



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

1 **SELLER (Indicate Marital Status):** _____ Tracy Gervais and Eric Gervais (AMC)
2
3

4
5 **PROPERTY:** _____ 5511 Chouteau Street, Shawnee, KS 66226
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.
15

16 **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.
20

21 In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or
22 lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation
23 herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their
24 representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the
25 Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said
26 system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s)
27 on the Property cannot be tested without risk of damage to the system(s) during cold weather.
28

29 **3. OCCUPANCY.**

30 Approximate age of Property? _____ 21 years _____ How long have you owned? _____ 21 years
31 Does SELLER currently occupy the Property? Yes No
32 If "No", how long has it been since SELLER occupied the Property? _____ years/months
33

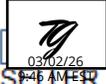
34 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.
35

36 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
37 Mobile Other _____
38

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

- 41 a. Any fill or expansive soil on the Property? Yes No
- 42 b. Any sliding, settling, earth movement, upheaval or earth stability problems
43 on the Property? Yes No
- 44 c. The Property or any portion thereof being located in a flood zone, wetlands
45 area or **proposed** to be located in such as designated by FEMA which
46 requires flood insurance? Yes No
- 47 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 48 e. Any flood insurance premiums that you pay? Yes No
- 49 f. Any need for flood insurance on the Property? Yes No
- 50 g. Any boundaries of the Property being marked in any way? Yes No
- 51 h. The Property having had a stake survey? Yes No
- 52 i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes No

53

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				BUYER	BUYER

- 54 j. Any fencing on the Property? Yes No
- 55 If "Yes", does fencing belong to the Property? N/A Yes No
- 56 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 57 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 58 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:

Fence belongs to home, marks boundary and was installed after a stake survey

6. ROOF.

- 66 a. Approximate Age: 1 years Unknown Type: Certainteed Climateflex
- 67 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
- 68 If "Yes", what was the date of the occurrence? _____
- 69 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 70 Date of and company performing such repairs: _____ / _____
- 71 d. Has there been any roof replacement? Yes No
- 72 If "Yes", was it: Complete or Partial
- 73 e. What is the number of layers currently in place? 0 layers or Unknown.

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

Old shingles were removed and only new shingles are on the roof.

7. INFESTATION. ARE YOU AWARE OF:

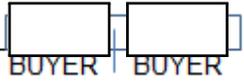
- 82 a. Any termites or other wood destroying insects on the Property? Yes No
- 83 b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
- 84 c. Any damage to the Property by wood destroying insects or **other** pests? Yes No
- 85 d. Any termite, wood destroying insects or **other** pest control treatments on the
- 86 Property in the last five (5) years? Yes No
- 87 If "Yes", list company, **when and where** treated _____
- 88 e. Any current warranty, bait stations or other treatment coverage by a licensed
- 89 pest control company on the Property? Yes No
- 90 If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the
- 91 the service contract is _____.
- 92 **(Check one)** The treatment system stays with the Property or the treatment system is
- 93 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:

- 103 a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes No
- 104 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes No
- 105 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 106 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- 107 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 108 f. Any problems with windows or exterior doors? Yes No

 Initials

Initials  BUYER | BUYER

- 112 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- 113 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 114 chimney cap and/or gas line? N/A Yes No
- 115 Date of any repairs, inspection(s) or cleaning? _____
- 116 Date of last use? _____
- 117 i. Does the Property have a sump pump? Yes No
- 118 If "Yes", location: _____ Electric sump and water pressure powered backup in unfinished space in basement
- 119 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:

Small cracks in concrete in garage and near front steps.

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: _____
- 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: _____ Unfinished basement space to left when entering basement
- 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:

		Initials _____	Initials _____	Initials _____
<small>SELLER</small>	<small>SELLER</small>			<small>BUYER</small> <small>BUYER</small>

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 yrs [] [x] North Side 07/18/2023 Hennessey Electric

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. 21 [] [x] Basement 7/18/2023 Hennessey Electric

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. 1 year [] [x] basement 1/31/2025 KC Water Heater

2. [] [] [] [] [] []

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

If "Yes", explain in detail: _____

[Empty text box for explanation]

12. ELECTRICAL SYSTEM.

a. Type of material used: Copper Aluminum Unknown

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

Location of electrical panel(s): _____ finished basement

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: _____

[Empty text box for explanation]

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:

[Empty text box for explanation]

SELLER SELLER

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BUYER BUYER

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

- 230 a. The Property located outside of city limits? Yes No
- 231 Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
- 232 If "Yes", what is the amount? \$ _____
- 233 b. Any tax credits or a tax freeze? Yes No
- 234 c. The Property being subject to tax abatement? Yes No
- 235 d. Any condition or proposed change in your neighborhood or surrounding
- 236 area or having received any notice of such? Yes No
- 237 e. Any defect, damage, proposed change or problem with any
- 238 common elements or common areas? Yes No
- 239 f. Any condition or claim which may result in any change to assessments or fees? Yes No
- 240 g. Any streets that are privately owned? Yes No
- 241 h. The Property being in a historic, conservation or special review district that
- 242 requires any alterations or improvements to the Property be approved by a
- 243 board or commission? Yes No
- 244 i. The Property being subject to a right of first refusal? Yes No
- 245 If "Yes", number of days required for notice: _____
- 246 j. The Property being subject to covenants, conditions, and restrictions of a
- 247 Homeowner's Association or subdivision restrictions? Yes No
- 248 k. Any violations of such covenants and restrictions? N/A Yes No
- 249 l. The Homeowner's Association imposing its own transfer fee and/or
- 250 initiation fee when the Property is sold? N/A Yes No
- 251 If "Yes", what is the amount? \$ _____
- 252 m. The Property being subject to a Homeowners Association fee? Yes No
- 253 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
- 254 \$ _____ payable yearly semi-annually monthly quarterly, sent to:
- 255 _____ and such includes:
- 256 _____
- 257 Homeowner's Association/Management Company contact name, phone number, website, or email address:
- 258 _____
- 259 _____
- 260 _____
- 261 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

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

264 HOA
265
266
267

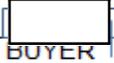
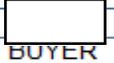
268 **15. PREVIOUS INSPECTION REPORTS.**

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

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

- 273 a. Any of the following?
- 274 Party walls Common areas Easement Driveways Yes No
- 275 b. Any fire damage to the Property? Yes No
- 276 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 277 d. Any violations of laws or regulations affecting the Property? Yes No
- 278 e. Any other conditions that may materially affect the value
- 279 or desirability of the Property? Yes No
- 280 f. Any other condition, including but not limited to financial, that may prevent
- 281 you from completing the sale of the Property? Yes No
- 282 g. Any animals or pets residing in the Property during your ownership? Yes No
- 283 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 284 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 285 List locks without keys _____
- 286 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 287 k. Any unrecorded interests affecting the Property? Yes No



Initials


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

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

302

New roof, gutters, garage doors, front door and screen door from insurance hail damage claim in 2025.

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

Electric Company Name:	Every	Phone # _____
Gas Company Name:	KS Gas	Phone # _____
Water Company Name:	Water One	Phone # _____
Trash Company Name:		Phone # _____
Other:		Phone # _____
Other:		Phone # _____

314 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

315 Any technology or systems staying with the Property? N/A Yes No

316 If "Yes" list:

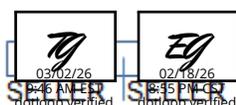
317

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

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

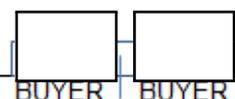
323 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and
324 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for
325 what is included in the sale of the Property. Items listed in the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

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



Initials

Initials



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

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

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

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

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

347
348

349 NA Air Conditioning Window Units, # _____

350 OS Air Conditioning Central System _____

351 NA Attic Fan _____

352 NA Boat Dock, ID# _____

353 OS Ceiling Fan(s), # 4 _____

354 NA Central Vac and Attachments _____

355 OS Closet Systems, Location _____ bedrooms

356 NS Camera-Surveillance Equipment _____

357 EX Doorbell / NA Video Doorbell _____

358 NA Electric Air Cleaner or Purifier _____

359 NA Electric Car Charging Equipment _____

360 OS Exhaust Fan(s) – Baths _____

361 OS Fences – Invisible & Controls _____

362 OS Fireplace(s), # 1 _____

363 Location #1 MAIN Location #2 NA _____

364 OS Chimney _____ Chimney _____

365 OS Gas Logs _____ Gas Logs _____

366 OS Gas Starter _____ Gas Starter _____

367 NA Heat Re-circulator _____ Heat Re-circulator _____

368 OS Insert _____ Insert _____

369 NA Wood Burning _____ Wood Burning _____

370 NA Other _____ Other _____

NS Laundry - Washer _____

NS Laundry - Dryer _____

 x Elec. Gas _____

MOUNTED Entertainment Equipment

NS TV, Location _____ Basement

NS TV, Location _____ Main Level

NS TV, Location _____ Master Bath

 TV, Location _____

OS Speakers, Location _____ Main Ceiling

OS Speakers, Location _____ Basement

 Other/Location _____

 Other/Location _____

 Other/Location _____

 Other/Location _____

371 NA Fountain(s) _____

372 OS Furnace/Heat Pump/Other Heating System _____

373 OS Garage Door Keyless Entry _____

374 OS Garage Door Opener Unit(s), # 1 _____

375 OS Garage Door Remote(s), # 1 _____

376 NA Generator _____

377 OS Humidifier _____

378 NA Intercom _____

379 NA Jetted Tub _____

NA Outside Cooking Unit _____

NA Propane Tank _____

 Owned Leased

NA Security System _____

 Owned Leased

OS Smoke/Fire Detector(s), # 8 _____

NA Shed(s), # _____

KITCHEN APPLIANCES

381 **Cooking Unit**

382 OS Stove/Range _____

383 x Elec. Gas Convection _____

384 OS Built-in Oven _____

385 x Elec. Gas Convection _____

386 OS Cooktop x Elec. Gas _____

387 NA Range Exhaust Hood _____

388 OS Microwave Oven _____

389 OS Dishwasher _____

390 OS Disposal _____

391 NA Freezer _____

392 Location _____

393 NS Refrigerator (#1) _____

394 Location _____ basement

395 NS Refrigerator (#2) _____

396 Location _____ kitchen

397 NA Trash Compactor _____

NA Spa/Hot Tub (SPA Rider Attached) _____

NA Spa/Sauna _____

NA Spa Equipment _____

OS Sprinkler System (Lawn) Auto Timer _____

OS Sprinkler System (Lawn) Back Flow Valve _____

OS Sprinkler System (Lawn) Components & Controls _____

NA Statuary/Yard Art _____

NA Swing set/Playset _____

OS Sump Pump(s), # 1 _____

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 _____

NA Water Purification System _____

 Owned Leased

NA Wood Burning Stove _____

OS Yard Light _____

 Elec. Gas _____

 Other _____

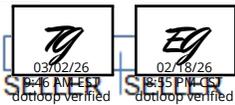
 Other _____

 Other _____

 Other _____

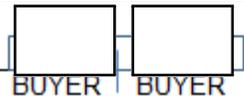
 Other _____

 Other _____



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

401 Sitting room shelves (2020), basement flooring (2020), master bath remodel (2021), new windows (Anderson) (2022), all
402 window treatments (2022), front landscaping (2023), fence (2023), air conditioner (2023), full non-master baths lights,
403 countertops and mirrors (2024), garage door opener (2024), water heater (2025), garage doors, roof, gutters, front door and
404 storm door (2025)

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

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

420 *Tracy Gervais*
421 dotloop verified
03/02/26 9:46 AM EST
EFLF-1UF9-CNVI-88OP
422 **SELLER** **DATE**

420 *Eric Gervais*
421 dotloop verified
02/18/26 8:55 PM CST
RYIY-DALX-LOQY-TCT8
422 **SELLER** **DATE**

424 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 425
- 426 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
 - 427 and SELLER need only make an honest effort at fully revealing the information requested.
 - 428 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
 - 429 concerning the condition or value of the Property.
 - 430 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
 - 431 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
 - 432 I have been specifically advised to have Property examined by professional inspectors.
 - 433 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
 - 434 5. I specifically represent there are no important representations concerning the condition or value of Property made
 - 435 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
- 436

437

438
439 **BUYER** **DATE**

437

438
439 **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.