



**Kansas City
Auction and Realty**

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:

- ☒ 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
- ☐ Other Agency Relationship

Broker or Entity Name and Address

United Country - Kansas City Auction and Realty
2820 NW Barry Rd.,
Kansas City, Missouri 64154

MISSOURI BROKER DISCLOSURE FORM



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.

Prescribed by the Missouri Real Estate Commission as of January, 2005

Buyer

Date

Brad H. 10/12/15

Seller

Date



LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or
Lead-Based Paint Hazards

1 SELLER: Richard L Harmon

2
3 PROPERTY: 13802 E 195th St Peculiar, MO 64078

4 Lead Warning Statement:

5
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 Seller's Disclosure (Initial applicable lines)

18 a) R.L.H. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED
19 PAINT HAZARDS: (check one below)

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

23
24 - ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
25 housing.
26

27 b) R.L.H. 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) RTD 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.**

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<u>R.L. Harmon</u>	<u>10/12/15</u>		
SELLER	DATE	BUYER	DATE
<u>Rick L. Harmon</u>	<u>10-12-15</u>		
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. Last revised 09/12. All previous versions of this document may no longer be valid. Copyright January 2014.

Dads
Signature



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

1 SELLER: Richard L Harmon

2 PROPERTY: 13802 E 195th St Peculiar, MO 64078

3
4 1. NOTICE TO SELLER.

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

11
12 2. NOTICE TO BUYER.

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

16
17 3. OCCUPANCY.

18 Approximate age of Property? 2003-2015 How long have you owned? 12 Years

19 Does SELLER currently occupy the Property? Yes ☒ No ☐

20 If "No", how long has it been since SELLER occupied the Property? _____ years/months

21
22 4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH
23 SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

24 (a) Any fill or expansive soil on the Property? Yes ☐ No ☒

25 (b) Any sliding, settling, earth movement, upheaval or earth stability problems
26 on the Property? Yes ☐ No ☒

27 (c) The Property or any portion thereof being located in a flood zone, wetlands
28 area or proposed to be located in such as designated by FEMA which
29 requires flood insurance? Yes ☐ No ☒

30 (d) Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒

31 (e) Any flood insurance premiums that you pay? Yes ☐ No ☒

32 (f) Any need for flood insurance on the Property? Yes ☐ No ☒

33 (g) Any boundaries of the Property being marked in any way? Yes ☒ No ☐

34 (h) The Property having had a stake survey? If "Yes", attach copy. Yes ☒ No ☐

35 (i) Any encroachments, boundary line disputes, or non-utility easements
36 affecting the Property? Yes ☐ No ☒

37 (j) Any fencing on the Property? Yes ☒ No ☐

38 If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐

39 (k) Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒

40 (l) Any gas/oil wells, lines or storage facilities on Property or adjacent
41 property? Yes ☐ No ☒

42 (m) Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

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

45
46
47
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5. ROOF.

- (a) Approximate Age: 12 years ☐ Unknown Type: Timberline
- (b) Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", what was the date of the occurrence? _____
- (c) Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☐
Date of and company performing such repairs Spring 15 / Lloyd Brown Construction
- (d) Has there been any roof replacement? Yes ☐ No ☒
If "Yes", was it: ☐ Complete or ☐ Partial
- (e) What is the number of layers currently in place? _____ layers or ☐ Unknown.

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

6. INFESTATION. ARE YOU AWARE OF:

- (a) Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- (b) Any damage to the Property by termites, wood destroying insects or other pests? Yes ☐ No ☒
- (c) Any termite, wood destroying insects or other pest control treatments on the Property in the last five years? Yes ☐ No ☒
If "Yes", list company, when and where treated _____
- (d) Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☒
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the service contract is _____. (Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

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

7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS. ARE YOU AWARE OF:

- (a) Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
- (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☐ No ☒
- (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes ☐ No ☒ Threshold
- (d) Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒ Barn Door
- (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☒ No ☐ Repaired
- (f) Any problems with driveways, patios, decks, fences or retaining walls on the Property? Repair - Mud Jack Yes ☒ No ☐
- (g) Any problems with fireplace and/or chimney? Yes ☐ No ☒
Date of last cleaning? _____
- (h) Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location: _____
- (i) Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☐

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Seller's Disclosure and Condition of Property Addendum - Residential

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

8. ADDITIONS AND/OR REMODELING.

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

9. PLUMBING RELATED ITEMS.

- (a) What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
If well water, state type _____ depth _____ diameter _____ age _____
- (b) If the drinking water source is a well, when was the water last checked for safety and what was the result of the test?
- (c) Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- (d) Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- (e) What type of sewage system serves the Property? ☐ Public Sewer ☒ Private Sewer
☐ Septic System ☐ Cesspool ☐ Lagoon ☐ Other _____
- (f) The location of the sewer line clean out trap is: N/W Corner
- (g) Is there a sewage pump on the septic system? N/A ☒ Yes ☐ No ☐
- (h) Is there a grinder pump system? Yes ☐ No ☒
- (i) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? Spring 15 By whom? Residential Sewage Com.
- (j) Is there a sprinkler system? Yes ☐ No ☐
Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☐
If "No", explain in detail:
- (k) Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? Yes ☐ No ☒
- (l) Type of plumbing material currently used in the Property:
☐ Copper ☐ Galvanized ☒ Other PVC
The location of the main water shut-off is: S/W Corner
- (m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (k) in this section is "Yes", explain in detail (attach available documentation):

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10. 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. 12 No Yes East/West
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. 12 No Yes East/West
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
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. 12 No Yes Basement (2) 50 gal
2. _____
- (e) Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____

11. ELECTRICAL SYSTEM.

- (a) Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
(b) Type of electrical panel(s): ☒ Breaker ☐ Fuse
Location of electrical panel(s): East Wall basement
Size of electrical panel (total amps), if known: _____
- (c) Are you aware of any problem with the electrical system? Yes ☐ No ☒
If "Yes", explain in detail: _____

12. 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.)? Yes ☐ No ☒
(d) Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
(e) Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒
(f) Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
(g) Any other environmental issues? Yes ☐ No ☒
(h) Any methamphetamine or controlled substances ever being used or manufactured on the Property? Yes ☐ No ☒
(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been present on or in the Property.)

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

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

- (a) Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- (b) Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- (c) Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- (d) Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- (e) Any streets that are privately owned? Yes ☐ No ☒
- (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 ☒
- (g) The Property being subject to tax abatement? Yes ☐ No ☒
- (h) The Property being subject to a right of first refusal? Yes ☐ No ☒
- (i) The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- (j) Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☐
- (k) The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
If "Yes", what is the amount? \$ _____

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

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

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

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

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

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15. OTHER MATTERS. ARE YOU AWARE OF:

- (a) Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- (b) Any fire damage to the Property? Yes ☐ No ☒
- (c) Any liens, other than mortgage(s)/deeds of trust currently on the Property? . Yes ☐ No ☒
- (d) Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- (e) Any other conditions that may materially affect the value
or desirability of the Property? Yes ☐ No ☒
- (f) Any other condition, including but not limited to financial, that may prevent
you from completing the sale of the Property? Yes ☐ No ☒
- (g) Any general stains or pet stains to the carpet, the flooring or sub-flooring? .. Yes ☐ No ☒
- (h) Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- (i) Any violations of zoning, setbacks or restrictions, or non-conforming uses? . Yes ☐ No ☒
- (j) Any unrecorded interests affecting the Property? Yes ☐ No ☒
- (k) Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- (l) Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- (m) Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- (n) Any added insulation since you have owned the Property? Yes ☒ No ☐
- (o) Having replaced any appliances that remain with the Property in the
past five years? Yes ☐ No ☒
- (p) Any transferable warranties on the Property or any of its
components? Yes ☐ No ☒
- (q) Having made any insurance or other claims pertaining to the Property
in the past 5 years? Yes ☒ No ☐
If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☒ No ☐
- (r) Any use of synthetic stucco on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: _____

Door Damage

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

Electric Company Name: Ossage Valley Phone # 660-885-4222
Gas Company Name: N/A Phone # _____
Water Company Name: Public Water District #6 Phone # 636-671-4096

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

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property.

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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.)
 294

295 ~~N/A~~ Air Conditioning Window Units, # ____
 296 ~~OS~~ Air Conditioning Central System
 297 ~~N/A~~ Attic Fan
 298 ~~OS~~ Ceiling Fan(s), # ____
 299 ~~OS~~ Central Vac and Attachments
 300 ~~OS~~ Doorbell
 301 ~~OS~~ Electric Air Cleaner or Purifier
 302 ~~OS~~ Exhaust Fan(s) – Baths
 303 ~~OS~~ Fences – Invisible & Controls
 304 ~~OS~~ Fireplace Heat Re-circulator
 305 ~~OS~~ Fireplace Insert
 306 ~~N/A~~ Fireplace Gas Logs
 307 ~~N/A~~ Fireplace Gas Starter
 308 ~~N/A~~ Fireplace – Wood Burning Stove, # ____
 309 ~~N/A~~ Fountain(s)
 310 ~~OS~~ Furnace/Heat Pump/Other Htg System
 311 ~~OS~~ Garage Door Keyless Entry
 312 ~~OS~~ Garage Door Opener(s), # ____
 313 ~~OS~~ Garage Door Transmitter(s), # ____
 314 ~~N/A~~ Gas Yard Light
 315 ~~OS~~ Humidifier
 316 ~~OS~~ Intercom
 317 ~~OS~~ Jetted Tub
 318 KITCHEN APPLIANCES
 319 ~~OS~~ Cooktop ____ Elec. ____ Gas
 320 ~~OS~~ Dishwasher
 321 ~~OS~~ Disposal
 322 ~~OS~~ Freezer
 323 Location Utility Entrance
 324 ~~N/A~~ Ice maker (freestanding)
 325 ~~OS~~ Microwave Oven
 326 ~~OS~~ Oven
 327 ☒ Elec. ____ Gas ____ Convection
 328 ~~OS~~ Refrigerator (#1)
 329 Location Kitchen
 330 Refrigerator (#2)
 331 Location ____
 332 ~~OS~~ Stove/Range ☒ Elec. ____ Gas
 333 ~~N/A~~ Trash Compactor
 334 ~~OS~~ Laundry - Washer
 335 ~~OS~~ Laundry - Dryer
 336

MOUNTED ENTERTAINMENT EQUIPMENT

~~OS~~ Item #1 Speakers
 Location Living Room
 Item #2 ____
 Location ____
 Item #3 ____
 Location ____
 Item #4 ____
 Location ____
~~N/A~~ Outside Cooking Unit
~~N/A~~ Propane Tank
 ____ Owned ____ Leased
~~OS~~ Security System
 ____ Owned ____ Leased
~~OS~~ Smoke/Fire Detector(s), # ____
~~N/A~~ Spa/Hot Tub
~~N/A~~ Spa/Sauna
~~N/A~~ Spa Equipment
~~N/A~~ Sprinkler System (Components & Controls)
~~N/A~~ Sprinkler System Back Flow Valve
~~N/A~~ Sprinkler System Auto Timer
~~N/A~~ Statuary/Yard Art
~~N/A~~ Sump Pump
~~N/A~~ Swimming Pool
~~N/A~~ Swimming Pool Heater
~~N/A~~ Swimming Pool Equipment
~~OS~~ 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 ____

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 _____

R. L. H.
 SELLER SELLER

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BUYER BUYER

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

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.

R. L. Harmon 10-13-15 R. L. Harmon 10-13-15
SELLER DATE SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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

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 09/13. All previous versions of this document may no longer be valid. Copyright January 2014.