



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

1 **SELLER** (Indicate Marital Status): _____ Modrcin Real Estate Holdings LLC
 2 _____
 3 _____
 4 _____

5 **PROPERTY:** _____ 813 Glenview Street, Leavenworth, KS 66048
 6 _____
 7 _____

1. NOTICE TO SELLER.

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
 9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
 10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
 11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
 12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
 13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
 14 Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.

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

21 3. OCCUPANCY.

22 Approximate age of Property? 19 years How long have you owned? 1 year
 23 Does SELLER currently occupy the Property? Yes No
 24 If "No", how long has it been since SELLER occupied the Property? years/months

26 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

28 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
 29 Mobile Other _____

31 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND 32 DISCLOSURE ALSO.) ARE YOU AWARE OF:

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

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

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56 6. ROOF.

57 a. Approximate Age: 3 years years Unknown Type: shingles Yes No

58 b. Have there been any problems with the roof, flashing or rain gutters? Yes No

59 If "Yes", what was the date of the occurrence? _____

60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No

61 Date of and company performing such repairs _____ / _____

62 d. Has there been any roof replacement? Yes No

63 If "Yes", was it: Complete or Partial

64 e. What is the number of layers currently in place? _____ layers or Unknown.

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

71 7. INFESTATION. ARE YOU AWARE OF:

72 a. Any termites or other wood destroying insects on the Property? Yes No

73 b. Any other pests including rodents, bats or other nuisance wildlife? Yes No

74 c. Any damage to the Property by wood destroying insects or **other** pests? Yes No

75 d. Any termite, wood destroying insects or **other** pest control treatments on the
76 Property in the last five (5) years? Yes No

77 If "Yes", list company, **when and where** treated _____

78 e. Any current warranty, bait stations or other treatment coverage by a licensed
79 pest control company on the Property? Yes No

80 If "Yes", the annual cost of service renewal is \$_____ and the time remaining on the
81 the service contract is _____.

82 (Check one) The treatment system stays with the Property or the treatment system is
83 subject to removal by the treatment company if annual service fee is not paid.

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

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

91 ARE YOU AWARE OF:

92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
93 crawl space or slab? Yes No

94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
95 crawl space, basement floor or garage? Yes No

96 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No

97 d. Any water leakage or dampness in the house, crawl space or basement? Yes No

98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No

99 f. Any problems with windows or exterior doors? Yes No

100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No

101 h. Any problems with fireplace including, but not limited to firebox, chimney,
102 chimney cap and/or gas line? N/A Yes No

103 Date of any repairs, inspection(s) or cleaning? _____

104 Date of last use? _____

105 i. Does the Property have a sump pump? Yes No

106 If "Yes", location: _____

107 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

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

 
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113 9. ADDITIONS AND/OR REMODELING.

114 a. Are you aware of any additions, structural changes, or other material alterations to
 115 the Property? Yes No
 116 If "Yes", explain in detail: _____

118 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
 119 compliance with building codes? N/A Yes No
 120 If "No", explain in detail: _____

123 10. PLUMBING RELATED ITEMS.

124 a. What is the drinking water source? Public Private Well Cistern Other: _____
 125 If well water, state type _____ depth _____ diameter _____ age _____

126 b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
 127 If "Yes", when was the water last checked for safety? _____ (attach test results)

128 c. Is there a water softener on the Property? Yes No
 129 If "Yes", is it: Leased Owned?

130 d. Is there a water purifier system? Yes No
 131 If "Yes", is it: Leased Owned?

132 e. What type of sewage system serves the Property? Public Sewer Private Sewer
 133 Septic System, Number of Tanks _____ Cesspool Lagoon Other _____

134 f. Approximate location of septic tank and/or absorption field: _____

136 g. The location of the sewer line clean out trap is: _____

137 h. Is there a sewage pump on the septic system? N/A Yes No

138 i. Is there a grinder pump system? Yes No

139 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
 140 system last serviced? _____ By whom? _____

141 k. Is there a sprinkler system? Yes No
 142 Does sprinkler system cover full yard and landscaped areas? N/A Yes No

143 If "No", explain in detail: _____

144 l. Are you aware of any leaks, backups, or other problems relating to any of the
 145 plumbing, water, and sewage related systems? Yes No

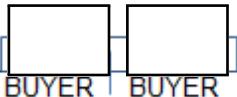
146 m. Type of plumbing material currently used in the Property:
 147 Copper Galvanized PVC PEX Other _____
 148 The location of the main water shut-off is: _____

149 n. Is there a back flow prevention device on the lawn sprinkling system,
 150 sewer or pool? N/A Yes No

152 If your answer to (l) in this section is "Yes", explain in detail or attach available
 153 documentation: _____

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156 **11. HEATING AND AIR CONDITIONING.**

157 a. Does the Property have air conditioning? Yes No

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

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

160 1. unknown

161 2.

162 b. Does the Property have heating systems? Yes No

163 Electric Fuel Oil Natural Gas Heat Pump Propane

164 Fuel Tank Other

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

166 1. unknown

167 2.

168 c. Are there rooms without heat or air conditioning? Yes No

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

170 d. Does the Property have a water heater? Yes No

171 Electric Gas Solar Tankless

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

173 1. unknown

174 2.

175 e. Are you aware of any problems regarding these items? Yes No

176 If "Yes", explain in detail:

180 **12. ELECTRICAL SYSTEM.**

181 a. Type of material used: Copper Aluminum Unknown

182 b. Type of electrical panel(s): Breaker Fuse

183 Location of electrical panel(s): closet in garage

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

185 c. Are you aware of any problem with the electrical system? Yes No

186 If "Yes", explain in detail:

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

191 a. Any underground tanks on the Property? Yes No

192 b. Any landfill on the Property? Yes No

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

194 d. Any contamination with radioactive or other hazardous material? Yes No

195 e. Any testing for any of the above-listed items on the Property? Yes No

196 f. Any professional testing for radon on the Property? Yes No

197 g. Any professional mitigation system for radon on the Property? Yes No

198 h. Any professional testing/mitigation for mold on the Property? Yes No

199 i. Any other environmental issues? Yes No

200 j. Any controlled substances ever manufactured on the Property? Yes No

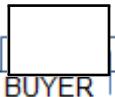
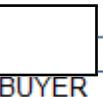
201 k. Any methamphetamine ever manufactured on the Property? Yes No

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

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

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210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

211 a. The Property located outside of city limits? Yes No

212 b. Any current/pending bonds, assessments, or special taxes that
213 apply to Property? Yes No

214 If "Yes", what is the amount? \$ _____

215 c. Any condition or proposed change in your neighborhood or surrounding
216 area or having received any notice of such? Yes No

217 d. Any defect, damage, proposed change or problem with any
218 common elements or common areas? Yes No

219 e. Any condition or claim which may result in any change to assessments or fees? Yes No

220 f. Any streets that are privately owned? Yes No

221 g. The Property being in a historic, conservation or special review district that
222 requires any alterations or improvements to the Property be approved by a
223 board or commission? Yes No

224 h. The Property being subject to tax abatement? Yes No

225 i. The Property being subject to a right of first refusal? Yes No

226 If "Yes", number of days required for notice: _____

227 j. The Property being subject to covenants, conditions, and restrictions of a
228 Homeowner's Association or subdivision restrictions? Yes No

229 k. Any violations of such covenants and restrictions? N/A Yes No

230 l. The Homeowner's Association imposing its own transfer fee and/or
231 initiation fee when the Property is sold? N/A Yes No

232 If "Yes", what is the amount? \$ _____

233 m. The Property being subject to a Homeowners Association fee? Yes No

234 If "Yes", Homeowner's Association dues are paid in full until 12/31/2025 in the amount of
235 \$ 375 payable yearly semi-annually monthly quarterly, sent to:
236 and such includes:
237

238 Homeowner's Association/Management Company contact name, phone number, website, or email address:
239
240

241 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

242 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**
243

244 **15. PREVIOUS INSPECTION REPORTS.**

245 Has Property been inspected in the last twelve (12) months? Yes No
246 If "Yes", a copy of inspection report(s) are available upon request.
247

248 **16. OTHER MATTERS. ARE YOU AWARE OF:**

249 a. Any of the following?
250 Party walls Common areas Easement Driveways Yes No
251 b. Any fire damage to the Property? Yes No
252 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
253 d. Any violations of laws or regulations affecting the Property? Yes No
254 e. Any other conditions that may materially affect the value
255 or desirability of the Property? Yes No
256 f. Any other condition, including but not limited to financial, that may prevent
257 you from completing the sale of the Property? Yes No
258 g. Any animals or pets residing in the Property during your ownership? Yes No
259 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
260 i. Missing keys for any exterior doors, including garage doors to the Property?
261 List locks without keys _____ Yes No
262 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
263 k. Any unrecorded interests affecting the Property? Yes No

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269 I. Anything that would interfere with giving clear title to the BUYER? Yes No
 270 m. Any existing or threatened legal action pertaining to the Property? Yes No
 271 n. Any litigation or settlement pertaining to the Property? Yes No
 272 o. Any added insulation since you have owned the Property? Yes No
 273 p. Having replaced any appliances that remain with the Property in the Yes No
 274 past five (5) years? Yes No
 275 q. Any transferable warranties on the Property or any of its Yes No
 276 components? Yes No
 277 r. Having made any insurance or other claims pertaining to the Property Yes No
 278 in the past five (5) years? If "Yes", were repairs from claim(s) completed? N/A Yes No
 279 280 s. Any use of synthetic stucco on the Property? Yes No
 281

282 **If any of the answers in this section are "Yes", explain in detail:**
 283
 284
 285
 286

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

288 Electric Company Name: Evergy Phone # _____
 289 Gas Company Name: Kansas Gas Phone # _____
 290 Water Company Name: City of Leavenworth Phone # _____
 291 Trash Company Name: City of Leavenworth Phone # _____
 292 Other: _____ Phone # _____
 293 Other: _____ Phone # _____
 294

295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

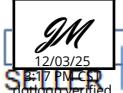
296 Any technology or systems staying with the Property? N/A Yes No
 297 If "Yes" list:
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 299
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301 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.
 302

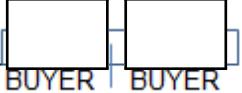
303 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

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

315 Attached shelves, racks, towel bars Fireplace grates, screens, glass doors
 316 Attached lighting Mounted entertainment brackets
 317 Attached floor coverings Plumbing equipment and fixtures
 318 Bathroom vanity mirrors, Storm windows, doors, screens
 319 attached or hung Window blinds, curtains, coverings
 320 Fences (including pet systems) and window mounting components
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324	Fill in all blanks using one of the abbreviations listed below.	
325	"OS" = Operating and Staying with the Property (any item that is performing its intended function).	
326	"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.	
327	"NA" = Not applicable (any item not present).	
328	"NS" = Not staying with the Property (item should be identified as "NS" below.)	
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332	NA	Air Conditioning Window Units, # _____
333	OS	Air Conditioning Central System
334	NA	Attic Fan
335	OS	Ceiling Fan(s), # _____
336	NA	Central Vac and Attachments
337	NA	Closet Systems, Location _____
338	NA	Camera-Surveillance Equipment
339	OS	Doorbell
340	NA	Electric Air Cleaner or Purifier
341	NA	Electric Car Charging Equipment
342	NA	Exhaust Fan(s) – Baths
343	NA	Fences – Invisible & Controls
344	NA	Fireplace(s), # _____
345		Location #1 _____ Location #2 _____
346		Chimney _____ Chimney _____
347	____	Gas Logs _____ Gas Logs _____
348	____	Gas Starter _____ Gas Starter _____
349	____	Heat Re-circulator _____ Heat Re-circulator _____
350	____	Insert _____ Insert _____
351	____	Wood Burning _____ Wood Burning _____
352	____	Other _____ Other _____
353	NA	Fountain(s)
354	OS	Furnace/Heat Pump/Other Heating System
355	NA	Garage Door Keyless Entry
356	OS	Garage Door Opener(s), # 2
357	NA	Garage Door Transmitter(s), # _____
358	NA	Generator
359	NA	Humidifier
360	NA	Intercom
361	NA	Jetted Tub
362	KITCHEN APPLIANCES	
363	Cooking Unit	
364	<input checked="" type="checkbox"/>	Stove/Range
365	<input type="checkbox"/>	Elec. _____ Gas _____ Convection
366	NA	Built-in Oven
367		Elec. _____ Gas _____ Convection
368	NA	Cooktop _____ Elec. _____ Gas _____
369	OS	Microwave Oven
370	OS	Dishwasher
371	OS	Disposal
372	NA	Freezer
373		Location _____
374	OS	Refrigerator (#1)
375		Location _____ KITCHEN
376	NA	Refrigerator (#2)
377		Location _____
378	NA	Trash Compactor
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379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
 380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
 381 invoices, notices or other documents describing or referring to the matters revealed herein:
 382
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 384
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386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
 387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
 388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
 389 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
 390 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
 391 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
 392 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #** **of**
 393 **pages).**

394
 395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
 396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
 397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

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