



KANSAS CITY HOMES

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

1 **SELLER:**

2 \_\_\_\_\_ Vicky Kulikov and Andre Kulikov (amc)

3 **PROPERTY:**

4 \_\_\_\_\_ 6007 W 94th Ter, Overland Park, KS 66207

5  
6 **1. NOTICE TO SELLER.**

7 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if  
8 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material  
9 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability  
10 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to  
11 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.  
12

13 **2. NOTICE TO BUYER.**

14 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute  
15 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a  
16 warranty or representation by the Broker(s) or their licensees.  
17

18 **3. OCCUPANCY.**

19 Approximate age of Property? \_\_\_\_\_ 60 years \_\_\_\_\_ How long have you owned? \_\_\_\_\_ 20 years  
20 Does SELLER currently occupy the Property? ..... Yes  No   
21 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months  
22

23 **4. TYPE OF CONSTRUCTION.**  Manufactured  Modular  Conventional/Wood Frame  
24  Mobile  Other \_\_\_\_\_  
25  
26

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

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

47  
48 **If any of the answers in this section are "Yes", explain in detail or attach other**  
49 **documentation:**

50 \_\_\_\_\_  
51 \_\_\_\_\_

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- 52 **6. ROOF.**  
 53 a. Approximate Age: 10 years  Unknown Type: Composite  
 54 b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
 55 If "Yes", what was the date of the occurrence? Spring of 2020  
 56 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No   
 57 Date of and company performing such repairs 10/01/2020 / Pyramid Roofing  
 58 d. Has there been any roof replacement? ..... Yes  No   
 59 If "Yes", was it:  Complete or  Partial  
 60 e. What is the number of layers currently in place? 1 layers or  Unknown.

**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:** Invoice will be provided to the buyer

Chimney flashing broke the seal edge and was completely replaced with added water and ice shield underneath. Guaranteed by the Pyramid Roofing Company. Invoice and warranty will be provided.

- 67 **7. INFESTATION. ARE YOU AWARE OF:**  
 68 a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes  No   
 69 b. Any damage to the Property by termites, wood destroying insects or **other**  
 70 pests? ..... Yes  No   
 71 c. Any termite, wood destroying insects or **other** pest control treatments on the  
 72 Property in the last five (5) years? ..... Yes  No   
 73 If "Yes", list company, **when and where** treated \_\_\_\_\_  
 74 d. Any current warranty, bait stations or other treatment coverage by a licensed  
 75 pest control company on the Property? ..... Yes  No   
 76 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time  
 77 remaining on the service contract is \_\_\_\_\_  
 78 **(Check one)**  The treatment system stays with the Property or  the treatment system is  
 79 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 or attach all warranty information and other documentation:**

\_\_\_\_\_

- 86 **8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**  
 87 **ARE YOU AWARE OF:**  
 88 a. Any movement, shifting, deterioration, or other problems with walls, foundations,  
 89 crawl space or slab? ..... Yes  No   
 90 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
 91 crawl space, basement floor or garage? ..... Yes  No   
 92 c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes  No   
 93 d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No   
 94 e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No   
 95 f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No   
 96 g. Any problems with fireplace including, but not limited to firebox, chimney,  
 97 chimney cap and/or gas line? ..... Yes  No   
 98 Date of any repairs, inspection(s) or cleaning? 09/01/2020  
 99 Date of last use? N/A  
 100 h. Does the Property have a sump pump? ..... Yes  No   
 101 If "Yes", location: \_\_\_\_\_  
 102 i. Any repairs or other attempts to control the cause or effect of any problem described above? ..... Yes  No



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

Driveway is obviously old and has cracks and chipped away concrete. Chainlink fence needs mending in a few places, but remains functional and usable as intended. Chimney utility flue has been re-lined and vented for better and safer ventilation. Also, minor tuck point, chimney cap sealing and flue cap adjustments were professionally done by American Chimney. Invoice and warranty will be provided.

   
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**9. 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: \_\_\_\_\_

**10. 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: \_\_\_\_\_ Garage and utility room
- 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? \_\_\_\_\_ By whom? \_\_\_\_\_
- 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  PVC  PEX  Other \_\_\_\_\_  
The location of the main water shut-off is: \_\_\_\_\_ Furnace room
- 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 or attach available documentation:**

	
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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.	2020		X	West side	10/01/2020 Midwest Plumbin
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.	2020		X	Furnace room	10/01/2020 Midwest Plumbin
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.	2020		X	Furnace room		10/01/2020 KC Water Heater
2.						

e. Are you aware of any problems regarding these items? ..... Yes  No   
 If "Yes", explain in detail:

AC, heating units and water heater have been replaced brand new in Fall of 2020. Invoices and applicable warranties will be provided.

**12. ELECTRICAL SYSTEM.**

- a. Type of material used:  Copper  Aluminum  Unknown  
 b. Type of electrical panel(s):  Breaker  Fuse  
 Location of electrical panel(s): \_\_\_\_\_ Utility room  
 Size of electrical panel (total amps), if known: \_\_\_\_\_ Refer to professional opinion of electrician  
 c. Are you aware of any problem with the electrical system? ..... Yes  No   
 If "Yes", explain in detail:



**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.)? ..... 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

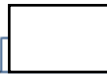
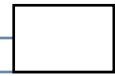
**(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)**

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

Upon purchase of the property in 2001 an undisclosed by the sellers slow water leak during rain on south side of chimney was discovered. All drywall and ceilings adjacent to chimney on main level were replaced by professional environmental remediators. Property was treated for mold residue and tested multiple times until negative results were reliably confirmed. Inoices and reports will be provided. Remediation was completed in 2001. Roof was replaced around 2010 in total due to hail damage and not related to the above.

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

227

228 Homeowner's Association dues are paid in full until 2021 in the amount of \$ \$250

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

230 such incl \_\_\_\_\_

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

232 Bel-Air Heights HOA.

233 BelAirHeightsHOA@gmail.com

234

235

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

237 **documentation:** \_\_\_\_\_

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- 240 **15. PREVIOUS INSPECTION REPORTS.**
- 241 Has Property been inspected in the last twelve (12) months? ..... Yes  No
- 242 If "Yes", a copy of inspection report(s) are available upon request.
- 243

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

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

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

Attic insulation was completely removed and replaced in 2001 during the water exposure remediation. Heating, cooling and water heater appliances were replaced brand new in 2020. Any remaining warranties remaining will apply.

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

Electric Company Name:	Every	Phone #
Gas Company Name:	Kansas Gas	Phone #
Water Company Name:	Water One	Phone #
Trash Company Name:	Deffenbaugh	Phone #
Other:		Phone #
Other:		Phone #

**18. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the property? ..... N/A  Yes  No

If "Yes" list: \_\_\_\_\_

Alarm systems and remotes.

Upon closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

**19. 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, including, but not limited to:

- |                                     |  |
|-------------------------------------|--|
| Attached and all bathroom mirrors   | Fireplace grates, screens, glass doors                               |
| Attached shelves, racks, towel bars | Mounted entertainment brackets                                       |
| Attached lighting                   | Plumbing equipment and fixtures                                      |
| Attached floor coverings            | Storm windows, doors, screens  |
| Fences (including pet systems)      | Window blinds, curtains, coverings<br>and window mounting components |

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314 **Fill in all blanks using one of the abbreviations listed below.**

315 **“OS” = Operating and Staying with the Property (any item that is performing its intended function).**

316 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.**

317 **“NA” = Not applicable (any item not present).**

318 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

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322 NA Air Conditioning Window Units, # \_\_\_\_\_

323 OS Air Conditioning Central System \_\_\_\_\_

324 EX Attic Fan \_\_\_\_\_

325 OS Ceiling Fan(s), # \_\_\_\_\_

326 NA Central Vac and Attachments \_\_\_\_\_

327 NA Closet Systems \_\_\_\_\_

328 \_\_\_\_\_ Location \_\_\_\_\_

329 OS Doorbell \_\_\_\_\_

330 NA Electric Air Cleaner or Purifier \_\_\_\_\_

331 NA Electric Car Charging Equipment \_\_\_\_\_

332 OS Exhaust Fan(s) – Baths \_\_\_\_\_

333 NA Fences – Invisible & Controls \_\_\_\_\_

334 Fireplace(s), # \_\_\_\_\_ 2 \_\_\_\_\_

335 \_\_\_\_\_ Location #1 EX \_\_\_\_\_ Location #2 EX \_\_\_\_\_

336 EX Chimney \_\_\_\_\_ EX Chimney \_\_\_\_\_

337 NA Gas Logs \_\_\_\_\_ NA Gas Logs \_\_\_\_\_

338 EX Gas Starter \_\_\_\_\_ EX Gas Starter \_\_\_\_\_

339 NA Heat Re-circulator \_\_\_\_\_ NA Heat Re-circulator \_\_\_\_\_

340 NA Insert \_\_\_\_\_ NA Insert \_\_\_\_\_

341 NA Wood Burning Stove \_\_\_\_\_ NA Wood Burning Stove \_\_\_\_\_

342 \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_

343 NA Fountain(s) \_\_\_\_\_

344 NA Furnace/Heat Pump/Other Heating System \_\_\_\_\_

345 OS Garage Door Keyless Entry \_\_\_\_\_

346 OS Garage Door Opener(s), # \_\_\_\_\_ 2 \_\_\_\_\_

347 OS Garage Door Transmitter(s), # \_\_\_\_\_ 1 \_\_\_\_\_

348 NA Gas Yard Light \_\_\_\_\_

349 EX Humidifier \_\_\_\_\_

350 EX Intercom \_\_\_\_\_

351 OS Jetted Tub \_\_\_\_\_

352 **KITCHEN APPLIANCES**

353 **Cooking Unit**

354 OS Cooktop X Elec. \_\_\_\_\_ Gas \_\_\_\_\_

355 OS Microwave Oven \_\_\_\_\_

356 OS Oven \_\_\_\_\_

357 X Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection \_\_\_\_\_

358 OS Stove/Range \_\_\_\_\_

359 X Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection \_\_\_\_\_

360 OS Dishwasher \_\_\_\_\_

361 OS Disposal \_\_\_\_\_

362 EX Freezer \_\_\_\_\_

363 \_\_\_\_\_ Location \_\_\_\_\_ Furnace room \_\_\_\_\_

364 EX Icemaker \_\_\_\_\_

365 OS Refrigerator (#1) \_\_\_\_\_

366 \_\_\_\_\_ Location \_\_\_\_\_ Kitchen \_\_\_\_\_

367 NA Refrigerator (#2) \_\_\_\_\_

368 \_\_\_\_\_ Location \_\_\_\_\_

369 NA Trash Compactor \_\_\_\_\_

EX Laundry - Washer \_\_\_\_\_

EX Laundry - Dryer \_\_\_\_\_

X 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 \_\_\_\_\_

OS Security System \_\_\_\_\_

X Owned \_\_\_\_\_ Leased \_\_\_\_\_

NA Smoke/Fire Detector(s), # \_\_\_\_\_

NA Shed \_\_\_\_\_

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 Playset \_\_\_\_\_

NA Sump Pump \_\_\_\_\_

NA Swimming Pool (Swimming Pool Rider Attached) \_\_\_\_\_

NA Swimming Pool Heater \_\_\_\_\_

NA Swimming Pool Equipment \_\_\_\_\_

NA TV Antenna/Receiver/Satellite Dish \_\_\_\_\_

\_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_

OS Water Heater(s) \_\_\_\_\_

NA Water Softener and/or Purifier \_\_\_\_\_

\_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_

Other \_\_\_\_\_

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370 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
371 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
372 invoices, notices or other documents describing or referring to the matters revealed herein:  
373 No structural repairs or improvements apart from painting, tiling, plumbing fixtures and general remodeling and updating.  
374 Answers will be provided upon request for specific information.  
375

376  
377 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
378 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
379 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
380 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**  
381 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**  
382 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**  
383 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**  
384 **of pages).**  
385

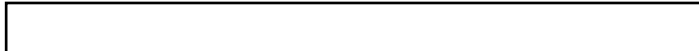
386 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
387 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
388 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
389

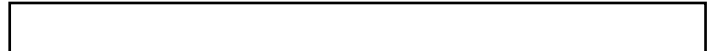
392  dotloop verified  
393 11/19/20 9:32 PM CST  
394 OFNE-BGBD-OIU6-DJJP  
395 **SELLER** **DATE**

392  dotloop verified  
393 11/17/20 7:31 PM CST  
394 EXJN-ZFPX-RHG1-OSBX  
395 **SELLER** **DATE**

396 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
397

- 398 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
399 and SELLER need only make an honest effort at fully revealing the information requested.  
400 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents  
401 concerning the condition or value of the Property.  
402 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
403 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
404 I have been specifically advised to have Property examined by professional inspectors.  
405 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
406 5. I specifically represent there are no important representations concerning the condition or value of Property made  
407 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
408

410   
411 **BUYER** **DATE**

410   
411 **BUYER** **DATE**

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