



LEAD BASED PAINT DISCLOSURE ADDENDUM

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

1 SELLER: Jack Shearer

2
3 PROPERTY: 18700 182nd st Tonganoxie Ks. 66086

4
5 **Lead Warning Statement:**

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

15
16 **Seller's Disclosure (Initial applicable lines)**

17 a. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED
18 PAINT HAZARDS: (check one below)

19 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

20
21 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22
23 b. RECORDS AND REPORTS AVAILABLE TO THE SELLER:
24 (check one below)

25 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based
26 paint and/or lead-based paint hazards in the housing (list documents below).

27
28 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based
29 paint hazards in the housing.

30
31 **Buyer's Acknowledgment (Initial applicable lines)**

32 c. BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED
33 ABOVE

34 d. BUYER HAS RECEIVED THE PAMPHLET
35 "Protect Your Family from Lead in Your Home"

36 e. BUYER HAS: (Check one below)

37 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
38 or inspection for the presence of lead-based paint or lead-based paint hazards; or

39 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of
40 lead-based paint and/or lead-based paint hazards.



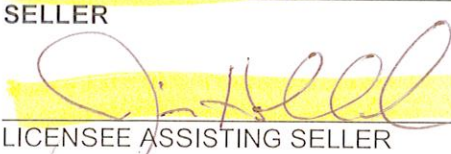

41 **Licensee's Acknowledgment: (initial)**

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   ²³
56 SELLER Jack Shearer DATE 9-18-19 BUYER DATE
57
58
59 SELLER DATE BUYER DATE
60
61   ²³
62 LICENSEE ASSISTING SELLER DATE 9-23-19 LICENSEE ASSISTING BUYER DATE
63

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RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 SELLER: _____ Jack Shearer _____

2
3 BUYER: _____

4
5 PROPERTY: _____ 18700 182nd Tonganoxie Ks. 66086 _____

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

12
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
14 financing may be conditioned upon proof that the septic system meets current regulatory requirements.



15
16 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an
17 independent inspection of the septic system.

18
19 **In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any**
20 **other reason, and it is determined the system does not comply, it may be necessary to bring the system**
21 **into compliance. Significant expense may be involved.**

22
23 The cost of uncovering and recovering the septic tank lid, if needed, for purposes of this inspection will be paid by:
24 **(Check One)** ☐ SELLER ☒ BUYER.

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

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

33
34  
35
36 SELLER _____ DATE BUYER _____ DATE _____

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40 SELLER _____ DATE BUYER _____ DATE _____

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LEGAL DESCRIPTION ADDENDUM

1 SELLER: Jack Shearer

2 BUYER: _____

3 PROPERTY: 18700 182nd st Tonganoxie Ks. 66086

4 PROPERTY LEGAL DESCRIPTION: per deed & title commitment

5 (INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

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

9 John R Shearer 9-23-19
10 SELLER DATE BUYER DATE

11 SELLER DATE BUYER DATE

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13 members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect
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15 transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document
16 may no longer be valid. Copyright January 2019.

24

THOMAS
GLENN E

BOWEN RICHARD
W & KATHLEEN A

SHEARER JOHN
R II & GLORIA;
SCHEARER LEA ANN

CURRAN STEVEN
L & DEANNA K

BELL CAMERON
S & TERI L

182nd St

Sat

SHEEHAN JAMES
F & RICKEL