

REAL ESTATE

BROKERAGE

RELATIONSHIPS

Don D. Clark
Seller

Date

Don D. Clark
~~Seller~~
Seller

Date

1-22-16

October 1997

SELLER'S AGENT

The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent.

The seller's agent is responsible for performing the following duties:

- promoting the interests of the seller with the utmost good faith, loyalty, and fidelity
- protecting the seller's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the seller to obtain expert advice
- accounting for all money and property received
- disclosing to the seller all adverse material facts about the buyer that the agent knows
- disclosing to the buyer all adverse material facts actually known by the agent, including the following:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- conduct an independent inspection of the property for the benefit of the buyer
- independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

BUYER'S AGENT

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent.

The buyer's agent is responsible for performing the following duties:

- promoting the interests of the buyer with the utmost good faith, loyalty and fidelity
- protecting the buyer's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the buyer to obtain expert advice
- accounting for all money and property received
- disclosing to the buyer all adverse material facts that the agency knows
- disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

- conduct an independent investigation of the buyer's financial condition for the benefit of the seller
- independently verify the accuracy or completeness of statements made by the buyer or any qualified third party.

STATEMENT OF REPRESENTATION

Do not assume that an agent is acting on your behalf, unless you have signed a contract with the agent's firm to represent you. As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party. Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

TRANSACTION BROKER

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party.

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties, including the following information:
 - the fact that a buyer is willing to pay more
 - the fact that a seller is willing to accept less
 - factors that are motivating any party
 - the fact that a party will agree to different financing terms
 - any information or personal confidences about a party that might place the other party at an advantage
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the buyer all adverse material facts actually known by the transaction broker, including:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract
- disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyers financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.



LEAD BASED PAINT DISCLOSURE ADDENDUM

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

1 SELLER: DON A. & BARBARA D. CLARK
2
3 PROPERTY: HOUSE @ 704 MAIN FOWLER KS 67844
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Lead Warning Statement:

5 Every purchaser of any interest in residential real property on which a residential
6 dwelling was built prior to 1978 is notified that such property may present exposure to
7 lead from lead-based paint that may place young children at risk of developing lead
8 poisoning. Lead poisoning in young children may produce permanent neurological
9 damage, including learning disabilities, reduced intelligence quotient, behavioral
10 problems, and impaired memory. Lead poisoning also poses a particular risk to
11 pregnant women. The seller of any interest in residential real property is required to
12 provide the buyer with any information on lead-based paint hazards from risk
13 assessments or inspections in the seller's possession and notify the buyer of any known
14 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
15 hazards is recommended prior to purchase.
16

Seller's Disclosure (Initial applicable lines)

- 17
18 a) DAC BNC PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED
19 PAINT HAZARDS: (check one below)
20
21 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing
22 (explain).
23
24 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
25 housing.
26
27 b) DAC BNC RECORDS AND REPORTS AVAILABLE TO THE SELLER:
28 (check one below)
29 ☐ Seller has provided the Buyer with all available records and reports pertaining to
30 lead-based paint and/or lead-based paint hazards in the housing (list documents
31 below).
32
33 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based
34 paint hazards in the housing.
35

Buyer's Acknowledgment (Initial applicable lines)

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

Lead Based Paint Disclosure Addendum
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47 **Licensee's Acknowledgment: (initial)**

48 f) PA Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.
 49 4852d and is aware of his/her responsibility to ensure compliance.

50 **Certification of Accuracy**

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

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**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.**

<u>Don A. Clark</u>	<u>1/22/16</u>		
SELLER	DATE	BUYER	DATE
<u>Don A. Clark</u>	<u>1-22-16</u>		
SELLER	DATE	BUYER	DATE
<u>R. D. Clark</u>	<u>1/22/16</u>		
LICENSEE ASSISTING SELLER	DATE	LICENSEE ASSISTING 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 09/12. All previous versions of this document may no longer be valid. Copyright January 2015.

Lead Based Paint Disclosure Addendum
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SELLER'S PROPERTY DISCLOSURE STATEMENT

(To Be Completed by Seller)

Property Address: 704 MAIN ST. FOWLER, KS 67844 Date 1/22/16SELLER ☐ IS ☒ IS NOT currently occupying the property or ☐ HAS NEVER occupied the property.Approximate age of property 110 Date Purchased 1988

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY KNOWN BY THE SELLER ON THE DATE ON WHICH IT IS SIGNED. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY REAL ESTATE LICENSEE IN THIS TRANSACTION, AND SHOULD NOT BE ACCEPTED AS A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. THE INFORMATION PROVIDED IN THIS STATEMENT IS THE REPRESENTATION OF THE SELLER AND NOT THE REPRESENTATION OF ANY REAL ESTATE LICENSEE.

THE INFORMATION CONTAINED HEREIN IS INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE SELLER AND THE PURCHASER.

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether, and on what terms, to purchase the subject real property. Seller hereby authorizes any real estate licensee in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

PART 1 - Indicate the condition of the following items by marking the appropriate box. Check only one box.

	NONE or NOT INC.	INCLUDED WORKING	NOT WORKING		NONE or NOT INC.	INCLUDED WORKING	NOT WORKING
Section A - Appliances:				Section A - Appliances:			
1. Built-in vacuum system & equipment.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Range ventilation system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Clothes dryer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Microwave oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Clothes washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Oven.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Range.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Disposal.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Refrigerator.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Freezer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. TV antenna/ satellite dish.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Gas grill.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Trash compactor.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				15. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Section B - Electrical Systems:				Section B - Electrical Systems:			
1. Electric service panel.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. <input type="checkbox"/> Built-in speakers <input type="checkbox"/> Sound system wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Capacity <u>100</u> AMPS)				<input type="checkbox"/> Intercom.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fuse <input checked="" type="checkbox"/> Circuit breakers <input type="checkbox"/> Main disconnect				7. Smoke/ fire alarm.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Ceiling fan(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Vent fan(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Garage door opener/remotes.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. 220 Volt service.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
# remotes.....				10. Security system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Telephone wiring/jacks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Central station - monitoring			
5. Cable TV wiring/ jacks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Section C - Heating and Cooling Systems:				Section C - Heating and Cooling Systems:			
1. Air purifier.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Solar house heating.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Attic fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Propane tank <input type="checkbox"/> Leased <input type="checkbox"/> Own.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Whole house fan.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Humidifier.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Central A/C.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Fireplace/ fireplace insert.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Room air conditioner(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Blower <input type="checkbox"/> Factory built <input type="checkbox"/> Masonry			
6. Heating system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Gas starter (fireplace).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Forced air gas <input type="checkbox"/> Electric				13. Gas logs.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Boiler (<input type="checkbox"/> Hot water <input type="checkbox"/> Steam)				14. Woodburning stove.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Heat pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Section D - Water Systems:				Section D - Water Systems:			
1. <input type="checkbox"/> Hot tub <input type="checkbox"/> Jetted tub.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. <input type="checkbox"/> Water purifier <input type="checkbox"/> Water filter.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Water softener <input type="checkbox"/> Rent <input type="checkbox"/> Own.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Sump pump.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Well system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discharges to.....				10. Sewer..... <input type="checkbox"/> Lift <input checked="" type="checkbox"/> Direct			
4. Swimming pool.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Septic.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Underground sprinkler.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Leach field.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Back flow preventer.....				13. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer's Initials

Date _____

Date _____

Seller's Initials

Date 1/22/16Date 1-22-16

PART II Answer questions TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE

MLS # _____

YES NO YES NO

Section A-Structural Conditions:

- | | | | | | |
|---|-------------------------------------|-------------------------------------|--|--------------------------|-------------------------------------|
| 1. Age of shingles (if known) _____ years | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. (Continued) Has there been an inspection to determine whether the structure has excessive moisture accumulation and/or related damage?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Does the roof leak? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If yes, attach the results of the inspection. | | |
| 3. Is there present damage to the roof?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there any damage to the chimney?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Has there been any damage to the real property or any of the improvements due to the following occurrences, including, but not limited to, wind, fire, flood?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Is there any exposed wiring presently in any structures on the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, explain _____ | | | 11. Are there any windows or doors which are broken or have broken thermopane seals?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Have you had any insurance claims?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Have you ever experienced any moving or settling of the following?..... | | |
| If yes, were all repairs made?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Foundations | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Has there ever been leakage/seepage in the basement or crawl space?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floors | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, explain _____ | | | Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Are there any structural problems with the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sidewalks | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, explain _____ | | | Patios | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Is any exterior wall covering of the structure covered with Exterior Insulation and Finishing Systems (EIFS) or Synthetic stucco?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, are you aware of any adverse conditions?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Retaining walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, explain in Part IV, Page 3 | | | Other | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section B-Hazardous Conditions: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of ANY of the following substances, materials, or products on or near the real property which may be an environmental hazard?

- | | | | | | |
|---|--------------------------|-------------------------------------|--|--------------------------|-------------------------------------|
| 1. Asbestos..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Radon gas in house or well..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Contaminated soil or water (including drinking water)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Toxic materials..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Expansive soil..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Underground fuel or chemical storage tanks..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Landfill or buried materials..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. EMF's (Electric Magnetic Fields)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Lead-based paint..... (See attached lead disclosure form) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Gas or oil wells in area..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | | 11. Other (specify)..... <i>NA</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section C-Title Disclosures: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of ANY of the following which could affect the real property?

- | | | | | | |
|---|-------------------------------------|-------------------------------------|--|--------------------------|-------------------------------------|
| 1. Features, such as walls, fences, driveways, which are shared in common w/adjoining landowners who use or have responsibility for maintenance of the feature..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Own the fencing on this property..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. "Common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with others)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Boundary survey performed..... Date..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Lawsuits against Seller threatening or affecting this real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Easements, other than normal utility easements..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Notices from any governmental or quasi-governmental agency affecting this real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Encroachments..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Planned road or street expansions, improvements or widenings adjacent to the property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Zoning violations, non-conforming uses, or violations of setback requirements..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Other (specify)..... <i>NA</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Lot-line disputes or other unusual claims against the real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 8. Pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

Section D-Other Disclosures: For property and improvements thereon:

- | | | | | | |
|--|-------------------------------------|-------------------------------------|--|-------------------------------------|-------------------------------------|
| 1. Is the property connected to a public water system? <input type="checkbox"/> Rural <input checked="" type="checkbox"/> City..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Are there any trees or shrubs diseased or dead? (1)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the property connected to a public sewer system? <input type="checkbox"/> County <input checked="" type="checkbox"/> City..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scheduled to be removed?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is the system operational?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Are there any flooding, drainage, or grading problems?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is the property connected to a private/community water system?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Is the property in a flood plain?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Is the property connected to a private/community sewer system?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Trash service <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is the system operational?..... <i>NA</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Was your house constructed onsite?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Is the property connected to a septic system?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Are you aware of any structural additions, changes or repairs made to the property without obtaining all necessary permits?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is the system operational?..... <i>NA</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Have you ever owned a pet in this property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are you aware of any problems?..... <i>NA</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has there been any damage due to urine, odor, stain or other?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Buyer's Initials

Date _____
Date _____

Seller's Initials

DAC Date *1/22/16*
BAC Date *1-22-16*

PART II - (Continued)

MLS # _____

YES NO

YES NO

Section E-Insert the most recent year in which the following occurred.

1. Serviced air conditioner 2011
2. Cleaned fireplace, including chimney N/A
3. Serviced furnace 2011
4. Serviced septic system N/A

5. Cleaned woodburning stove, including chimney N/A
6. Tested well water N/A
7. Serviced well water N/A
8. Do you have a home warranty?
Is it transferable? ☐ ☒
- Company Name(s) _____

Section F-Infestations:

1. Do you have any knowledge of any damage to the property caused by termites, wood infestation, or dry rot? ☐ ☒
Is property currently under warranty? ☐ ☒
If so, name company below: _____
2. Have you had any termite/pest control treatments for the property? ☐ ☒
If so, name the company & year treated. _____
3. Has the ground been pre-treated for termites? ☐ ☒

PART III-Miscellaneous:

1. Are you aware of any other facts, conditions or circumstances, on or off-site, which can affect the value, beneficial use or desirability of property? ☐ ☒
If yes, explain: _____

PART IV - Additional comments and/or explanations. (Use additional pages, if necessary.) Reference comments on items responded to earlier by Part 1 or 2, Section letter and number. (Seller to attach any available property condition or inspection reports.)
If separate pages used, initial here _____

P12-SEC A #8 - 1" FOAM INSULATION + VINYL (WALLS, SOFFIT, FACIA & WINDOW TRIM)

P12-SEC A #12 - ALL ANSWERS TRUE WITHIN FRAME OF THE 28 YRS WE OWNED IT.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof to the best of Seller's belief and knowledge, as of the date signed by the Seller. (Any substantive changes will be disclosed by the Seller to the Purchaser prior to closing).

Seller Don A. Clark Date 1/22/14
Seller Barbara D. Clark Date 1-22-14

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I acknowledge that I have read and received a signed copy of the Seller's Property Disclosure Statement.
2. I have carefully inspected the property. Subject to any inspections allowed under my contract with Seller, I agree to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any real estate licensee concerning the condition or value of the property.
3. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
4. I acknowledge that neither Seller nor any real estate licensee involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows:

Buyer _____ Date _____
Buyer _____ Date _____

This form was updated on the following date: _____

Seller _____ Date _____
Seller _____ Date _____
Buyer _____ Date _____
Buyer _____ Date _____