

Seller's Property Disclosure Statement for Unimproved Land

(To be completed by Seller)

Property Address 687 N 2050 Rd, Leomph Date 8/28/15

Date purchased _____

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. **This form is not a warranty or guarantee of any kind by Seller, or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals.** Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in this Statement.

1. Please mark the condition of the following:

1. WATER / DRAINAGE / SEWAGE:	YES	NO	Do Not Know
a) Is property served by City Water / Rural Water? (circle one) If so, list District # _____ & Phone # _____	<input checked="" type="checkbox"/>		
b) Is there a water meter included with a sale of the property?	<input checked="" type="checkbox"/>		
c) Is there a certificate for a water meter?	<input checked="" type="checkbox"/>		
d) To your knowledge is a water meter otherwise available?			<input checked="" type="checkbox"/>
e) Is the property located in a federally designated flood plain or wetlands area?		<input checked="" type="checkbox"/>	
f) To your knowledge, has the property ever had a drainage problem during your ownership?		<input checked="" type="checkbox"/>	
g) To your knowledge, have any neighbors ever complained that subject property causes them drainage problems?		<input checked="" type="checkbox"/>	
h) If on well water, to your knowledge, has water ever been tested during your ownership?			
If yes, did results show any contamination?			
i) Is public wastewater disposal system available?		<input checked="" type="checkbox"/>	
j) Are you aware of any pending sewer or water connection?		<input checked="" type="checkbox"/>	
k) Does Seller own the water rights?	<input checked="" type="checkbox"/>		
l) Are water rights presently leased? To whom? _____ (Attach copy of lease if available)		<input checked="" type="checkbox"/>	
If so, rental income is _____ per month / year. Expiration date _____			

COMMENTS:

2. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:

2. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:	YES	NO	Do Not Know
a) Do you have a copy of a pin survey or an improvement location report? If yes, circle which one.			<input checked="" type="checkbox"/>
b) Are the property boundaries marked in any way? <u>Survey pins</u>	<input checked="" type="checkbox"/>		
c) Are there any encroachments or boundary disputes?		<input checked="" type="checkbox"/>	
d) Is there fencing on the property?	<input checked="" type="checkbox"/>		
If yes, does the fencing belong to the property?	<input checked="" type="checkbox"/>		
e) Are there any deed restrictions?		<input checked="" type="checkbox"/>	
f) Are there any easements or use of the property by others?	<input checked="" type="checkbox"/>		
g) Is there direct access from public roadways to this property?	<input checked="" type="checkbox"/>		
If no, explain:			
h) Does Seller own the mineral rights?			<input checked="" type="checkbox"/>
i) Are mineral rights presently leased? To whom? _____ (Attach copy of lease if available)			
If so, rental income is _____ per month / year. Expiration date _____			
j) Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and / or driveways?			
If so, who has responsibility for maintenance?			
k) Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property?			
l) Are there any building or restrictive covenants?		<input checked="" type="checkbox"/>	
m) Is property subject to rules or regulations of a homeowners' association?		<input checked="" type="checkbox"/>	
n) Are you aware of any conditions that may result in an increase in association assessments?		<input checked="" type="checkbox"/>	
o) Are you aware of any pending action by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, condemnation, etc.)?		<input checked="" type="checkbox"/>	
p) Are you aware of any pending bonds or assessments that apply to this property?		<input checked="" type="checkbox"/>	
q) Is the property in the city limits?		<input checked="" type="checkbox"/>	

COMMENTS:

Seller's Initials 8.7 Date 8-28-15

Buyer's Initials _____ Date _____
Topeka Board of REALTORS®, Inc. 3/99

3. ENVIRONMENTAL DISCLOSURE:		YES	NO	Do Not Know
a) Are you aware of the following hazardous or questionable environmental conditions on the property? Lead paint, asbestos / ureaformaldehyde foam insulation or products, underground storage tanks, gas / oil / water wells, methane gas, radioactive material, landfill, mineshaft, expansive soil, toxic materials, discoloration of soil or vegetation, or oil sheers in wet areas?			X	
b) Are you aware of any noxious weeds or plants? If yes, please identify and explain:				X
c) Are you aware of any other condition that you deem to be a hazardous or questionable environmental condition? If yes, please identify and explain:			X	
COMMENTS:				
4. OTHER DISCLOSURES:		YES	NO	Do Not Know
a) Is the present use a non-conforming use?			X	
b) Are any trees or shrubs diseased or dead?		X		
c) Is there any damage due to wind, fire, or flood?			X	
d) Are you aware of any violations of local, state, or federal government laws or regulations relating to the property?			X	
e) Are there any existing or threatened legal actions affecting the property?			X	
f) Are there any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?			X	
g) Has all, any, or part interest in the property been reserved by previous owner or government action to benefit any other property?			X	
h) Is the property subject to any government rule limiting the future use of the property other than existing zoning and subdivision regulation?			X	
i) Is any of the property in a Conservation Reserve Program (CRP) or any other government program? If so, in what year does the property come out of the program? _____			X	
j) Are there any leasehold interests or tenant's rights? If so, please explain.			X	
k) Are you aware of any other facts, conditions, or circumstances that may affect the value, beneficial use, or desirability of this property? If yes, please explain.			X	
COMMENTS:				

Check one:

☒ Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

☐ Seller (or Seller's representative) has not occupied or personally managed this property in the past _____ years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

Seller(s) Gary Mathews Date 8-28-15

Seller(s) _____ Date _____

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the Seller nor any Broker or Agent involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's agent.

Buyer acknowledges that he has been advised that Kansas law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. Buyer has been advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: www.ink.org/public/kbi) or by contacting the local sheriff's office.

Buyer acknowledges that Seller does not warrant code compliance. Buyer further acknowledges and agrees that the disclosures set forth above by Seller are not a warranty of any kind by Seller or Real Estate Broker(s), which can form the basis of any civil action for damages.

Buyer(s) _____ Date _____

Buyer(s) _____ Date _____