



LEGAL DESCRIPTION ADDENDUM

1 **SELLER:** Michael Crossland and Terry Crossland

2 **BUYER:**

3 **PROPERTY:** 703 South Shore Drive, Lake Waukomis, MO 64151

4 **PROPERTY LEGAL DESCRIPTION:**

5 LAKE WAUKOMIS LOT 32 AND W 20 FT LOT 31 BLK D

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24 (INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

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

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32 **SELLER** Michael Crossland **DATE** 5-12-2022 **BUYER** **DATE**

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35 **SELLER** Terry Crossland **DATE** 5-12-2022 **BUYER** **DATE**

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LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

SELLER: Michael Crossland and Terry Crossland

PROPERTY: 703 South Shore Drive, Lake Waukomis, MO 64151

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial applicable lines)

- a. ME TC **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS: (check one below)**
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. ME TC **RECORDS AND REPORTS AVAILABLE TO THE SELLER: (check one below)**
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (Initial applicable lines)

- c. _____ **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED ABOVE**
- d. _____ **BUYER HAS RECEIVED THE PAMPHLET "Protect Your Family from Lead in Your Home"**
- e. _____ **BUYER HAS: (Check one below)**
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

41 **Licensee's Acknowledgment: (initial)**

42 f. JB Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and
43 is aware of his/her responsibility to ensure compliance.

44 **Certification of Accuracy**

45 The following parties have reviewed the information above and certify, to the best of their knowledge, the
46 information they have provided is true and accurate.

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

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53 Michael Crossland 5-12-2022
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55 **SELLER** Michael Crossland **DATE** **BUYER** **DATE**
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57 Terry Crossland 5-12-2022
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59 **SELLER** Terry Crossland **DATE** **BUYER** **DATE**
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61 Justin Ben 5/12/22
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63 **LICENSEE ASSISTING SELLER** **DATE** **LICENSEE ASSISTING BUYER** **DATE**

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FRANCHISE DISCLOSURE

SELLER: Michael Crossland and Terry Crossland

BUYER: _____

PROPERTY: 703 South Shore Drive, Lake Waukomis, MO 64151

FRANCHISE DISCLOSURE

Each RE/MAX company is independently owned and operated and is solely responsible for its own debts and liabilities. RE/MAX Mid-States, or any other RE/MAX company, is not responsible for the debt or liabilities of RE/MAX Revolution. Each associate of RE/MAX Revolution is a self-employed independent contractor.



THE IMPORTANCE OF BUYER'S INVESTIGATION

Buyer shall have the sole responsibility to employ professional inspectors to thoroughly evaluate the condition of the property, including the roof, the foundation, the structure, the soils and subterranean conditions, the super-structure of the home, and all other structures, as well as the plumbing, the sanitary system, the electrical, gas or water systems, and test for the presence of radon, mold or other health, safety or environmental concerns, survey issues, and to investigate issues related to crimes in the neighborhood or any other undesirable risk of any kind, and thoroughly check out all other features of the home that may be a problem, or present a risk during ownership. Real estate licensees have no special training to discover defects in properties and do not investigate the skills, insurance or any limitations of liability of any inspector, surveyor, engineer or other professional. Buyer shall have the sole responsibility to select any inspectors. It is very important to seek out professional legal or tax advice since real estate licensees are not attorneys or accountants.

PRIOR INSPECTIONS AND DISCLOSURES

Seller represents to Buyer (and real estate licensees involved in this transaction) that all documents that have a bearing on the condition, safety or value of the property that are known to Seller have been provided to Buyer or identified in any Seller's Disclosure.

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.

			
SELLER	DATE	BUYER	DATE
			
SELLER	DATE	BUYER	DATE
Michael Crossland			
Terry Crossland			



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

SELLER (Indicate Marital Status):

Michael Crossland and Terry Crossland (AMC)

PROPERTY: 703 South Shore Drive, Lake Waukomis, MO 64151

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.

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.

3. OCCUPANCY.

Approximate age of Property? 1957/65 years How long have you owned? 24+/- years

Does SELLER currently occupy the Property? Yes ☒ No ☐

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

currently moving out.

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

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame

☐ 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 ☒
- 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:

d. water coming in at front wall. g. front yard approx. telephone pole to tree by driveway, rear stake w/ pink flag to concrete retaining wall.

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SELLER SELLER

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BUYER BUYER

6. ROOF.

- a. Approximate Age: 1 1/2-years ☐ Unknown Type: Architectural Shingle
- 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? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: Ryan Roofing replaced over a year ago.

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or **other** pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or **other** pests? Yes ☐ No ☒
- c. 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 _____
- d. 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 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 piercing 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 ☐
- 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: c.a.b front wall has vertical crack that has been previously sealed. d. gets wet in very heavy rain. f some windows caulked shut with seal and peel sil done.

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112 **9. ADDITIONS AND/OR REMODELING.**

- 113 a. Are you aware of any additions, structural changes, or other material alterations to
114 the Property? Yes ☐ No ☒
115 If "Yes", explain in detail: _____
116 _____
117 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
118 compliance with building codes? N/A ☒ Yes ☐ No ☐
119 If "No", explain in detail: _____
120 _____
121 _____

122 **10. PLUMBING RELATED ITEMS.**

- 123 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
124 If well water, state type _____ depth _____ diameter _____ age _____
125 b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
126 If "Yes", when was the water last checked for safety? _____ (attach test results)
127 c. Is there a water softener on the Property? Yes ☐ No ☒
128 If "Yes", is it: ☐ Leased ☐ Owned?
129 d. Is there a water purifier system? Yes ☐ No ☒
130 If "Yes", is it: ☐ Leased ☐ Owned?
131 e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer
132 ☐ Septic System, Number of Tanks _____ ☐ Cesspool ☐ Lagoon ☐ Other _____
133 f. Approximate location of septic tank and/or absorption field: _____
134 _____
135 g. The location of the sewer line clean out trap is: Basement
136 h. Is there a sewage pump on the septic system? N/A ☐ Yes ☒ No ☐
137 i. Is there a grinder pump system? Yes ☐ No ☒
138 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
139 system last serviced? _____ By whom? _____
140 k. Is there a sprinkler system? Yes ☐ No ☒
141 Does sprinkler system cover full yard and landscaped areas? N/A ☒ Yes ☐ No ☐
142 If "No", explain in detail: _____
143 l. Are you aware of any leaks, backups, or other problems relating to any of the
144 plumbing, water, and sewage related systems? Yes ☐ No ☒
145 m. Type of plumbing material currently used in the Property:
146 ☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____
147 The location of the main water shut-off is: _____
148 n. Is there a back flow prevention device on the lawn sprinkling system,
149 sewer or pool? N/A ☒ Yes ☐ No ☐
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151 **If your answer to (l) in this section is "Yes", explain in detail or attach available**
152 **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. 24 +/- X NE SIDE UNKNOWN
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. 24 +/- X Basement UNKNOWN
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. 1 +/- X BSMT 40 UNKNOWN
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): 200 amp Basement NE WALL
Size of electrical panel(s) (total amps), if known: 200
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/mitigation for radon on the Property? Yes ☐ No ☒
g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
h. Any other environmental issues? Yes ☐ No ☒
i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
j. 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: _____

MA TC Initials
SELLER SELLER

Initials
BUYER BUYER

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

- a. The Property located outside of city limits? Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- f. Any streets that are privately owned? Yes ☐ No ☒
- g. 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 ☒
- h. The Property being subject to tax abatement? 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 ☒
- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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BUYER BUYER

- 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:

g. roof should have warranty. r. insurance claim 1-2 years ago when roof and gutters were put on.

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

Electric Company Name: <u>Evergy</u>	Phone # _____
Gas Company Name: <u>Spiregy</u>	Phone # _____
Water Company Name: <u>Waukegan City Water</u>	Phone # _____
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: _____

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	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

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322 Fill in all blanks using one of the abbreviations listed below.
 323 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 324 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 325 Condition.
 326 "NA" = Not applicable (any item not present).
 327 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 328
 329

330 ~~NA~~ Air Conditioning Window Units, # _____
 331 ~~OS~~ Air Conditioning Central System
 332 ~~OS~~ Attic Fan
 333 ~~OS~~ Ceiling Fan(s), # 2
 334 ~~NA~~ Central Vac and Attachments
 335 ~~NA~~ Closet Systems
 336 Location _____
 337 ~~OS~~ Doorbell
 338 ~~NA~~ Electric Air Cleaner or Purifier
 339 ~~NA~~ Electric Car Charging Equipment
 340 ~~NA~~ Exhaust Fan(s) – Baths
 341 ~~NA~~ Fences – Invisible & Controls
 342 Fireplace(s), # ~~NA~~
 343 Location #1 _____ Location #2 _____
 344 ~~NA~~ Chimney ~~NA~~ Chimney
 345 ~~NA~~ Gas Logs ~~NA~~ Gas Logs
 346 ~~NA~~ Gas Starter ~~NA~~ Gas Starter
 347 ~~NA~~ Heat Re-circulator ~~NA~~ Heat Re-circulator
 348 ~~NA~~ Insert ~~NA~~ Insert
 349 ~~NA~~ Wood Burning Stove ~~NA~~ Wood Burning Stove
 350 ~~NA~~ Other _____
 351 ~~NA~~ Fountain(s)
 352 ~~OS~~ Furnace/Heat Pump/Other Heating System
 353 ~~NA~~ Garage Door Keyless Entry
 354 ~~OS~~ Garage Door Opener(s), # 1
 355 ~~OS~~ Garage Door Transmitter(s), # 2
 356 ~~NA~~ Gas Yard Light
 357 ~~EX~~ Humidifier
 358 ~~NA~~ Intercom
 359 ~~OS~~ Jetted Tub
 360 KITCHEN APPLIANCES
 361 Cooking Unit
 362 ~~OS~~ Stove/Range
 363 ~~EX~~ Elec. _____ Gas _____ Convection
 364 ~~NA~~ Built-in Oven
 365 _____ Elec. _____ Gas _____ Convection
 366 ~~NA~~ Cooktop _____ Elec. _____ Gas
 367 ~~NA~~ Microwave Oven
 368 ~~OS~~ Dishwasher
 369 ~~OS~~ Disposal
 370 ~~NA~~ Freezer
 371 Location _____
 372 ~~EX~~ Refrigerator (#1)
 373 Location _____
 374 ~~NA~~ Refrigerator (#2)
 375 Location _____
 376 ~~NA~~ Trash Compactor

~~NS~~ Laundry - Washer
~~NS~~ Laundry - Dryer *Negotiable, if wanted*
 _____ Elec. _____ Gas _____
 MOUNTED ENTERTAINMENT EQUIPMENT
~~NA~~ Item #1 _____
 Location _____
~~NA~~ Item #2 _____
 Location _____
~~NA~~ Item #3 _____
 Location _____
~~NA~~ Item #4 _____
 Location _____
~~NA~~ Item #5 _____
 Location _____
~~NA~~ Outside Cooking Unit
~~NA~~ Propane Tank
 _____ Owned _____ Leased
~~NA~~ Security System
 _____ Owned _____ Leased
~~EX~~ Smoke/Fire Detector(s), # 1
~~NA~~ Shed(s), # _____
~~NA~~ Spa/Hot Tub
~~NA~~ Spa/Sauna
~~NA~~ Spa Equipment
~~NA~~ Sprinkler System Auto Timer
~~NA~~ Sprinkler System Back Flow Valve
~~NA~~ Sprinkler System (Components & Controls)
~~NA~~ Statuary/Yard Art
~~NA~~ Swing set/Playset
~~NA~~ Sump Pump(s), # _____
~~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 and/or Purifier
 _____ Owned _____ Leased
~~OS~~ Boat Dock, ID # unknown
~~NA~~ Camera-Surveillance Equipment
~~NA~~ Generator
~~NA~~ Other _____
~~NA~~ Other _____
~~NA~~ Other _____
~~NA~~ Other _____
~~NA~~ Other _____
~~NA~~ 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.

Michael Crossland 12-19-2022 Terry Crossland 12-20-22
SELLER Michael Crossland DATE SELLER Terry Crossland 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.