



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

SELLER (Indicate Marital Status): JOHN D. COFFMAN, JR & ERIN ALAINA COFFMAN,
AMC

PROPERTY: 2391 RENO BLVD, OTTAWA, KS

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. 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? 13 years How long have you owned? 13 years
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame
☐ Mobile ☐ Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
e. Any flood insurance premiums that you pay? Yes ☐ No ☒
f. Any need for flood insurance on the Property? Yes ☐ No ☒
g. Any boundaries of the Property being marked in any way? Yes ☒ No ☐
h. The Property having had a stake survey? Yes ☒ No ☐
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach other documentation: The fence is the boundary of the property.

John D. Coffman, Jr. Initials John D. Coffman, Jr.
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6. ROOF.

- a. Approximate Age: 13 years ☐ Unknown Type: Asphalt
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", 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? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

7. 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 (5) years? Yes ☐ No ☒
If "Yes", list company, **when** and **where** treated
- d. Any current 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 or attach all warranty information and other documentation:

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.
ARE YOU AWARE OF:

- a. Any 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 windows or exterior doors? Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning?
Date of last use?
- i. Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location:
- j. 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 or attach all warranty information and other documentation: Some Cracks on garage floor.

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110 9. ADDITIONS AND/OR REMODELING.

111 a. Are you aware of any additions, structural changes, or other material alterations to
112 the Property? Yes ☐ No ☒
113 If "Yes", explain in detail:

114
115 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
116 compliance with building codes? N/A ☒ Yes ☐ No ☐
117 If "No", explain in detail:
118
119

120 10. PLUMBING RELATED ITEMS.

121 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
122 If well water, state type _____ depth _____
123 diameter _____ age _____

124 b. If the drinking water source is a well, when was the water last checked for
125 safety and what was the result of the test?

126 c. Is there a water softener on the Property? Yes ☐ No ☒
127 If "Yes", is it: ☐ Leased ☐ Owned?

128 d. Is there a water purifier system? Yes ☐ No ☒
129 If "Yes", is it: ☐ Leased ☐ Owned?

130 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
131 ☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____

132 f. The location of the sewer line clean out trap is: back of the house

133 g. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
134 h. Is there a grinder pump system? Yes ☒ No ☐

135 i. If there is a privately owned system, when was the septic tank, cesspool, or sewage
136 system last serviced? 5 years By whom? D&S Sanitation

137 j. Is there a sprinkler system? Yes ☐ No ☒
138 Does sprinkler system cover full yard and landscaped areas? N/A ☒ Yes ☐ No ☐
139 If "No", explain in detail:

140 k. Are you aware of any leaks, backups, or other problems relating to any of the
141 plumbing, water, and sewage related systems? Yes ☐ No ☒

142 l. Type of plumbing material currently used in the Property: Yes ☐ No ☒
143 ☐ Copper ☐ Galvanized ☒ PVC ☐ PEX ☐ Other _____

144 The location of the main water shut-off is: Mechanical room (basement)

145 m. Is there a back flow prevention device on the lawn sprinkling system,
146 sewer or pool? N/A ☒ Yes ☐ No ☐
147

148 If your answer to (k) in this section is "Yes", explain in detail or attach available
149 documentation:
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11. 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. | 13 yrs | | ✓ | back of the house | 1 year Self performed |
| 2. | 13 yrs | | ✓ | back of the house | 1 year Self performed |
- 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. | 13 yrs | | ✓ | back of house | 1 year Self performed |
| 2. | 13 yrs | | ✓ | back of house | 1 year Self performed |
- c. Are there rooms without heat or air conditioning? Yes ☐ No ☒
- If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes ☒ No ☐
- ☒ Electric ☐ Gas ☐ Solar ☐ Tankless
- | Unit | Age of Unit | Leased | Owned | Location | Capacity | Last Date Serviced/By Whom? |
|------|-------------|--------|-------|------------|----------|-----------------------------|
| 1. | 13 years | | ✓ | Mechanical | 50 | 1 year Self performed |
| 2. | | | ✓ | | | |
- e. Are you aware of any problems regarding these items? Yes ☐ No ☒
- If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
- Location of electrical panel(s): Mechanical room (basement)
- Size of electrical panel(s) (total amps), if known: don't know
- c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
- If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
- b. Any landfill on the Property? Yes ☐ No ☒
- c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☒
- d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
- e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
- f. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒
- g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- h. Any other environmental issues? Yes ☐ No ☒
- i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- j. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____

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205 14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- 206 a. The Property located outside of city limits? Yes ☒ No ☐
- 207 b. Any current/pending bonds, assessments, or special taxes that Yes ☒ No ☐
- 208 apply to Property? Yes ☐ No ☒
- 209 If "Yes", what is the amount? \$ Yes ☐ No ☒
- 210 c. Any condition or proposed change in your neighborhood or surrounding
- 211 area or having received any notice of such? Yes ☐ No ☒
- 212 d. Any defect, damage, proposed change or problem with any
- 213 common elements or common areas? Yes ☐ No ☒
- 214 e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- 215 f. Any streets that are privately owned? Yes ☐ No ☒
- 216 g. The Property being in a historic, conservation or special review district that
- 217 requires any alterations or improvements to the Property be approved by a
- 218 board or commission? Yes ☐ No ☒
- 219 h. The Property being subject to tax abatement? Yes ☐ No ☒
- 220 i. The Property being subject to a right of first refusal? Yes ☐ No ☒
- 221 If "Yes", number of days required for notice: Yes ☐ No ☒
- 222 j. The Property being subject to covenants, conditions, and restrictions of a
- 223 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- 224 k. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- 225 l. The Homeowner's Association imposing its own transfer fee and/or
- 226 initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
- 227 If "Yes", what is the amount? \$ N/A ☐ Yes ☐ No ☒
- 228

229 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____

230 payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and

231 such includes: _____

232 Homeowner's Association/Management Company contact name, phone number, website, or email address: _____

233

234

235

236

237 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other

238 documentation: _____

239

240

241 15. PREVIOUS INSPECTION REPORTS.

- 242 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
- 243 If "Yes", a copy of inspection report(s) are available upon request.
- 244

245 16. OTHER MATTERS. ARE YOU AWARE OF:

- 246 a. Any of the following?
- 247 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 248 b. Any fire damage to the Property? Yes ☐ No ☒
- 249 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- 250 d. Any violations of laws or regulations affecting the Property? Yes ☒ No ☐
- 251 e. Any other conditions that may materially affect the value
- 252 or desirability of the Property? Yes ☐ No ☒
- 253 f. Any other condition, including but not limited to financial, that may prevent
- 254 you from completing the sale of the Property? Yes ☐ No ☒
- 255 g. Any animals or pets residing in the Property during your ownership? Yes ☐ No ☒
- 256 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- 257 i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
- 258 List locks without keys Yes ☐ No ☒
- 259 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- 260 k. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- 261 l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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- m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes ☐ No ☒
- q. Any transferable warranties on the Property or any of its components? Yes ☐ No ☒
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes ☐ No ☒
If "Yes", were repairs from claim(s) completed? Yes ☐ No ☒
- s. Any use of synthetic stucco on the Property? N/A ☒ Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: State of Kansas

17. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: Evergy Phone # 913 294 6200

Gas Company Name: _____ Phone # _____

Water Company Name: Fred Water Dist #1 Phone # 785 242 5500

Trash Company Name: Gardner Disposal Phone # 913 856 3851

Other: _____ Phone # _____

Other: _____ Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☒ No ☐
If "Yes" list: Basement TVs, ring doorbell,

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars
Attached lighting
Attached floor coverings
Bathroom vanity mirrors,
attached or hung
Fences (including pet systems)

Fireplace grates, screens, glass doors
Mounted entertainment brackets
Plumbing equipment and fixtures
Storm windows, doors, screens
Window blinds, curtains, coverings
and window mounting components

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- 316 Fill in all blanks using one of the abbreviations listed below.
 317 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 318 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 319 Condition.
 320 "NA" = Not applicable (any item not present).
 321 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 322
 323

324 NA Air Conditioning Window Units, # _____
 325 OS Air Conditioning Central System _____
 326 NA Attic Fan _____
 327 OS Ceiling Fan(s), # _____
 328 NA Central Vac and Attachments _____
 329 OS Closet Systems _____
 330 Location _____
 331 OS Doorbell _____
 332 NA Electric Air Cleaner or Purifier _____
 333 NA Electric Car Charging Equipment _____
 334 OS Exhaust Fan(s) - Baths _____
 335 OS Fences - Invisible & Controls _____
 336 Fireplace(s), # 1 _____
 337 Location #1 _____ Location #2 _____
 338 OS Chimney _____ Chimney _____
 339 _____ Gas Logs _____ Gas Logs _____
 340 _____ Gas Starter _____ Gas Starter _____
 341 _____ Heat Re-circulator _____ Heat Re-circulator _____
 342 _____ Insert _____ Insert _____
 343 _____ Wood Burning Stove _____ Wood Burning Stove _____
 344 _____ Other _____ Other _____
 345 NA Fountain(s) _____
 346 OS Furnace/Heat Pump/Other Heating System _____
 347 OS Garage Door Keyless Entry _____
 348 OS Garage Door Opener(s), # _____
 349 OS Garage Door Transmitter(s), # _____
 350 NA Gas Yard Light _____
 351 NA Humidifier _____
 352 NA Intercom _____
 353 OS Jetted Tub _____
 354 KITCHEN APPLIANCES _____
 355 Cooking Unit _____
 356 OS Cooktop OS Elec. _____ Gas _____
 357 OS Microwave Oven _____
 358 OS Oven _____
 359 OS Elec. _____ Gas _____ Convection _____
 360 OS Stove/Range _____
 361 _____ Elec. _____ Gas _____ Convection _____
 362 OS Dishwasher _____
 363 OS Disposal _____
 364 OS Freezer _____
 365 Location basement _____
 366 NA Ice maker _____
 367 OS Refrigerator (#1) _____
 368 Location kitchen _____
 369 OS Refrigerator (#2) _____
 370 Location basement _____
 371 NA Trash Compactor _____

NS Laundry - Washer _____
NS Laundry - Dryer _____
X Elec. _____ Gas _____
 MOUNTED ENTERTAINMENT EQUIPMENT
OS Item #1 TV _____
 Location basement _____
OS Item #2 TV basement _____
 Location _____
OS Item #3 projector screen _____
 Location basement _____
NA Item #4 _____
 Location _____
NA Item #5 _____
 Location _____
NA Outside Cooking Unit _____
NA Propane Tank _____
 _____ Owned _____ Leased _____
NA Security System _____
 _____ Owned _____ Leased _____
OS Smoke/Fire Detector(s), # 12 _____
OS Shed _____
NA Spa/Hot Tub _____
NA Spa/Sauna _____
NA Spa Equipment _____
NA Sprinkler System Auto Timer _____
NA Sprinkler System Back Flow Valve _____
NA Sprinkler System (Components & Controls) _____
NA Statuary/Yard Art _____
NA Swing set/Playset _____
NA Sump Pump _____
NA Swimming Pool (Swimming Pool Rider Attached) _____
NA Swimming Pool Heater _____
NA Swimming Pool Equipment _____
NA TV Antenna/Receiver/Satellite Dish _____
 _____ Owned _____ Leased _____
OS Water Heater(s) _____
NA Water Softener and/or Purifier _____
 _____ Owned _____ Leased _____
NA Boat Dock, ID # _____
OS Camera-Surveillance Equipment _____
 _____ Generator _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____

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Disclose any material information and describe any significant repairs, improvements or alterations to the 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:

N/A

The undersigned SELLER represents, to the best of their knowledge, 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 the Licensee assisting SELLER 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. (SELLER and BUYER 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.

	9/5/21	Erin A Coffman	9/5/21
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and 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, 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(s) (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 neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER	DATE	BUYER	DATE
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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 the 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 September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.