



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

SELLER: BLACK JACK RIDGE RANCH LLC

PROPERTY: 10205 SE 201 PVT RD STOCKTON, MO 65785

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? 18 yrs How long have you owned? 18 yrs
Does SELLER currently occupy the Property? Yes [X] No [ ]
If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

4. 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 [X]
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes [ ] No [X]
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 [X]
d. Any drainage or flood problems on the Property or adjacent properties? Yes [ ] No [X]
e. Any flood insurance premiums that you pay? Yes [ ] No [X]
f. Any need for flood insurance on the Property? Yes [ ] No [X]
g. Any boundaries of the Property being marked in any way? Yes [X] No [ ]
h. The Property having had a stake survey? Yes [ ] No [X]
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes [X] No [ ]
j. Any fencing on the Property? Yes [X] No [ ]
If "Yes", does fencing belong to the Property? N/A [ ] Yes [X] No [ ]
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes [X] No [ ]
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes [ ] No [X]
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes [ ] No [X]

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

Initials SELLER SELLER Initials BUYER BUYER

- 46 **5. ROOF.**  
 47 a. Approximate Age: 18 years  Unknown Type: Asphalt Shingle  
 48 b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
 49 If "Yes", what was the date of the occurrence? \_\_\_\_\_  
 50 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No   
 51 Date of and company performing such repairs \_\_\_\_\_  
 52 d. Has there been any roof replacement? ..... Yes  No   
 53 If "Yes", was it:  Complete or  Partial  
 54 e. What is the number of layers currently in place? 1 layers or  Unknown.

56 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**  
 57 **documentation:** \_\_\_\_\_  
 58 \_\_\_\_\_  
 59 \_\_\_\_\_  
 60 \_\_\_\_\_

- 61 **6. INFESTATION. ARE YOU AWARE OF:**  
 62 a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes  No   
 63 b. Any damage to the Property by termites, wood destroying insects or **other**  
 64 pests? ..... Yes  No   
 65 c. Any termite, wood destroying insects or **other** pest control treatments on the  
 66 Property in the last five (5) years? ..... Yes  No   
 67 If "Yes", list company, **when and where** treated \_\_\_\_\_  
 68 d. Any current warranty, bait stations or other treatment coverage by a licensed  
 69 pest control company on the Property? ..... Yes  No   
 70 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time  
 71 remaining on the service contract is \_\_\_\_\_.  
 72 **(Check one)**  The treatment system stays with the Property or  the treatment system is  
 73 subject to removal by the treatment company if annual service fee is not paid.

75 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**  
 76 **documentation:** \_\_\_\_\_  
 77 \_\_\_\_\_  
 78 \_\_\_\_\_  
 79 \_\_\_\_\_

- 80 **7. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**  
 81 **ARE YOU AWARE OF:**  
 82 a. Any movement, shifting, deterioration, or other problems with walls, foundations,  
 83 crawl space or slab? ..... Yes  No   
 84 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
 85 crawl space, basement floor or garage? ..... Yes  No   
 86 c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes  No   
 87 d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No   
 88 e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No   
 89 f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No   
 90 g. Any problems with fireplace including, but not limited to firebox, chimney,  
 91 chimney cap and/or gas line? ..... Yes  No   
 92 Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
 93 Date of last use? \_\_\_\_\_  
 94 h. Does the Property have a sump pump? ..... Yes  No   
 95 If "Yes", location: Mechanical Room in the Basement  
 96 i. Any repairs or other attempts to control the cause or effect of any problem described above? ..... Yes  No

97 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**  
 98 **documentation:** Sheet Rock Cracked in Hallway and in Upstairs  
 99 Bedroom  
 100 \_\_\_\_\_

CSH Initials \_\_\_\_\_ Initials \_\_\_\_\_  
 SELLER SELLER BUYER BUYER

101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142

**8. 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: \_\_\_\_\_

**9. PLUMBING RELATED ITEMS.**

- a. What is the drinking water source?  Public  Private  Well  Cistern  
If well water, state type \_\_\_\_\_ depth Unknown  
diameter \_\_\_\_\_ age 18 yrs
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? 18 yrs ago
- 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  Cesspool  Lagoon  Other \_\_\_\_\_
- f. The location of the sewer line clean out trap is: Under flower Bed
- g. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- h. Is there a grinder pump system? ..... Yes  No
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- j. 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: Just Perimeter landscaping
- k. Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? ..... Yes  No
- l. Type of plumbing material currently used in the Property:  
 Copper  Galvanized  Other PVC  
The location of the main water shut-off is: West End of Basement
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A  Yes  No

If your answer to (k) in this section is "Yes", explain in detail or attach available documentation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SA  
SELLER | SELLER

Initials

Initials

BUYER | BUYER

143 **10. HEATING AND AIR CONDITIONING.**

144 a. Does the Property have air conditioning? ..... Yes  No

145  Central Electric  Central Gas  Heat Pump  Window Unit(s)

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

147 1. 18 yrs X

148 2.

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

150  Electric  Fuel Oil  Natural Gas  Heat Pump  Propane

151  Fuel Tank  Other \_\_\_\_\_

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

153 1. 18 yrs

154 2.

155 c. Are there rooms without heat or air conditioning? ..... Yes  No

156 If "Yes", which room(s)? \_\_\_\_\_

157 d. Does the Property have a water heater? ..... Yes  No

158  Electric  Gas  Solar  Tankless

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

160 1. 18 yrs X Mech Room in Basement 30 gal

161 2. 12 yrs X " " " "

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

163 If "Yes", explain in detail: \_\_\_\_\_

164 \_\_\_\_\_

165 \_\_\_\_\_

166 \_\_\_\_\_

167 \_\_\_\_\_

168 **11. ELECTRICAL SYSTEM.**

169 a. Type of material used:  Copper  Aluminum  Unknown

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

171 Location of electrical panel(s): West End of Basement

172 Size of electrical panel (total amps), if known: 200 Amp

173 c. Are you aware of any problem with the electrical system? ..... Yes  No

174 If "Yes", explain in detail: \_\_\_\_\_

175 \_\_\_\_\_

176 \_\_\_\_\_

177 \_\_\_\_\_

178 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

179 a. Any underground tanks on the Property? ..... Yes  No

180 b. Any landfill on the Property? ..... Yes  No

181 c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? ..... Yes  No

182 d. Any testing for any of the above-listed items on the Property? ..... Yes  No

183 e. Any professional testing/mitigation for radon on the Property? ..... Yes  No

184 f. Any professional testing/mitigation for mold on the Property? ..... Yes  No

185 g. Any other environmental issues? ..... Yes  No

186 h. Any methamphetamine or controlled substances ever being

187 used or manufactured on the Property? ..... Yes  No

188 (In Missouri, a separate disclosure is required if methamphetamine or

189 other controlled substances have been present on or in the Property.)

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

192 documentation: \_\_\_\_\_

193 \_\_\_\_\_

194 \_\_\_\_\_

SK Initials SELLER SELLER Initials BUYER BUYER

- 195 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**  
 196 a. Any current/pending bonds, assessments, or special taxes that  
 197 apply to Property? ..... Yes  No   
 198 If "Yes", what is the amount? \$ \_\_\_\_\_  
 199 b. Any condition or proposed change in your neighborhood or surrounding  
 200 area or having received any notice of such? ..... Yes  No   
 201 c. Any defect, damage, proposed change or problem with any  
 202 common elements or common areas? ..... Yes  No   
 203 d. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No   
 204 e. Any streets that are privately owned? ..... Yes  No   
 205 f. The Property being in a historic, conservation or special review district that  
 206 requires any alterations or improvements to the Property be approved by a  
 207 board or commission? ..... Yes  No   
 208 g. The Property being subject to tax abatement? ..... Yes  No   
 209 h. The Property being subject to a right of first refusal? ..... Yes  No   
 210 If "Yes", number of days required for notice: \_\_\_\_\_  
 211 i. The Property being subject to covenants, conditions, and restrictions of a  
 212 Homeowner's Association or subdivision restrictions? ..... Yes  No   
 213 j. Any violations of such covenants and restrictions? ..... N/A  Yes  No   
 214 k. The Homeowner's Association imposing its own transfer fee and/or  
 215 initiation fee when the Property is sold? ..... N/A  Yes  No   
 216 If "Yes", what is the amount? \$ \_\_\_\_\_

217 Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_  
 218 payable  yearly  semi-annually  monthly  quarterly, sent to \_\_\_\_\_ and such  
 219 includes: \_\_\_\_\_

220 Homeowner's Association/Management Company contact name, phone number, website, or email address:  
 221 \_\_\_\_\_  
 222 \_\_\_\_\_  
 223 \_\_\_\_\_  
 224 \_\_\_\_\_  
 225 \_\_\_\_\_

226 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other  
 227 documentation: \_\_\_\_\_  
 228 \_\_\_\_\_  
 229 \_\_\_\_\_

- 230 **14. PREVIOUS INSPECTION REPORTS.**  
 231 Has Property been inspected in the last twelve (12) months? ..... Yes  No   
 232 If "Yes", a copy of inspection report(s) are available upon request.  
 233

- 234 **15. OTHER MATTERS. ARE YOU AWARE OF:**  
 235 a. Any of the following?  
 236  Party walls  Common areas  Easement Driveways ..... Yes  No   
 237 b. Any fire damage to the Property? ..... Yes  No   
 238 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No   
 239 d. Any violations of laws or regulations affecting the Property? ..... Yes  No   
 240 e. Any other conditions that may materially affect the value  
 241 or desirability of the Property? ..... Yes  No   
 242 f. Any other condition, including but not limited to financial, that may prevent  
 243 you from completing the sale of the Property? ..... Yes  No   
 244 g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No   
 245 h. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No   
 246 List locks without keys \_\_\_\_\_  
 247 i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No   
 248 j. Any unrecorded interests affecting the Property? ..... Yes  No   
 249 k. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No

SJK  
 SELLER SELLER

Initials

Initials  
 BUYER BUYER

- 250 l. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 251 m. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 252 n. Any added insulation since you have owned the Property? ..... Yes  No
- 253 o. Having replaced any appliances that remain with the Property in the
- 254 past five (5) years? ..... Yes  No
- 255 p. Any transferable warranties on the Property or any of its
- 256 components? ..... Yes  No
- 257 q. Having made any insurance or other claims pertaining to the Property
- 258 in the past five (5) years? ..... Yes  No
- 259 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 260 r. Any use of synthetic stucco on the Property? ..... Yes  No
- 261

If any of the answers in this section are "Yes", explain in detail: Refrigerator Upstairs  
Kitchen 7-16-16

16. UTILITIES. Identify the name and phone number for utilities listed below.
- Electric Company Name: SAC Usage Electric Phone # \_\_\_\_\_
- Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_
- Water Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_

17. 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 1a and 1b 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 1a and/or 1b, 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:

- |                                  |                                 |                                    |
|----------------------------------|---------------------------------|------------------------------------|
| Bathroom mirrors                 | Lighting and light fixtures     | Shelving, racks and towel bars     |
| Fences                           | Mounted entertainment brackets  | (if attached)                      |
| Fireplace grates, screens and/or | Other mirrors (if attached)     | Storm windows, doors & screens     |
| glass doors (if attached)        | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| Floor coverings (if attached)    |                                 | and mounting components            |

[Signature] Initials \_\_\_\_\_ Initials \_\_\_\_\_  
 SELLER | SELLER BUYER | BUYER

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

291 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

292 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

294 "NA" = Not applicable (any item not present).

295 "NS" = Not staying with the Property (item should be identified as "NS" below.)

296  
297

298 OS Air Conditioning Window Units, #       
 299 OS Air Conditioning Central System  
 300 OS Attic Fan  
 301 OS Ceiling Fan(s), #       
 302 OS Central Vac and Attachments  
 303 OS Doorbell  
 304 OS Electric Air Cleaner or Purifier  
 305 OS Exhaust Fan(s) - Baths  
 306 OS Fences - Invisible & Controls  
 307 Fireplace(s), # 2  
 308 Location #1 OS Location #2 OS  
 309 OS Chimney OS Chimney  
 310 NA Gas Logs NA Gas Logs  
 311 NA Gas Starter NA Gas Starter  
 312 NA Heat Re-circulator NA Heat Re-circulator  
 313 NA Insert NA Insert  
 314 OS Wood Burning Stove OS Wood Burning Stove  
 315 NA Other      Other

316 ~~NA~~ Fountain(s)  
 317 OS Furnace/Heat Pump/Other Htg System  
 318 OS Garage Door Keyless Entry  
 319 OS Garage Door Opener(s), # 2  
 320 OS Garage Door Transmitter(s), # 3  
 321 NA Gas Yard Light  
 322 NA Humidifier  
 323 NA Intercom  
 324 OS Jetted Tub  
 325 KITCHEN APPLIANCES  
 326 Cooking Unit  
 327 OS Cooktop  Elec.      Gas  
 328 OS Microwave Oven  
 329 OS Oven  
 330      Elec.      Gas      Convection  
 331 OS Stove/Range  
 332      Elec.      Gas      Convection  
 333 OS Dishwasher  
 334 NA Disposal  
 335 OS Freezer - 2 in Garage  
 336 Location       
 337 OS Ice maker  
 338 OS Refrigerator (#1)  
 339 Location Main Floor  
 340 OS Refrigerator (#2)  
 341 Location Basement  
 342 NA Trash Compactor

OS Laundry - Washer  
OS Laundry - Dryer  
 Elec.      Gas  
 MOUNTED ENTERTAINMENT EQUIPMENT  
NA Item #1       
 Location       
NA Item #2       
 Location       
NA Item #3       
 Location       
NA Item #4       
 Location       
     Outside Cooking Unit  
OS Propane Tank  
 Owned      Leased  
NA Security System  
     Owned      Leased  
OS Smoke/Fire Detector(s), # 3  
OS Spa/Hot Tub x 2  
NA Spa/Sauna  
OS Spa Equipment x 2  
OS Sprinkler System Auto Timer  
OS Sprinkler System Back Flow Valve  
OS Sprinkler System (Components & Controls)  
NS Statuary/Yard Art  
OS Sump Pump  
NA Swimming Pool  
NA Swimming Pool Heater  
NA Swimming Pool Equipment  
NS TV Antenna/Receiver/Satellite Dish  
     Owned      Leased  
OS Water Heater x 2  
OS Water Softener and/or Purifier  
     Owned      Leased  
     Other       
     Other       
     Other       
     Other       
     Other       
     Other       
     Other       
     Other       
     Other       
     Other     

SH Initials  
 SELLER SELLER

Initials            
 BUYER BUYER

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

350 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
351 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
352 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
353 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**  
354 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**  
355 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**  
356 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**  
357 **of pages).**

358  
359 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
360 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
361 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
362

363  
364  
365  
366 *Suzanne T. Kelly* 3/15/17  
367 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
368

369 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 370  
371 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
372 and SELLER need only make an honest effort at fully revealing the information requested.  
373 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents  
374 concerning the condition or value of the Property.  
375 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
376 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
377 I have been specifically advised to have Property examined by professional inspectors.  
378 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
379 5. I specifically represent there are no important representations concerning the condition or value of Property made by  
380 SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
381

382  
383  
384  
385 \_\_\_\_\_ **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 this 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 10/16. All previous versions of this document may no longer be valid. Copyright January 2017.