein: _____
 341 _____
 342 _____

	Initials		Initials
SELLER	SELLER	BUYER	BUYER

343 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the
344 foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure
345 Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting
346 SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and
347 salespeople. SELLER will promptly notify Licensee assisting the SELLER, in writing, if any
348 information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will
349 promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER
350 initial and date any changes and/or attach a list of additional changes. If attached, # _____ of
351 pages).

352
353 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
354 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
355 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

356
357 *Robert E. Donald J. personal kyo-10/23/15*
358 _____
359 SELLER DATE SELLER DATE

360
361 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 362
363 1. I understand and agree the information in this form is limited to information of which SELLER has
364 actual knowledge and SELLER need only make an honest effort at fully revealing the information
365 requested.
366 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s)
367 or agents concerning the condition or value of the Property.
368 3. I agree to verify any of the above information, and any other important information provided by
369 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an
370 independent investigation of my own. I have been specifically advised to have Property examined by
371 professional inspectors.
372 4. I acknowledge neither SELLER nor Broker is an expert at detecting or repairing physical defects in
373 Property.
374 5. I specifically represent there are no important representations concerning the condition or value of
375 Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing
376 and signed by them.

377
378
379 _____
380 BUYER DATE BUYER DATE

381
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. Copyright January 2013. Last revised 10/12. All previous versions of this document may no longer be valid.