



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



1 **SELLER** (Indicate Marital Status): Kim E. and Victoria J. Morris (AMC)

2 _____

3 _____

4 **PROPERTY:** 210 AC - SE 30th Rd, Lamar, MO 64759

5 _____

6 **1. NOTICE TO SELLER.**

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

14 **2. NOTICE TO BUYER.**

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

18 **3. OCCUPANCY.**

19 Approximate age of Property? 50 How long have you owned? 36

20 Does SELLER currently occupy the Property? Yes No

21 If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

23 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
24 Mobile Other _____

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

27 a. Any fill or expansive soil on the Property? Yes No

28 b. Any sliding, settling, earth movement, upheaval or earth stability problems
29 on the Property? Yes No

30 c. The Property or any portion thereof being located in a flood zone, wetlands
31 area or **proposed** to be located in such as designated by FEMA which
32 requires flood insurance? Yes No

33 d. Any drainage or flood problems on the Property or adjacent properties? Yes No

34 e. Any flood insurance premiums that you pay? Yes No

35 f. Any need for flood insurance on the Property? Yes No

36 g. Any boundaries of the Property being marked in any way? Yes No

37 h. The Property having had a stake survey? Yes No

38 i. Any encroachments, boundary line disputes, or non-utility easements
39 affecting the Property? Yes No

40 j. Any fencing on the Property? Yes No
41 If "Yes", does fencing belong to the Property?..... N/A Yes No

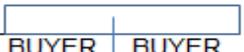
42 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No

43 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No

44 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

45 **If any of the answers in this section are "Yes", explain in detail or attach other
46 documentation:** PRIOPERTY IS FENCED ON BOUNDARIES.

47 _____

48  Initials _____ Initials 

- 56 **6. ROOF.**
 57 a. Approximate Age: 1 years Unknown Type: ASPHALT SHINGLE
 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 2023 / GABRIEL ROOFING
 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:** Hail and wind damage in 2023, replaced entire roof
 68 _____
 69 _____
 70 _____

71 **7. INFESTATION. ARE YOU AWARE OF:**

- 72 a. Any termites, wood destroying insects, or **other** pests on the Property? Yes No
 73 b. Any damage to the Property by termites, wood destroying insects or **other**
 74 pests? Yes No
 75 c. 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 d. 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
 81 remaining on 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:** _____
 87 _____
 88 _____

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? Chimney inspected, cleaned and relined 2024
 104 Date of last use? January 2022
 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:** We have not used the fireplace in a few years, we switched to new propane furnace
 111 . We had it inspected several years ago, and one of the tile liners is cracked. Chimney Sweep
 112 recommended eventually installing stainless liner.

 
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9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
If "Yes", explain in detail: South part of house was added in 1995
- 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 1 Cesspool Lagoon Other _____
- f. Approximate location of septic tank and/or absorption field: _____
- g. The location of the sewer line clean out trap is: Furnace closet
- 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? Not sure By whom? _____
- k. Is there a sprinkler system? Yes No
Does sprinkler system cover full yard and landscaped areas? N/A Yes No
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No
- m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other _____
The location of the main water shut-off is: In downstairs restroom/utility room
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

If your answer to (l) 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. _____ *5 years, Ritchey Refrigeration 2024*
 2. _____
- b. Does the Property have heating systems? Yes No
 Electric Fuel Oil Natural Gas Heat Pump Propane
 Fuel Tank Other _____
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. _____ *5 years, Ritchey Refrigeration 2024*
 2. _____
- c. Are there rooms without heat or air conditioning? Yes No
 If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes No
 Electric Gas Solar Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. _____ *3 years*
 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.)

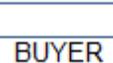
If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____



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

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

245 _____

246 _____

247 _____

248 _____

249 **15. PREVIOUS INSPECTION REPORTS.**

- 250 Has Property been inspected in the last twelve (12) months? Yes No
- 251 If "Yes", a copy of inspection report(s) are available upon request.
- 252

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

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

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- 269 l. 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
- 274 past five (5) years? Yes No
- 275 q. Any transferable warranties on the Property or any of its
- 276 components? Yes No
- 277 r. Having made any insurance or other claims pertaining to the Property
- 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

281
 282 **If any of the answers in this section are "Yes", explain in detail:** APPLIANCES- DISHWASHER 2 YRS.
 283 REFRIDGERATOR 5 YEARS, STOVE 6 YEARS. MICROWAVE 2 YEARS
 284 INSURANCE CLAIM-HAIL AND WIND DAMAGE TO ROOF A COUPLE YEARS AGO,
 285 _____
 286 _____

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

288 Electric Company Name: BARTON COUNTY ELECTRIC Phone # _____
 289 Gas Company Name: AFFORDABLE PROPANE Phone # _____
 290 Water Company Name: BARTON COUNTY RURAL WATER Phone # _____
 291 Trash Company Name: _____ 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: _____
 298 _____
 299 _____
 300 _____

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 pre-
 309 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:

- | | |
|---|--|
| 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, | Storm windows, doors, screens |
| 320 attached or hung | Window blinds, curtains, coverings |
| 321 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**
 327 **Condition.**
 328 **“NA” = Not applicable (any item not present).**
 329 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**
 330
 331
 332 ___ Air Conditioning Window Units, # ___
 333 OS Air Conditioning Central System
 334 ___ Attic Fan
 335 OS Ceiling Fan(s), # 7
 336 ___ Central Vac and Attachments
 337 ___ Closet Systems, Location _____
 338 ___ Camera-Surveillance Equipment
 339 OS Doorbell
 340 ___ Electric Air Cleaner or Purifier
 341 ___ Electric Car Charging Equipment
 342 ___ Exhaust Fan(s) – Baths
 343 OS Fences – Invisible & Controls
 344 Fireplace(s), # 2
 345 Location #1 upstairs Location #2 down stairs
 346 ___ Chimney ___ Chimney
 347 ___ Gas Logs ___ Gas Logs
 348 ___ Gas Starter ___ Gas Starter
 349 ___ Heat Re-circulator ___ Heat Re-circulator
 350 ___ Insert ___ Insert
 351 OS Wood Burning OS Wood Burning
 352 OS Other AIR TIGHTCAST IRON... OS Other AIR TIGHTCAST IRON...
 353 ___ Fountain(s)
 354 OS Furnace/Heat Pump/Other Heating System
 355 ___ Garage Door Keyless Entry
 356 ___ Garage Door Opener(s), # ___
 357 ___ Garage Door Transmitter(s), # ___
 358 ___ Generator
 359 ___ Humidifier
 360 ___ Intercom
 361 ___ Jetted Tub
 362 **KITCHEN APPLIANCES**
 363 **Cooking Unit**
 364 ___ Stove/Range
 365 ___ Elec. ___ Gas ___ Convection
 366 ___ Built-in Oven
 367 ___ Elec. ___ Gas ___ Convection
 368 ___ Cooktop ___ Elec. ___ Gas
 369 ___ Microwave Oven
 370 ___ Dishwasher
 371 ___ Disposal
 372 ___ Freezer
 373 Location _____
 374 ___ Refrigerator (#1)
 375 OS Location KITCHEN
 376 ___ Refrigerator (#2)
 377 Location _____
 378 ___ Trash Compactor
- OS Laundry - Washer
OS 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
OS Propane Tank
 ___ Owned X Leased
 ___ Security System
 ___ Owned ___ Leased
 ___ Smoke/Fire Detector(s), # ___
OS Shed(s), # 1
 ___ Spa/Hot Tub
 ___ Spa/Sauna
 ___ Spa Equipment
 ___ Sprinkler System Auto Timer
 ___ Sprinkler System Back Flow Valve
 ___ Sprinkler System (Components & Controls)
 ___ Statuary/Yard Art
 ___ Swing set/Playset
 ___ Sump Pump(s), # ___
 ___ Swimming Pool (Swimming Pool Rider Attached)
 ___ Swimming Pool Heater
 ___ Swimming Pool Equipment
OS TV Antenna/Receiver/Satellite Dish
 ___ X Owned ___ Leased
OS Water Heater(s)
 ___ Water Softener and/or Purifier
 ___ Owned ___ Leased
 ___ Wood Burning Stove
OS Yard Light
 ___ X Elec. ___ Gas
 ___ Boat Dock, ID# _____
 ___ Other _____



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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 _____
383 _____
384 _____

385
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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401  Oct 29, 2024  Oct 29, 2024
402
403 **SELLER** **DATE** **SELLER** **DATE**
404

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

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421 **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 2023. All previous versions of this document may no longer be valid. Copyright January 2024.