

## FRANCHISE DISCLOSURE

SELLER: Charles M. & Rhonda M. Phillips H/n

BUYER: \_\_\_\_\_

PROPERTY: 5008 E. 215<sup>th</sup> Belton MO 64012

COMPANY DISCLOSURE STATEMENTS: ☐ SELLING COMPANY ☒ LISTING COMPANY

A. RE/MAX PARTNERS is an Independently Owned and Operated Member of RE/MAX INTERNATIONAL

B. HOMEOWNER'S WARRANTY

The price for a warranty plan includes all fees for processing, administration and mechanical evaluation for the warranty company. The real estate broker may receive a portion of this fee up to \$75.00.

<u>Charles M. Phillips</u>	<u>11-14-08</u>		
SELLER	DATE	BUYER	DATE
<u>Rhonda M. Phillips</u>	<u>11/14/08</u>		
SELLER	DATE	BUYER	DATE



## RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 **SELLER:** Charles M. & Rhonda Phillips

2  
3 **BUYER:** \_\_\_\_\_

4  
5 **PROPERTY:** 5008 E. 215th Street Belton MO

6  
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system.  
8 Sewage disposal is accomplished with a septic tank or similar installation. Septic systems may be subject  
9 to local, state and federal regulation. Installations which were proper at the time of original construction  
10 may not comply with governmental regulations which have been enacted since that time. **It is**  
11 **recommended that BUYER check with lender and/or local government authority regarding septic**  
12 **system inspection.**

13  
14 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated that the  
15 BUYER'S financing may be conditioned upon proof that the septic system meets current regulatory  
16 requirements.

17  
18 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider  
19 an independent inspection of the septic system.

20  
21 **In the event proof of regulatory compliance of the septic system is required by a lender, or is**  
22 **sought for any other reason, and it is determined that the system does not comply, it may be**  
23 **necessary to bring the system into compliance. Significant expense may be involved.**

24  
25 The cost of pumping the septic tank, if needed, for purposes of this inspection will be paid by  
26 **(Check One)** ☐ SELLER ☒ BUYER.

27  
28  
29 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**  
30 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
31 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

32  
33  
34 Charles M. Phillips 11-14-08

35 **SELLER**

**DATE**

**BUYER**

**DATE**

36  
37 Rhonda Phillips 11/14/08

38 **SELLER**

**DATE**

**BUYER**

**DATE**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of 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. Copyright January 2008. Last revised 10/07. All previous versions of this document may no longer be valid.



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

**SELLER:** Charles M. Phillips and Rhonda M. Phillips, husband & wife

**PROPERTY:** 5008 E. 215th St. Belton, MO 64012

**1. SELLER'S INSTRUCTIONS**

SELLER agrees to disclose to BUYER all material defects, conditions and facts **KNOWN TO SELLER** which may materially affect the value of the Property. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

**2. NOTICE TO BUYER**

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

**3. OCCUPANCY**

Approximate age of Property? 10 YRS How long have you owned? 10 YRS  
Does SELLER currently occupy the Property? ..... Yes ☒ No ☐  
If not, how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months.

**4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.)**

- |  |   |
|--|---|
| (a) Fill or expansive soil on the Property? .....  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (b) Sliding, settling, earth movement, upheaval or earth stability problems on the Property? .....   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (c) Is the Property or any portion thereof located in a flood zone, wetlands area or <b>proposed</b> to be located in such as designated by FEMA which requires flood insurance? ..... | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (d) Drainage or flood problems on the Property or adjacent properties? .....   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (e) Do you pay flood insurance premiums? .....   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| (f) If so, is it required? .....   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| (g) Are the boundaries of the Property marked in any way? .....  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| (h) Has Property had a stake survey? If yes, attach copy .....   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| (i) Encroachments, boundary line disputes, or non-utility easements affecting the Property .....   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (j) Any fencing on the Property? .....   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| (k) If yes, does fencing belong to the Property .....  | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| (l) Diseased, dead, or damaged trees or shrubs on the Property .....   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (m) Gas/oil wells, lines or storage facilities on Property or adjacent property .....  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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

(g) SURVEY STAKES

5. ROOF:

- (a) Approximate Age: 104 years ☐ Unknown Type: COMP / ASPHALT
- (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes ☐ No ☒
- If so, what was the date of the occurrence \_\_\_\_\_
- (c) Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☐ No ☒
- Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- (d) Has there been any roof replacement? ..... Yes ☐ No ☒
- If yes, was it: ☐ Complete or ☐ Partial
- (e) What is the number of layers currently in place: \_\_\_\_\_ layers, or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail below: (All available warranties and other documentation are attached) \_\_\_\_\_

6. 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 years? ..... Yes ☐ No ☒
- If yes, list company, when and where treated \_\_\_\_\_
- (d) Any 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 (attach any receipts): \_\_\_\_\_

7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:

- (a) 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 piling 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 driveways, patios, decks, fences or retaining walls on the Property? ..... Yes ☐ No ☒
- (g) Any problems with fireplace and/or chimney? ..... Yes ☐ No ☒
- Date of last cleaning? \_\_\_\_\_
- (h) Does the Property have a sump pump? ..... Yes ☒ No ☐
- (i) 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. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort and attach, if available, any inspection reports, estimates or receipts: \_\_\_\_\_

94  
95  
96  
97  
98 **8. ADDITIONS AND/OR REMODELING:**

- 99 (a) Are you aware of any additions, structural changes, or other material  
100 alterations to the Property? ..... Yes ☒ No ☒

101 If "Yes", explain: \_\_\_\_\_

- 102  
103 (b) If "Yes", were all necessary permits and approvals obtained, and was all  
104 work in compliance with building codes? ..... N/A ☐ Yes ☐ No ☐

105 If "No", explain: \_\_\_\_\_

106  
107  
108 **9. PLUMBING RELATED ITEMS:**

- 109 (a) What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern  
110 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_

111 diameter \_\_\_\_\_ age \_\_\_\_\_

- 112 (b) If the drinking water source is a well, when was the water last checked for safety and what  
113 was the result of the test? \_\_\_\_\_

- 114 (c) Is there a water softener on the Property? ..... Yes ☐ No ☒  
115 (If so, is it: ☐ Leased ☐ Owned?)

- 116 (d) Is there a water purifier system? ..... Yes ☐ No ☒  
117 (If so, is it: ☐ Leased ☐ Owned?)

- 118 (e) What type of sewage system serves the Property? ☐ Public Sewer, or ☐ Private Sewer, or  
119 ☐ Septic System, or ☐ Cesspool, or ☒ Lagoon, or ☐ Other \_\_\_\_\_

- 120 (f) If there is a septic system, is there a sewage pump on the septic system? ... Yes ☒ No ☐

- 121 (g) Is there a grinder pump system? ..... Yes ☐ No ☒

- 122 (h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system  
123 last serviced? 1998 By whom? LYNN ANDERSON

- 124 (i) Is there a sprinkler system? ..... Yes ☐ No ☒  
125 Does sprinkler system cover full yard? ..... N/A ☐ Yes ☐ No ☐

126 If "No", explain: \_\_\_\_\_

- 127 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer  
128 or pool? ..... Yes ☐ No ☒

- 129 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,  
130 water, and sewage related systems? ..... Yes ☐ No ☒

- 131 (l) Type of plumbing material currently used in the Property:

132 ☒ Copper ☐ Galvanized ☐ Other \_\_\_\_\_

133 The location of the main water shut-off is \_\_\_\_\_

- 134 (m) The location of the sewer line clean out trap is: \_\_\_\_\_

135 If your answer to any of the questions in this section is "Yes", explain in detail and provide  
136 available documentation: AERATOR SYSTEM

**10. 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. 10 YRS Y  
 2. Y  
 (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. 10 YRS X  
 2. \_\_\_\_\_  
 (c) Are there rooms without heat or air conditioning? ..... Yes ☒ No ☐  
 If yes, which room(s)? SUN ROOM  
 (d) Does the Property have a water heater? ..... Yes ☐ No ☐  
☒ Electric ☐ Gas ☐ Solar  
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
 1. 10 YRS X  
 2. \_\_\_\_\_  
 (e) Are you aware of any problems regarding these items? ..... Yes ☐ No ☐

If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: \_\_\_\_\_

SUN ROOM

**11. ELECTRICAL SYSTEM:**

- (a) Type of material used: ☐ Copper ☐ Aluminum ☒ Unknown  
 (b) Type of electrical panel(s): ☒ Breaker ☐ Fuse  
 Location of electrical panel(s): \_\_\_\_\_  
 Size of electrical panel (total amps), if known: \_\_\_\_\_  
 (c) Are you aware of any problem with the electrical system? ..... Yes ☐ No ☒

If "Yes", explain in detail: \_\_\_\_\_

**12. HAZARDOUS CONDITIONS:**

- (a) Underground tanks on the Property? ..... Yes ☐ No ☒  
 (b) Landfill on the Property? ..... Yes ☐ No ☒  
 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? ..... Yes ☐ No ☒  
 (d) Has the Property been tested for any of the above listed items? ..... Yes ☐ No ☒  
 (e) Radon in Property? ..... Yes ☐ No ☒  
 (f) Have you had the property tested for radon? ..... Yes ☐ No ☒  
 (g) Have you had the property tested for mold? ..... Yes ☐ No ☒  
 (h) Are you aware of any other environmental issues? ..... Yes ☐ No ☒  
 (i) Are you aware of any methamphetamine or controlled substances ever being used or manufactured on the Property? ..... Yes ☐ No ☒  
 (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been present on or in the Property)

If your answer to any of the questions in this section is "Yes", explain in detail and attach test results:

**13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- (a) Are you aware of any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes ☐ No ☒  
Amount: \$ .....
- (b) Are you aware or have you received any notice of any condition or proposed change in your neighborhood or surrounding area? ..... Yes ☐ No ☒
- (c) Is the Property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes ☒ No ☐
- (d) Are you aware of any violations of such covenants and restrictions? ..... Yes ☐ No ☒
- (e) Does the Homeowner's Association impose its own transfer fee when this Property is sold? ..... Yes ☐ No ☒  
If "yes", what is the amount? \$ .....
- (f) Are you aware of any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes ☐ No ☒
- (g) Are you aware of any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☒
- (h) Are streets privately owned? ..... Yes ☒ No ☐
- (i) Is Property in a historic, conservation or special review district that requires any alterations or improvements to Property be approved by a board or commission? ..... Yes ☐ No ☒
- (j) Is Property subject to tax abatement? ..... Yes ☐ No ☒
- (k) Is Property subject to a right of first refusal? ..... Yes ☐ No ☒

If the answer to any of the above questions is "Yes" except (c), explain in detail, including amounts, if applicable: COVENANT ATTACHED

Homes Association dues are paid in full until \_\_\_\_\_ in the amount of \$ 0  
payable ☐ yearly ☐ monthly ☐ quarterly, sent to \_\_\_\_\_ and  
such includes: \_\_\_\_\_  
Homeowner's Association contact name, phone number, website, or email address: \_\_\_\_\_

**14. OTHER MATTERS:**

- (a) Are you aware of any of the following?  
☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- (b) Are you aware of any fire damage to the Property? ..... Yes ☐ No ☒
- (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes ☒ No ☐
- (d) Are there any violations of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- (e) Are you aware of any other conditions that may materially and adversely affect the value or desirability of the Property? ..... Yes ☐ No ☒
- (f) Are you aware of any other condition that may prevent you from completing the sale of the Property? ..... Yes ☒ No ☒
- (g) Are you aware of any general stains or pet stains to the carpet, the flooring

- If any of the answers in this section are "Yes", (except g), explain in detail:

Electric Company Name - KCP&L Phone \_\_\_\_\_  
Gas Company Name - \_\_\_\_\_ Phone \_\_\_\_\_  
Water Company Name - CASS CO WATER #2 Phone \_\_\_\_\_

The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other promotional material, provides for what is included in the sale of the property. All existing improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

NS = Not staying with the Property



282	<u>NA</u> Air Conditioning Window Units, #	<u>OS</u> Garage door opener(s)	<u>NA</u> Sprinkler System
283	<u>OS</u> Air Conditioning Central System	<u>OS</u> Garage Door Transmitter(s), # <u>2</u>	<u>NA</u> Sprinkler System Back Flow Valve
284	<u>NA</u> Attic Fan	<u>NS</u> Gas Grill	<u>NA</u> Sprinkler System Auto Timer
285	<u>OS</u> Ceiling Fans, # <u>5</u>	<u>OS</u> Gas Yard Light	<u>NS</u> Statuary/Yard Art
286	<u>NA</u> Central vac and attachments	<u>NS</u> Humidifier	<u>OS</u> Stove, <u>X</u> Elec. <u>Gas</u>
287	<u>OS</u> Dishwasher	<u>NA</u> Intercom	<u>NA</u> Stove Downdraft Cooktop
288	<u>OS</u> Disposal	<u>OS</u> Laundry - Washer	<u>OS</u> Stove Oven <u>X</u> Elec. <u>Gas</u>
289	<u>OS</u> Doorbell	<u>OS</u> Laundry - Dryer	<u>NA</u> Stove Oven - Convection
290	<u>NA</u> Electric air cleaner or purifier	<u>OS</u> Microwave Oven	<u>NA</u> Stove/Oven Clock Timer
291	<u>OS</u> Electric Garage Door Opener(s)	<u>NA</u> Propane Tank	<u>OS</u> Stove Vent Hood
292	<u>OS</u> Exhaust fan(s) - baths	<u>NS</u> Refrigerator	<u>OS</u> Sump Pump
293	<u>NA</u> Fireplace heat re-circulator	Location of Refrigerator	<u>OS</u> Swimming Pool
294	<u>NA</u> Fireplace insert	<u>NS</u> Security System	<u>NA</u> Swimming Pool Heater
295	<u>NA</u> Fireplace Gas Logs	<u>OS</u> Owned <u>Leased</u>	<u>OS</u> Swimming Pool Equipment
296	<u>NA</u> Fireplace Gas Starter	<u>OS</u> Smoke Detector(s), # <u>5</u>	<u>NA</u> Trash Compactor
297	<u>NA</u> Fireplace - wood burning stove	<u>NA</u> Spa/Hot Tub	<u>OS</u> TV Antenna/Receiver/Satellite Dish <u>X</u>
298	<u>NS</u> Fountain(s)	<u>NA</u> Spa/Sauna	<u>Y</u> Own <u>Lease</u>
299	<u>OS</u> Furnace/heat pump/other htg system	<u>NA</u> Spa Equipment	<u>NA</u> Water Softener and/or purifier
300	<u>NS</u> Other <u>CONCRETE BENCH</u>	Other	<u>Own</u> <u>Lease</u>
301	Other	Other	Other <u>X</u> <u>DISH STAYS - RECEIVERS</u>
302			<u>GO</u>

Disclose any material information and describe any significant repairs, improvements or alterations to Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein: NO5 KITCHEN REMODELED

The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (Initial and date any changes and/or attach a list of additional changes. If attached, # of pages).**

**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.**

322	<u>Charles H. Peck</u>	<u>6/23/08</u>	<u>Rhonda H. Peck</u>	<u>6/23/08</u>
323	SELLER	DATE	SELLER	DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

BUYER

DATE

BUYER

DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of 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. Copyright January 2008. Last revised 10/07. All previous versions of this document may no longer be valid.