



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

1 **SELLER** (Indicate Marital Status): _____ Joyell Modrcin (asp)
 2 _____
 3 _____
 4 _____

5 **PROPERTY:** _____ 26640 West 109th Street, Olathe, KS 66061
 6 _____
 7 _____

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

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

24 **3. OCCUPANCY.**
 25 Approximate age of Property? 27yrs How long have you owned? 6 years
 26 Does SELLER currently occupy the Property? Yes No
 27 If "No", how long has it been since SELLER occupied the Property? years/months
 28 _____
 29 _____

30 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.
 31 _____
 32 _____

33 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
 34 Mobile Other _____
 35 _____
 36 _____

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

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

60 **If any of the answers in this section are "Yes", explain in detail or attach other
 61 documentation:**
 62 _____
 63 _____
 64 _____
 65 _____

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56 6. ROOF.

57 a. Approximate Age: 27 years Unknown Type: cement tile 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? Valleys were repaired in 2020 due to small leaks

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? 1 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?

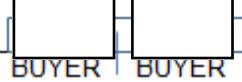
105 i. Does the Property have a sump pump? Yes No
106 If "Yes", location: Basement

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: _____

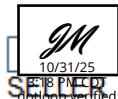
144 l. Are you aware of any leaks, backups, or other problems relating to any of the
 145 plumbing, water, and sewage related systems? Yes No

146 m. Type of plumbing material currently used in the Property:
 147 Copper Galvanized PVC PEX Other _____

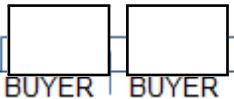
148 The location of the main water shut-off is: _____ Basement

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)

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

1.	7yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement
----	------	--------------------------	-------------------------------------	----------

2.	7yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement
----	------	--------------------------	-------------------------------------	----------

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

163 Electric Fuel Oil Natural Gas Heat Pump Propane
164 Fuel Tank Other

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

1.	7yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement
----	------	--------------------------	-------------------------------------	----------

2.	7yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement
----	------	--------------------------	-------------------------------------	----------

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

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

1.	5yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement	
----	------	--------------------------	-------------------------------------	----------	--

2.		<input type="checkbox"/>	<input type="checkbox"/>		
----	--	--------------------------	--------------------------	--	--

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

176 If "Yes", explain in detail:
177 _____
178 _____
179 _____

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): _____ Basement

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:
187 _____
188 _____
189 _____

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

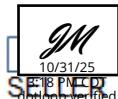
199 i. Any other environmental issues? Yes No

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

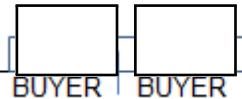
201 k. Any methamphetamine ever manufactured on the Property? Yes No

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.)

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

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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 _____ in the amount of
235 \$ _____ 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 **16. OTHER MATTERS. ARE YOU AWARE OF:**

248 a. Any of the following?
249 Party walls Common areas Easement Driveways Yes No

250 b. Any fire damage to the Property? Yes No

251 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No

252 d. Any violations of laws or regulations affecting the Property? Yes No

253 e. Any other conditions that may materially affect the value
254 or desirability of the Property? Yes No

255 f. Any other condition, including but not limited to financial, that may prevent
256 you from completing the sale of the Property? Yes No

257 g. Any animals or pets residing in the Property during your ownership? Yes No

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

259 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
260 List locks without keys GARAGE DOOR TRANSMITTERS WERE DEAD AND LOST

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

262 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? Yes No
 279 If "Yes", were repairs from claim(s) completed? N/A Yes No
 280 s. Any use of synthetic stucco on the Property? Yes No

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

283 MICROWAVE AND BUILT-IN OVEN WERE REPLACED 2 YEARS AGO

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

288 Electric Company Name: WESTAR Phone # _____
 289 Gas Company Name: ATMOS Phone # _____
 290 Water Company Name: WATERONE Phone # _____
 291 Trash Company Name: CITY OF OLATHE Phone # _____
 292 Other: _____ Phone # _____
 293 Other: _____ Phone # _____

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

296 Any technology or systems staying with the Property? N/A Yes No
 297 If "Yes" list:

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

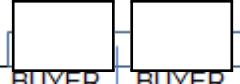
301 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

302 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:

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

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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	OS	Exhaust Fan(s) – Baths	_____		
343	NA	Fences – Invisible & Controls	_____		
344	Fireplace(s), #	3	_____		
345		Location #1	LIVING ROOM	Location #2	MASTER BEDR
346	OS	Chimney	_____	OS	Chimney
347	OS	Gas Logs	_____	OS	Gas Logs
348	NA	Gas Starter	_____	NA	Gas Starter
349	NA	Heat Re-circulator	_____	NA	Heat Re-circulator
350	NA	Insert	_____	NA	Insert
351	NA	Wood Burning	_____	NA	Wood Burning
352		Other	_____	NA	Other
353	NA	Fountain(s)	_____		
354	OS	Furnace/Heat Pump/Other Heating System	_____		
355	OS	Garage Door Keyless Entry	_____		
356	OS	Garage Door Opener(s), #	2		
357	NA	Garage Door Transmitter(s), #	_____		
358	NA	Generator	_____		
359		Humidifier	_____		
360	NA	Intercom	_____		
361	NA	Jetted Tub	_____		
362		KITCHEN APPLIANCES	_____		
363		Cooking Unit	_____		
364	NA	Stove/Range	_____		
365		x Elec.	Gas	Convection	_____
366	OS	Built-in Oven	_____		
367		x Elec.	Gas	Convection	_____
368	OS	Cooktop	x 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	OS	Refrigerator (#2)	_____		
377		Location	BASEMENT BAR	_____	
378	NA	Trash Compactor	_____		

<u>EX</u>	Laundry - Washer
<u>EX</u>	Laundry - Dryer
<input checked="" type="checkbox"/> X	Elec. <input type="checkbox"/> Gas
OUNTED Entertainment Equipment	
<u>NA</u>	TV, Location _____
<u>NA</u>	Speakers, Location _____
<u>NA</u>	Speakers, Location _____
<u>NA</u>	Other/Location _____
<u>NA</u>	Other/Location _____
<u>NA</u>	Other/Location _____
<u>NA</u>	Other/ Location _____
<u>NA</u>	Outside Cooking Unit
<u>NA</u>	Propane Tank
	Owned <input type="checkbox"/> Leased <input checked="" type="checkbox"/>
<u>NA</u>	Security System
	Owned <input type="checkbox"/> Leased <input checked="" type="checkbox"/>
<u>OS</u>	Smoke/Fire Detector(s), # _____
<u>NA</u>	Shed(s), # _____
<u>NA</u>	Spa/Hot Tub
<u>NA</u>	Spa/Sauna
<u>NA</u>	Spa Equipment
<u>OS</u>	Sprinkler System Auto Timer
<u>OS</u>	Sprinkler System Back Flow Valve
<u>OS</u>	Sprinkler System (Components & Controls)
<u>NA</u>	Statuary/Yard Art
<u>NA</u>	Swing set/Playset
<u>OS</u>	Sump Pump(s), # <u>1</u>
<u>NA</u>	Swimming Pool (Swimming Pool Rider Attached)
<u>NA</u>	Swimming Pool Heater
<u>NA</u>	Swimming Pool Equipment
<u>NA</u>	TV Antenna/Receiver/Satellite Dish
	Owned <input type="checkbox"/> Leased <input checked="" type="checkbox"/>
<u>OS</u>	Water Heater(s)
<u>NA</u>	Water Softener and/or Purifier
	Owned <input type="checkbox"/> Leased <input checked="" type="checkbox"/>
<u>NA</u>	Wood Burning Stove
<u>NA</u>	Yard Light
<u>NA</u>	Elec. <input type="checkbox"/> Gas <input checked="" type="checkbox"/>
<u>NA</u>	Boat Dock, ID# _____
<u>NA</u>	Other _____
<u>NA</u>	Other _____
<u>NA</u>	Other _____
<u>NA</u>	Other _____
<u>NA</u>	Other _____

A logo consisting of the stylized letters 'JM' in a script font, enclosed in a black rectangular border. To the left of the logo is a blue vertical bar. To the right is a second black rectangular box containing the date '10/31/25'. Below the logo and date is a blue horizontal bar with the letters 'S' and 'L' partially visible.

Initials

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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:
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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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