

Seller's Disclosure



OPEN HOUSE



Offered at \$439,999 by Paul Titterington & Travis Rash:

1022 TAM-O-SHANTER DRIVE, KANSAS CITY, MISSOURI 64145

4 bed | 3.1 bath | 2,141 sqft | 2 car garage | 0.54 acres

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

Sarika Brinkman
REALTOR ®

913-403-6711
hello@sarikabrinkman.com
www.sarikabrinkman.com
  @sarikabrinkmanRE



Property Client Full

1022 Tam Oshanter Drive, Kansas City, MO 64145

L Price: **\$439,999**

MLS#: **2435812** Status: **Active**

County: **Jackson**

Residential

Area: **203 - South K.C. Mo/Grandview Area**



Sub: **Klappmeyer Estates**
 Type: **Single Family**
 Bed: **4** Full Bath: **3** Half Bth: **1**
 Above Grade Fin: **2,141** Source: **Public Records**
 Below Grade Fin: **0** Source: **Public Records**
 Total Square Feet: **2,141** Source:
 Lot Size: **.54 - Acres** Age: **51-75 Years**
 Elem: **Martin City** Yr Built: **1971**
 Middle: **Grandview** Tax: **\$5,484**
 Senior: **Grandview** FP: **Yes**
 District: **Grandview** Bsmt: **Yes**
 HOA: **\$/None** CA: **Yes**
 Terms: Gar: **Yes**
 Legal: **KLAPMEYER ESTATES LOT 24**
 Direction Faces: **West**

General Information

Floor Plan: 1.5 Stories	Style: Traditional
Construct: Brick & Frame	Roof: Composition
Garage: 2/Attached, Built-In, Garage Faces Front	Bsmt: Concrete, Daylight, Full, Not Finished
Dining: Eat-In Kitchen, Formal	Lake:
Lot Desc: City Lot, Treed	Fence:
Fireplace: 2/Basement, Family Room	Utilities: Main Level, Off The Kitchen
Oth Rms: Formal Living Room	

Remarks & Directions

Welcome Home! Charismatic, single owned Klappmeyer Estates special ready for your viewing pleasure! This lived in and well loved home has charm throughout and tremendous potential! Gleaming hardwood floors paired with custom windows for great sunlight that has a natural warmth throughout the home! Home features 2 bedrooms and 2 /1/2 baths on main level, including a main level master suite and 2 bedrooms and 1 full bath upstairs. Lot is just a splash over a half acre with lots of open space, so many different options for it's next owner! No cookie cutter lots or overbuilt homes in this neighborhood! Home and lot have room to grow into and this one is waiting for it's next owner to come in and truly make it your own! Large spacious basement ready and waiting to be finished to your heart's desire! Is that South KC life calling your name? Well answer the call and come take a look today!

Directions: **State-Line Rd to Tam-O-Shanter Dr, east on Tam-O-Shanter to home on east side of the street. (approximately 127th terr and state line road)**

Room Information

Room Type	Dim	Level	Room Features	Room Type	Dim	Level	Room Features
LIVING		Main	Hardwood	DINING		Main	Hardwood
KITCHEN		Main	Linoleum	FAMILY		Main	Fireplace, Hardwood
MSTRBED		Main	Hardwood	MSTRBATH		Main	Ceramic Tiles, Shower On
BEDTWO		Main	Hardwood	BATHTWO		Main	Ceramic Tiles, Tub Only
BATHHALF		Main		LAUNDRY		Main	Linoleum
BATHTHR		Second	Ceramic Tiles, Shower Over Tub	BEDFOU		Second	Hardwood
BEDTHR		Second	Carpet, Hardwood				

Additional Information

Exclude: AS-Is	Ownrshp:	
Bldg Conv: No	Road Mnt:	
Ceiling R:	Other R:	Road Surf: Yes
Heating: Forced Air Gas	Cooling: Central Electric	City Limits: Yes
Water: City/Public	Sewer: Public/City	
Patio:	Pool:	
Flooring: Laminate Floors, Tile Floors, Wood Floors	Windows:	
Exterior: Storm Doors		

Financial Information

Will Sell: Cash, Conventional	HOA: \$0	Tax Comm:
Tax: \$5,484	Total Tax: \$5,484	
Spc Tax: \$0		



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

1 SELLER (Indicate Marital Status): Ann M Anello declaration of Trust
2 dated 12-10-1992
3

4 PROPERTY: 1022 Tam OShanter Dr KCMO
5
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 3. OCCUPANCY.

19 Approximate age of Property? 1972 How long have you owned? original owner
20 Does SELLER currently occupy the Property? Yes No X
21 If "No", how long has it been since SELLER occupied the Property? 5 years/months
22

23 4. TYPE OF CONSTRUCTION.
24 [] Manufactured [] Modular [X] Conventional/Wood Frame
25 [] Mobile [] Other
26
27

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

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

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

51 G Fence on back -> Light Post on North
52

SELLER [Signature] Initials BUYER [] BUYER []

53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109

6. ROOF.

- a. Approximate Age: 22 years Unknown Type: Composition 50 year Pro
- 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? 2 layers or Unknown.

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

B-Back Gutter Bent

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:

[Signature]
SELLER SELLER

Initials

Initials

BUYER BUYER

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
143
144
145
146
147
148
149
150
151

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.

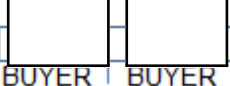
- a. What is the drinking water source? Public Private Well Cistern
If well water, state type _____ depth _____
diameter _____ age _____
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? _____
- c. Is there a water softener on 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 _____ Cesspool Lagoon Other _____
- f. The location of the sewer line clean out trap is: _____
- 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: _____
- 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 PVC PEX Other _____
The location of the main water shut-off is: _____
- 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:


SELLER SELLER

Initials

Initials


BUYER BUYER

152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204

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. 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. 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. 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 AMPS BASEMENT
- 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:

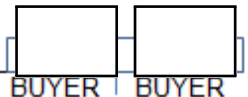
- a. Any underground tanks on the Property? Yes No
- b. Any landfill on the Property? Yes No
- c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
- d. Any contamination with radioactive or other hazardous material? Yes No
- e. Any testing for any of the above-listed items on the Property? Yes No
- f. Any professional testing/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:


SELLER SELLER

Initials

Initials


BUYER BUYER

205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261

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: 30
- 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? \$ _____

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

Homeowner's Association/Management Company contact name, phone number, website, or email address:

If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation: _____

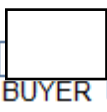
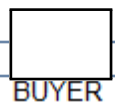
15. PREVIOUS INSPECTION REPORTS.

- 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? Yes No
 Party walls Common areas Easement Driveways
- 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 | SELLER

Initials  
BUYER | BUYER

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

273
274 **If any of the answers in this section are "Yes", explain in detail:**

275 COOKTOP + OVEN DISHWASHER

276
277
278
279 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

280 Electric Company Name: _____ Phone # _____

281 Gas Company Name: _____ Phone # _____

282 Water Company Name: _____ Phone # _____

283 Trash Company Name: _____ Phone # _____

284 Other: _____ Phone # _____

285 Other: _____ Phone # _____

286
287 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

288 Any technology or systems staying with the Property? Camera/Ring N/A Yes No

289 If "Yes" list: System

290

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

294
295 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

296 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and
297 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for
298 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in
299 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1
300 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-
301 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and
302 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the
303 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property
304 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,
305 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,
306 including, but not limited to:

- | | | |
|-----|-------------------------------------|--|
| 307 | Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 308 | Attached lighting | Mounted entertainment brackets |
| 309 | Attached floor coverings | Plumbing equipment and fixtures |
| 310 | Bathroom vanity mirrors, | Storm windows, doors, screens |
| 311 | attached or hung | Window blinds, curtains, coverings |
| 312 | Fences (including pet systems) | and window mounting components |

313
314
315

SELLER SELLER

Initials

Initials

BUYER BUYER

316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371

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

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

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

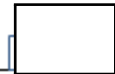
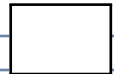
“NA” = Not applicable (any item not present).

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

Air Conditioning Window Units, # _____
Air Conditioning Central System _____
Attic Fan _____
Ceiling Fan(s), # _____
Central Vac and Attachments _____
Closet Systems _____
Location _____
Doorbell _____
Electric Air Cleaner or Purifier _____
Electric Car Charging Equipment _____
Exhaust Fan(s) – Baths _____
Fences – Invisible & Controls _____
Fireplace(s), # _____
Location #1 _____ Location #2 _____
Chimney _____ Chimney _____
Gas Logs _____ Gas Logs _____
Gas Starter _____ Gas Starter _____
Heat Re-circulator _____ Heat Re-circulator _____
Insert _____ Insert _____
Wood Burning Stove _____ Wood Burning Stove _____
Other _____ Other _____
Fountain(s) _____
Furnace/Heat Pump/Other Heating System _____
Garage Door Keyless Entry _____
Garage Door Opener(s), # _____
Garage Door Transmitter(s), # _____
Gas Yard Light _____
Humidifier _____
Intercom _____
Jetted Tub _____
KITCHEN APPLIANCES
Cooking Unit
Cooktop _____ Elec. _____ Gas _____
Microwave Oven _____
Oven _____
Elec. _____ Gas _____ Convection _____
Stove/Range _____
Elec. _____ Gas _____ Convection _____
Dishwasher _____
Disposal _____
Freezer _____
Location _____
Icemaker _____
Refrigerator (#1) _____
Location _____
Refrigerator (#2) _____
Location _____
Trash Compactor _____

Laundry - Washer _____
Laundry - Dryer _____
Elec. _____ Gas _____
MOUNTED ENTERTAINMENT EQUIPMENT
Item #1 _____
Location _____
Item #2 _____
Location _____
Item #3 _____
Location _____
Item #4 _____
Location _____
Item #5 _____
Location _____
Outside Cooking Unit _____
Propane Tank _____
Owned _____ Leased _____
Security System _____
Owned _____ Leased _____
Smoke/Fire Detector(s), # _____
Shed _____
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 _____
Swimming Pool (Swimming Pool Rider Attached) _____
Swimming Pool Heater _____
Swimming Pool Equipment _____
TV Antenna/Receiver/Satellite Dish _____
Owned _____ Leased _____
Water Heater(s) _____
Water Softener and/or Purifier _____
Owned _____ Leased _____
Boat Dock, ID # _____
Camera-Surveillance Equipment _____
Generator _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____

 Initials
SELLER SELLER



Initials  
BUYER BUYER

372 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
373 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
374 invoices, notices or other documents describing or referring to the matters revealed herein:
375

376
377

378
379 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
380 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
381 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
382 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**
383 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**
384 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**
385 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**
386 **of pages).**
387

388 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
389 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
390 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
391

392
393
394  
395 SELLER DATE SELLER DATE
396
397

398 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
399

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

411
412
413 BUYER DATE

412
413 BUYER DATE
414

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 2020. All previous versions of this document may no longer be valid. Copyright January 2021.



LEAD BASED PAINT DISCLOSURE ADDENDUM
 Disclosure of Information on Lead-Based Paint and/or
 Lead-Based Paint Hazards

SELLER:

ANNE M ANELLI declaration of trust dated 12-10-1992

PROPERTY:

1022 Tam Oshanter Drive KCMO

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. 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. 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. 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.

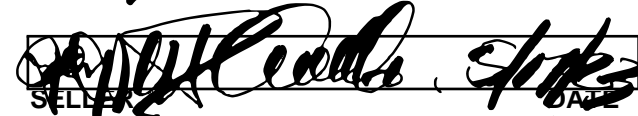
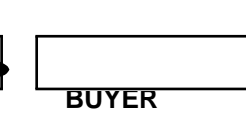
44 **Certification of Accuracy**

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  
55 SELLER DATE BUYER DATE

56
57  
58 SELLER DATE BUYER DATE

59
60
61  
62 LICENSEE ASSISTING SELLER DATE LICENSEE ASSISTING BUYER DATE
63

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 07/15. All previous versions of this document may no longer be valid. Copyright January 2022.