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KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

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

SELLER (*Indicate Marital Status*): Kaman Simmons and Jamie Simmons (amc)

PROPERTY: 1106 South 50th Drive, Kansas City, KS 66106

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. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

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

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

3. OCCUPANCY.
Approximate age of Property? 72 years How long have you owned? 2 years
Does SELLER currently occupy the Property? ..... Yes ☑ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

4. TYPE OF CONSTRUCTION. ☑ Conventional/Wood Frame ☐ Modular ☐ Manufactured ☐ Mobile ☐ Other _____

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

a. Any fill or expansive soil on the Property? ..... Yes ☐ No ☑
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? ..... Yes ☐ No ☑
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes ☐ No ☑

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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", explain in detail or attach other documentation:

Only front facing fence belongs to property

6. ROOF.

a. Approximate Age: 3 years ☐ Unknown Type: Composition
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 _____ / _____
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 or attach all warranty information and other documentation:

7. INFESTATION. ARE YOU AWARE OF:

a. Any termites or other wood destroying insects on the Property? ..... Yes ☐ No ☑
b. Any other pests including rodents, bats or other nuisance wildlife? ..... Yes ☐ No ☑
c. Any damage to the Property by wood destroying insects or **other** pests? ..... Yes ☐ No ☐
d. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? ..... Yes ☐ No ☑
If "Yes", list company, **when** *and* **where** treated _____
e. 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 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 or attach all warranty information and other documentation:

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR 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 piering or bracing? ..... Yes ☐ No ☑
d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes ☐ No ☑
e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes ☐ No ☑
f. Any problems with windows or exterior doors? ..... Yes ☐ No ☑

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

h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A ☑ Yes ☐ No ☐
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____

i. Does the Property have a sump pump? ..... Yes ☐ No ☑
If "Yes", location: _____

j. 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: _____

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 ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____

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

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, Number of Tanks _____ ☐ Cesspool ☐ Lagoon ☐ Other _____

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

g. The location of the sewer line clean out trap is: front yard by walk way

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

i. Is there a grinder pump system? ..... Yes ☐ No ☑

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

k. Is there a lawn sprinkler system? ..... Yes ☐ No ☑
Does lawn sprinkler system cover full yard and landscaped areas? ..... N/A ☑ Yes ☐ No ☐
If "No", explain in detail: _____
Month and year of last use: _____ Month and year of last service: _____

l. Is there a swimming pool on the property? ..... Yes ☐ No ☑
If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.

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

n. Type of plumbing material currently used in the Property (*check all that apply*):
☐ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Polybutylene ☑ Unknown ☐ Other _____
The location of the main water shut-off is: _____

o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A ☑ Yes ☐ No ☐

If your answer to (m) 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.	3 years	☐	☑	side of house	
2.		☐	☐		

Are you currently using the air conditioning system(s) ..... Yes ☑ No ☐

If "No", date of last use: _____

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.	3	☐	☐		
2.		☐	☐		

Are you currently using the heating system(s) ..... Yes ☑ No ☐

c. If "No", date of last use: _____

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.	3	☐	☑			
2.		☐	☐			

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

If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

a. Type of material used: ☐ Copper ☐ Aluminum ☑ Unknown

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

Location of electrical panel(s): _____

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

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 for radon on the Property? ..... Yes ☐ No ☑

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

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

i. Any other environmental issues? ..... Yes ☐ No ☑

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

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

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

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

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14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

a. The Property located outside of city limits? ..... Yes ☐ No ☑
Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes ☐ No ☑
If "Yes", what is the amount? $_____

b. Any tax credits or a tax freeze? ..... Yes ☐ No ☑

c. The Property being subject to tax abatement? ..... Yes ☐ No ☑

d. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes ☐ No ☑

e. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes ☐ No ☑

f. Any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☑

g. Any streets that are privately owned? ..... Yes ☐ No ☑

h. 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 ☑

i. The Property being subject to a right of first refusal? ..... Yes ☐ No ☑
If "Yes", number of days required for notice:_____

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

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

l. 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? $_____

m. The Property being subject to a Homeowners Association fee? ..... Yes ☐ No ☑
If "Yes", Homeowner's Association dues are paid in full until _____ 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. The Property being subject to a secondary Master Community Homeowners Association fee? ... Yes ☐ No ☑

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

15. PREVIOUS INSPECTION REPORTS.

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

16. 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 animals or pets residing in the Property during your ownership? ..... Yes ☑ No ☐

h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes ☐ No ☑

i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes ☐ No ☑
List locks without keys _____

j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes ☐ No ☑

k. Any unrecorded interests affecting the Property? ..... Yes ☐ No ☑

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

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

Used stove, refrigerator, washer and dryer, not guaranteed

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

Electric Company Name:	BPU	Phone #	913.573.919
Gas Company Name:	n/a	Phone #	
Water Company Name:	BPU	Phone #	913.573.919
Trash Company Name:		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: Simpli Safe

Not in use, Never used

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 1b and 1c 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 1b and/or 1c, 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 shelves, racks, towel bars
Attached lighting
Attached floor coverings
Bathroom vanity mirrors, attached or hung
Fences (including pet systems)
Fireplace grates, screens, glass doors
Mounted entertainment brackets
Plumbing equipment and fixtures
Storm windows, doors, screens
Window blinds, curtains, coverings and window mounting components

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

"OS" = Operating and Staying with the Property (any item that is performing its intended function).
"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.
"NA" = Not applicable (any item not present).
"NS" = Not staying with the Property (item should be identified as "NS" below.)

____Air Conditioning Window Units, #____
OS Air Conditioning Central System
____Attic Fan
____Boat Dock, ID#_____
OS Ceiling Fan(s), # 2
____Central Vac and Attachments
____Closet Systems, Location_____
____Camera-Surveillance Equipment
____Doorbell / ____Video Doorbell
____Electric Air Cleaner or Purifier
____Electric Car Charging Equipment
OS Exhaust Fan(s) – Baths
____Fences – Invisible & Controls
Fireplace(s), #_____

Location #1_____	Location #2_____
____ Chimney	____ Chimney
____ Gas Logs	____ Gas Logs
____ Gas Starter	____ Gas Starter
____ Heat Re-circulator	____ Heat Re-circulator
____ Insert	____ Insert
____ Wood Burning	____ Wood Burning
____ Other_____	____ Other_____

____Fountain(s)
OS Furnace/Heat Pump/Other Heating System
EX Garage Door Keyless Entry
____Garage Door Opener Unit(s), #____
OS Garage Door Remote(s), # 2
____Generator
____Humidifier
____Intercom
____Jetted Tub
KITCHEN APPLIANCES
Cooking Unit
OS Stove/Range
x Elec. ____Gas ____Convection
____Built-in Oven
____Elec. ____Gas ____Convection
____Cooktop ____Elec. ____Gas
____ Range Exhaust Hood
OS Microwave Oven
OS Dishwasher
OS Disposal
____Freezer
Location _____
EX Refrigerator (#1)
Location kitchen
____Refrigerator (#2)
Location _____
____Trash Compactor

EX Laundry - Washer
EX Laundry - Dryer
____Elec. ____Gas

MOUNTED Entertainment Equipment
____ TV, Location_____
____ TV, Location_____
____ TV, Location_____
____ TV, Location_____
____ Speakers, Location_____
____ Speakers, Location_____
____ Other/Location_____
____ Other/Location_____
____ Other/Location_____
____ Other/Location_____
____Outside Cooking Unit
____Propane Tank
____Owned __Leased
EX Security System
____Owned __Leased
OS Smoke/Fire Detector(s), # 3
____Shed(s), #_____
____Spa/Hot Tub (SPA Rider Attached)
____Spa/Sauna
____Spa Equipment
____Sprinkler System (Lawn) Auto Timer
____Sprinkler System (Lawn) Back Flow Valve
____Sprinkler System (Lawn) Components & Controls
____Statuary/Yard Art
____Swing set/Playset
____Sump Pump(s), #_____
____Swimming Pool (Swimming Pool Rider Attached)
____Swimming Pool Heater
____Swimming Pool Equipment
____TV Antenna/Receiver/Satellite Dish
____Owned ____Leased
OS Water Heater(s)
____Water Softener
____Water Purification System
____Owned ____Leased
____Wood Burning Stove
OS Yard Light
2 Elec. ____Gas
EX Other Compost Bin
EX Other Additional garage shelving
____Other _____
____Other _____
____Other _____
____Other _____

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

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 licensees. **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.

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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 licensees 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(s) (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(s) 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(s) 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 the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.