

Seller's Disclosure



OPEN HOUSE

Offered at \$325,000 by Kyle Talbot:

19790 VINE STREET, STILLWELL, KANSAS 66085

3 bed | 2 bath | 1,588 sqft | 0.40 acres

Kansas City Realty
816-912-3580
4449 Jarboe St, Kansas City, MO 64111
www.kansascityrealty.net



Sarika Brinkman
REALTOR
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  @sarikabrinkmanRE

Property Client Full

19790 Vine Street, Stilwell, KS 66085

L Price: **\$325,000**

MLS#: **2449156** Status: **Active**

County: **Johnson, KS**

Residential

Area: **345 - N=135th;S=Co Ln;E=State Ln;W=Pflumm**



Sub: **Other**
 Type: **Single Family**
 Bed: **3** Full Bath: **2** Half Bth: **0**
 Above Grade Fin: **1,588** Source: **Public Records**
 Below Grade Fin: Source:
 Total Square Feet: **1,588** Source:
 Lot Size: **17,501 - Square Feet** Age: **101 Years/More**
 Elem: **Stilwell** Yr Built: **1900**
 Middle: **Aubry Bend** Tax: **\$3,125**
 Senior: **Blue Valley Southwest** FP: **No**
 District: **Blue Valley** Bsmt: **No**
 HOA: CA: **No**
 Terms: Gar: **Yes**
 Legal: **Mount Auburn (Stilwell) LOTS 14-18 BLOCK 18 AU 709**
 Direction Faces:

General Information

Floor Plan: **Ranch** Style: **Colonial, Traditional**
 Construct: **Board/Batten** Roof: **Composition**
 Garage: **2/Detached** Bsmt: **Crawl Space**
 Dining: **Eat-In Kitchen, Kit/Dining Combo** Lake:
 Lot Desc: **City Limits, City Lot, Corner Lot** Fence:
 Fireplace: Oth Bldgs: **Outbuilding** Utilities: **Bedroom Level, Off The Kitchen**
 Oth Rms: **Family Room, Main Floor BR**

Remarks & Directions

Looking to get away from the hustle and bustle of the city? Welcome home to this beautifully updated home in Stilwell! This home has the perfect blend of modern touches to compliment its historic charm. Upon entering the home you're greeted by a cozy foyer. The galley kitchen is flooded with natural light with butcher block countertops and newer stainless steel appliances. You'll love the 14" tall ceilings and shiplap accent wall in the living room that is perfect for hosting! The spacious primary suite offers a walk in closet and large primary bathroom with a new his and hers vanity sink. But wait, there's more! The home sits on nearly a half acre with its very own 600 sqft shop! Perfect for all of your outdoor toys! The HVAC and electrical have all been replaced within the past 5 years. Minutes away from the Overland Park Arboretum, PrairieFire and more! Don't miss your chance at this Blue Valley gem!

Directions: **199th East to Vine St then go North to house on West**

Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
BATHONE		First		MSTRBED		First	
BEDTWO		First		BEDTHR		First	
DINING		First		KITCHEN		First	
LIVING		First					

Additional Information

Exclude: Ownrshp:
 Bldg Conv: Age Rest: Road Mnt:
 Ceiling R: Walls R: Other R: Road Surf:
 Heating: **Forced Air Gas** Cooling: **Central Electric** City Limits: **Yes**
 Water: **City/Public** Sewer: **Septic**
 Patio: **Patio** Pool:
 Flooring: Windows: **Thermal Windows**
 Interior: **Painted Cabinets, Vaulted Ceiling, Walk-In Closet**
 Appliances: **Dishwasher, Rng/Oven- Electric, Stainless Appliances**

Financial Information

Will Sell: **Cash, Conventional, FHA, VA Loan** HOA: **/**
 Tax: **\$3,125** Spc Tax: **\$0** Total Tax: **\$3,125** Tax Comm:



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

1 **SELLER** (*Indicate Marital Status*): _____ Jarrett Sierks

2
3 _____
4 Single

5 **PROPERTY**: _____ 19790 Vine Street, Stilwell, KS 66085

6
7 **1. NOTICE TO SELLER.**

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

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

19 **3. OCCUPANCY.**

20 Approximate age of Property? _____ Unknown _____ How long have you owned? _____ 5
21 Does SELLER currently occupy the Property? Yes No
22 If "No", how long has it been since SELLER occupied the Property? _____ years/months
23

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

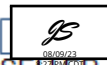
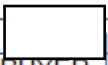
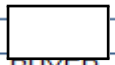
25
26 **4. TYPE OF CONSTRUCTION.** Manufactured Modular Conventional/Wood Frame
27 Mobile Other _____
28
29

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

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

50
51 **If any of the answers in this section are "Yes", explain in detail or attach other**
52 **documentation:**

53 _____ Dead shrub near mailbox
54 _____

 _____ **Initials**  _____ **Initials**  _____
SELLER **BUYER** **BUYER**

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6. ROOF.

- a. Approximate Age: _____ years Unknown Type: _____ Asphalt 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? _____ layers or Unknown.

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

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: _____ Crawl space
- 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:


SELLER

Initials

Initials


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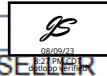
9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
If "Yes", explain in detail: _____
- 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: _____

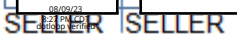
10. PLUMBING RELATED ITEMS.

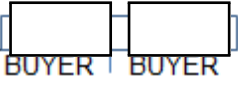
- a. What is the drinking water source? Public Private Well Cistern Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
If "Yes", when was the water last checked for safety? _____ (attach 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 2 Cesspool Lagoon Other _____
- f. Approximate location of septic tank and/or absorption field: _____
Backyard
- g. The location of the sewer line clean out trap is: _____ Next to back door
- 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? 6/28/23 By whom? _____ Honey wagon
- 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: _____
- 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:


 Initials

 Initials





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

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

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.	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2.		<input type="checkbox"/>	<input type="checkbox"/>			

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): _____ Master bedr

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: _____




Also has 100amp sub panel in the detach garage

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground tanks on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
b. Any landfill on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
d. Any contamination with radioactive or other hazardous material?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
e. Any testing for any of the above-listed items on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
f. Any professional testing/mitigation for radon on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
g. Any professional testing/mitigation for mold on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
h. Any other environmental issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
i. Any controlled substances ever manufactured on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
j. Any methamphetamine ever manufactured on the Property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

(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:

SELLER  Initials _____ BUYER  Initials _____ BUYER 

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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


SELLER

Initials

Initials

BUYER BUYER

- 268 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 269 n. Any litigation or settlement pertaining to the Property? Yes No
- 270 o. Any added insulation since you have owned the Property? Yes No
- 271 p. Having replaced any appliances that remain with the Property in the
- 272 past five (5) years? Yes No
- 273 q. Any transferable warranties on the Property or any of its
- 274 components? Yes No
- 275 r. Having made any insurance or other claims pertaining to the Property
- 276 in the past five (5) years? Yes No
- 277 If "Yes", were repairs from claim(s) completed?..... N/A Yes No
- 278 s. Any use of synthetic stucco on the Property? Yes No
- 279

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

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

Electric Company Name:	Evergy	Phone #
Gas Company Name:	Kansas gasser ice	Phone #
Water Company Name:	Wateronr	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, | Storm windows, doors, screens |
| attached or hung | Window blinds, curtains, coverings |
| Fences (including pet systems) | and window mounting components |

 Initials
SELLER SELLER

Initials
BUYER BUYER

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 Condition.**

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

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

330 Na Air Conditioning Window Units, # _____

331 Os Air Conditioning Central System _____

332 Na Attic Fan _____

333 Os Ceiling Fan(s), # 3

334 Na Central Vac and Attachments _____

335 Na Closet Systems _____

336 Location _____

337 Na Doorbell _____

338 Na Electric Air Cleaner or Purifier _____

339 Na Electric Car Charging Equipment _____

340 Os Exhaust Fan(s) – Baths _____

341 Na Fences – Invisible & Controls _____

342 Fireplace(s), # 0

343 Location #1 _____ Location #2 _____

344 _____ Chimney _____ Chimney _____

345 _____ Gas Logs _____ Gas Logs _____

346 _____ Gas Starter _____ Gas Starter _____

347 _____ Heat Re-circulator _____ Heat Re-circulator _____

348 _____ Insert _____ Insert _____

349 _____ Wood Burning Stove _____ Wood Burning Stove _____

350 _____ Other _____ Other _____

351 Na Fountain(s) _____

352 Os Furnace/Heat Pump/Other Heating System _____

353 Os Garage Door Keyless Entry _____

354 Na Garage Door Opener(s), # _____

355 Na Garage Door Transmitter(s), # _____

356 Na Gas Yard Light _____

357 Na Humidifier _____

358 Na Intercom _____

359 Na Jetted Tub _____

360 **KITCHEN APPLIANCES**

361 **Cooking Unit**

362 Os Stove/Range _____

363 1 Elec. Gas _____ Convection _____

364 Na Built-in Oven _____

365 _____ Elec. Gas _____ Convection _____

366 Os Cooktop 1 Elec. Gas _____

367 Os Microwave Oven _____

368 Os Dishwasher _____

369 Na Disposal _____

370 Os Freezer _____

371 Location _____ Kitchen _____

372 Os Refrigerator (#1) _____

373 Location _____ Kitchen _____

374 Ns Refrigerator (#2) _____

375 Location _____ Garage _____

376 Na Trash Compactor _____

Os Laundry - Washer _____

Os Laundry - Dryer _____

X Elec. Gas _____

MOUNTED ENTERTAINMENT EQUIPMENT

Ns Item #1 _____ Tv _____

Location _____ Master bedroom _____

Ns Item #2 _____ Tv _____

Location _____ Livingroom _____

Ns Item #3 _____ Tv _____

Location _____ Garage _____

Item #4 _____

Location _____

Item #5 _____

Location _____

Ns Outside Cooking Unit _____

Na Propane Tank _____

Owned _____ Leased _____

Na Security System _____

Owned _____ Leased _____

Os Smoke/Fire Detector(s), # 3

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 _____

Os Sump Pump(s), # 1

Na Swimming Pool (Swimming Pool Rider Attached) _____

Na Swimming Pool Heater _____

Na Swimming Pool Equipment _____

Na TV Antenna/Receiver/Satellite Dish _____

Owned _____ Leased _____

Os Water Heater(s) _____

Na Water Softener and/or Purifier _____

Owned _____ Leased _____

Na Boat Dock, ID # _____

Ns Camera-Surveillance Equipment _____

Na Generator _____

Other _____


Other _____

Other _____

Other _____


Other _____


Other _____


 08/09/23
 8:27 PM CDT
 dotloop Verified
SELLER

Initials

Initials


BUYER


BUYER

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

380
381
382
383

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

392
393 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
394 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
395 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
396

397
398
399
400 *Garrett Sierks* dotloop verified
08/09/23 8:27 PM CDT
LT3U-YWMX-DZGXJ5HR
401 **SELLER** **DATE**

SELLER **DATE**

402
403 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
404

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

416
417
418
419 **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 2023.



LEAD BASED PAINT DISCLOSURE ADDENDUM

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


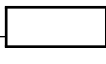
1 **SELLER:** Jarrett Sierks


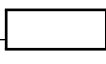
2
3 **PROPERTY:** 19790 Vine Street, Stilwell, KS 66085

4
5 **Lead Warning Statement:**



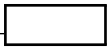
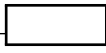
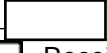
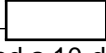
6 **Every purchaser of any interest in residential real property on which a residential dwelling was built**
7 **prior to 1978 is notified that such property may present exposure to lead from lead-based paint that**
8 **may place young children at risk of developing lead poisoning. Lead poisoning in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

15
16 **Seller's Disclosure (Initial applicable lines)**


17 a.   **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**
19 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
20 _____
21 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22

23 b.   **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
24 **(check one below)**
25 Seller has provided the Buyer with all available records and reports pertaining to lead-based
26 paint and/or lead-based paint hazards in the housing (list documents below).
27 _____
28 Seller has no reports or records pertaining to lead-based paint and/or lead-based
29 paint hazards in the housing.
30

31 **Buyer's Acknowledgment (Initial applicable lines)**

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


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

42 f.  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.
47

48
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.**
52

53
54  dotloop verified
08/09/23 9:59 PM CDT
CB3Q-NPEQ-MKXO-W1CA
55 **SELLER** **DATE**

56 **BUYER** **DATE**

57
58 **SELLER** **DATE**

59 **BUYER** **DATE**

60
61  dotloop verified
08/09/23 10:00 PM CDT
RYCT-IU79-E0EQ-RZGC
62 **LICENSEE ASSISTING SELLER** **DATE**

63 **LICENSEE ASSISTING BUYER** **DATE**

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