

**REAL ESTATE**

**BROKERAGE**

**RELATIONSHIPS**

Ben D Clark  
Seller

Date

Ben D Clark  
~~Seller~~  
Seller

Date

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  
 4

5 **Lead Warning Statement:**  
 6 Every purchaser of any interest in residential real property on which a residential  
 7 dwelling was built prior to 1978 is notified that such property may present exposure to  
 8 lead from lead-based paint that may place young children at risk of developing lead  
 9 poisoning. Lead poisoning in young children may produce permanent neurological  
 10 damage, including learning disabilities, reduced intelligence quotient, behavioral  
 11 problems, and impaired memory. Lead poisoning also poses a particular risk to  
 12 pregnant women. The seller of any interest in residential real property is required to  
 13 provide the buyer with any information on lead-based paint hazards from risk  
 14 assessments or inspections in the seller's possession and notify the buyer of any known  
 15 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint  
 16 hazards is recommended prior to purchase.  
 17

18 **Seller's Disclosure (Initial applicable lines)**

19 a) DAC BNC PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED  
 20 PAINT HAZARDS: (check one below)  
 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

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

37 c) \_\_\_\_\_ BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED  
 38 ABOVE  
 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.

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

48 f) DA 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.

53  
54

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

58	<u>Don A. Clark</u> 1/22/16			
59				
60	<b>SELLER</b>	<b>DATE</b>	<b>BUYER</b>	<b>DATE</b>
61	<hr/>			
62	<u>Don A. Clark</u> 1-22-16			
63				
64	<b>SELLER</b>	<b>DATE</b>	<b>BUYER</b>	<b>DATE</b>
65	<hr/>			
66	<u>[Signature]</u>	1/22/16		
67	<b>LICENSEE ASSISTING SELLER</b>	<b>DATE</b>	<b>LICENSEE ASSISTING BUYER</b>	<b>DATE</b>

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  
Page 2 of 2

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**SELLER'S PROPERTY DISCLOSURE STATEMENT**

(To Be Completed by Seller)

Property Address: 704 MAIN ST. FOWLER, KS 67844 Date 1/22/16

SELLER  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 I - Indicate the condition of the following items by marking the appropriate box. Check only one box.**

	NONE OR NOT INC.	INCLUDED OR WORKING	NOT WORKING		NONE OR NOT INC.	INCLUDED OR WORKING	NOT WORKING
<b>Section A - Appliances:</b>				8. Range ventilation system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Built-in vacuum system & equipment.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Microwave oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Clothes dryer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Oven.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Clothes washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Range.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Refrigerator.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Disposal.....	<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"/>
6. Freezer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Trash compactor.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Gas grill.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Section B - Electrical Systems:</b>				6. <input type="checkbox"/> Built-in speakers <input type="checkbox"/> Sound system wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Electric service panel.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Intercom.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Capacity <u>100</u> AMPS)				7. Smoke/ fire alarm.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Fuse <input checked="" type="checkbox"/> Circuit breakers <input type="checkbox"/> Main disconnect				8. Vent fan(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ceiling fan(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. 220 Volt service.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Garage door opener/remotes.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Security system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
# remotes _____				<input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Central station - monitoring			
4. Telephone wiring/jacks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cable TV wiring/ jacks.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<b>Section C - Heating and Cooling Systems:</b>				8. Solar house heating.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Air purifier.....	<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"/>
2. Attic fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Humidifier.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Whole house fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Fireplace/ fireplace insert.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Central A/C.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Blower <input type="checkbox"/> Factory built <input type="checkbox"/> Masonry			
5. Room air conditioner(s)..... (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Gas starter (fireplace).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Heating system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Gas logs.....	<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				14. Woodburning stove.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Boiler ( <input type="checkbox"/> Hot water <input type="checkbox"/> Steam)				15. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Heat pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>Section D - Water Systems:</b>				7. <input type="checkbox"/> Water purifier <input type="checkbox"/> Water filter.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. <input type="checkbox"/> Hot tub <input type="checkbox"/> Jetted tub.....	<input checked="" type="checkbox"/>	<input 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"/>
2. Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Well system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Sump pump.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Sewer..... <input type="checkbox"/> Lift <input checked="" type="checkbox"/> Direct		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharges to _____				11. Septic.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Swimming pool.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Leach field.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Underground sprinkler.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Other (specify).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Back flow preventer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Other (specify).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Water heater..... (50 GAL)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Buyer's Initials \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Seller's Initials \_\_\_\_\_

Date 1/22/16

Date 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
2. Does the roof leak?  YES  NO
3. Is there present damage to the roof?  YES  NO
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?  YES  NO  
If yes, explain \_\_\_\_\_
5. Have you had any insurance claims?  YES  NO  
If yes, were all repairs made?  YES  NO
6. Has there ever been leakage/seepage in the basement or crawl space?  YES  NO  
If yes, explain \_\_\_\_\_
7. Are there any structural problems with the property?  YES  NO  
If yes, explain \_\_\_\_\_
8. Is any exterior wall covering of the structure covered with Exterior Insulation and Finishing Systems (EIFS) or Synthetic stucco?  YES  NO  
If yes, are you aware of any adverse conditions?  YES  NO  
If yes, explain in Part IV, Page 3

8. (Continued) Has there been an inspection to determine whether the structure has excessive moisture accumulation and/or related damage?  YES  NO  
If yes, attach the results of the inspection.
9. Is there any damage to the chimney?  YES  NO
10. Is there any exposed wiring presently in any structures on the property?  YES  NO
11. Are there any windows or doors which are broken or have broken thermopane seals?  YES  NO
12. Have you ever experienced any moving or settling of the following?  YES  NO
 

Foundations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Patios	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveway(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retaining walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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  YES  NO
2. Contaminated soil or water (including drinking water)  YES  NO
3. Expansive soil  YES  NO
4. Landfill or buried materials  YES  NO
5. Lead-based paint (See attached lead disclosure form)  YES  NO
6. Radon gas in house or well  YES  NO
7. Toxic materials  YES  NO
8. Underground fuel or chemical storage tanks  YES  NO
9. EMF's (Electric Magnetic Fields)  YES  NO
10. Gas or oil wells in area  YES  NO
11. Other (specify) NA  YES  NO

**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  YES  NO
2. Own the fencing on this property  YES  NO
3. Boundary survey performed \_\_\_\_\_ Date \_\_\_\_\_  YES  NO
4. Easements, other than normal utility easements  YES  NO
5. Encroachments  YES  NO
6. Zoning violations, non-conforming uses, or violations of setback requirements  YES  NO
7. Lot-line disputes or other unusual claims against the real property  YES  NO
8. Pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines  YES  NO
9. Condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property  YES  NO
10. "Common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with others)  YES  NO
11. Lawsuits against Seller threatening or affecting this real property  YES  NO
12. Notices from any governmental or quasi-governmental agency affecting this real property  YES  NO
13. Planned road or street expansions, improvements or widenings adjacent to the property  YES  NO
14. Other (specify) NA  YES  NO

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

1. Is the property connected to a public water system?  Rural  City  YES  NO
2. Is the property connected to a public sewer system?  County  City  YES  NO  
Is the system operational?  YES  NO
3. Is the property connected to a private/community water system?  YES  NO
4. Is the property connected to a private/community sewer system?  YES  NO  
Is the system operational? NA  YES  NO
5. Is the property connected to a septic system?  YES  NO  
Is the system operational? NA  YES  NO  
Are you aware of any problems? NA  YES  NO
6. Are there any trees or shrubs diseased or dead? (1)  YES  NO  
Scheduled to be removed?  YES  NO
7. Are there any flooding, drainage, or grading problems?  YES  NO
8. Is the property in a flood plain?  YES  NO
9. Trash service  Public  Private  YES  NO
10. Was your house constructed onsite?  YES  NO
11. Are you aware of any structural additions, changes or repairs made to the property without obtaining all necessary permits?  YES  NO
12. Have you ever owned a pet in this property?  YES  NO  
Has there been any damage due to urine, odor, stain or other?  YES  NO

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

P12-SECA #12 - ALL ANSWERS TRUE WITHIN FRAME OF THE 2 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 J. 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 \_\_\_\_\_