



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

SELLER (Indicate Marital Status): FRANVIS H & CAROL WEERS TRUST

PROPERTY: 1592 GEORGIA ROAD, WILLIAMSBURG, KS 66095

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? 1981 How long have you owned? 40 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 EARTH CONTACT

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? Yes ☐ No ☒
k. Any diseased, dead, or damaged trees or shrubs on the Property? N/A ☒ 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: _____

FHW CLW
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Initials _____
BUYER BUYER

53 6. ROOF.

- 54 a. Approximate Age: 13 years ☐ Unknown Type: COMPOSITE
- 55 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
- 56 If "Yes", what was the date of the occurrence?
- 57 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
- 58 Date of and company performing such repairs
- 59 d. Has there been any roof replacement? Yes ☐ No ☒
- 60 If "Yes", was it: ☐ Complete or ☐ Partial
- 61 e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

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

63 documentation:

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68 7. INFESTATION. ARE YOU AWARE OF:

- 69 a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- 70 b. Any damage to the Property by termites, wood destroying insects or other
- 71 pests? Yes ☐ No ☒
- 72 c. Any termite, wood destroying insects or other pest control treatments on the
- 73 Property in the last five (5) years? Yes ☐ No ☒
- 74 If "Yes", list company, when and where treated
- 75 d. Any current warranty, bait stations or other treatment coverage by a licensed
- 76 pest control company on the Property? Yes ☐ No ☒
- 77 If "Yes", the annual cost of service renewal is \$ and the time
- 78 remaining on the service contract is
- 79 (Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is
- 80 subject to removal by the treatment company if annual service fee is not paid.

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

82 documentation:

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88 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

89 ARE YOU AWARE OF:

- 90 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
- 91 crawl space or slab? Yes ☒ No ☐
- 92 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab
- 93 crawl space, basement floor or garage? TYPICAL CRACKS Yes ☒ No ☐
- 94 c. Any corrective action taken including, but not limited to piling or bracing? Yes ☒ No ☐
- 95 d. Any water leakage or dampness in the house, crawl space or basement? Yes ☒ No ☐
- 96 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☒ No ☐
- 97 f. Any problems with windows or exterior doors? Yes ☒ No ☐
- 98 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☒ No ☐
- 99 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 100 chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
- 101 Date of any repairs, inspection(s) or cleaning?
- 102 Date of last use?
- 103 i. Does the Property have a sump pump? Yes ☐ No ☒
- 104 If "Yes", location:
- 105 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

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

107 documentation: DIALS CONSTRUCTION DID FOUNDATION REPAIRS IN 2018 2019

108 A LITTLE WOOD ROT AT GARAGE WALK THROUGH DOOR.

109

110 FWW CLW Initials

111 SELLER SELLER

112 Initials

113 BUYER BUYER

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 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
115 compliance with building codes? N/A ☐ Yes ☐ No ☐
116 If "No", explain in detail: _____
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120 10. PLUMBING RELATED ITEMS.

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

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

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

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

129 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
130 ☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☒ Other 400' LOTRANALS

131 f. The location of the sewer line clean out trap is: N/A

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

134 i. If there is a privately owned system, when was the septic tank, cesspool, or sewage
135 system last serviced? 2020 By whom? D & S SANITATION

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

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

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

143 The location of the main water shut-off is: _____
144 m. Is there a back flow prevention device on the lawn sprinkling system,
145 sewer or pool? N/A ☒ Yes ☐ No ☐
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149 If your answer to (k) in this section is "Yes", explain in detail or attach available
150 documentation: _____
151 _____

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Initials
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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. 3 YEARS / SPARK 2021 ADAMSON BROS.
2. _____
- 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. 3 YEARS
2. _____
- 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. 20 YEARS
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): HALL MECHANICAL ROOM
Size of electrical panel(s) (total amps), if known: 2 - 200 AMP SERVICES
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: SEPTIC TANK

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

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

Homeowner's Association dues are paid in full until _____ in the amount of \$ _____
payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and
such includes: _____
Homeowner's Association/Management Company contact name, phone number, website, or email address: _____

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

15. PREVIOUS INSPECTION REPORTS.

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

16. OTHER MATTERS. ARE YOU AWARE OF:

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

FAW CLW Initials
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Initials
BUYER BUYER

- 262 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 263 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 264 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 265 p. Having replaced any appliances that remain with the Property in the
266 past five (5) years? Yes ☐ No ☒
- 267 q. Any transferable warranties on the Property or any of its
268 components? Yes ☐ No ☒
- 269 r. Having made any insurance or other claims pertaining to the Property
270 in the past five (5) years? Yes ☒ No ☐
- 271 If "Yes", were repairs from claim(s) completed? Yes ☐ No ☐
- 272 s. Any use of synthetic stucco on the Property? N/A ☐ Yes ☐ No ☐
- 273 If "Yes", were repairs from claim(s) completed? Yes ☐ No ☐
- 274

275 9. If any of the answers in this section are "Yes", explain in detail: GUTTERS, HVAC

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

280 Electric Company Name: EVERGY Phone # _____

281 Gas Company Name: _____ Phone # _____

282 Water Company Name: RWD #4 Phone # _____

283 Trash Company Name: _____ Phone # _____

284 Other: _____ Phone # _____

285 Other: _____ Phone # _____

286

287 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

288 Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

289 If "Yes" list: _____

290

291

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

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

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

307 Attached shelves, racks, towel bars

308 Attached lighting

309 Attached floor coverings

310 Bathroom vanity mirrors,
311 attached or hung

312 Fences (including pet systems)

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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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Initials _____
BUYER | BUYER

- 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 NA Air Conditioning Window Units, # _____
 324 OS Air Conditioning Central System _____
 325 NA Attic Fan _____
 326 OS Ceiling Fan(s), # 6
 327 NA Central Vac and Attachments _____
 328 NA Closet Systems _____
 329 Location _____
 330 EX Doorbell _____
 331 NA Electric Air Cleaner or Purifier _____
 332 NA Electric Car Charging Equipment _____
 333 OS Exhaust Fan(s) - Baths _____
 334 NA Fences - Invisible & Controls _____
 335 Fireplace(s), # 1
 336 Location #1 FAMILY RM Location #2 _____
 337 _____ Chimney _____ Chimney
 338 _____ Gas Logs _____ Gas Logs
 339 _____ Gas Starter _____ Gas Starter
 340 _____ Heat Re-circulator _____ Heat Re-circulator
 341 _____ Insert _____ Insert
 342 _____ Wood Burning Stove OS Wood Burning Stove
 343 _____ Other _____ Other
 344 NA Fountain(s) _____
 345 OS Furnace/Heat Pump/Other Heating System _____
 346 OS Garage Door Keyless Entry WALK THROUGH
 347 OS Garage Door Opener(s), # 2 DOOR
 348 OS Garage Door Transmitter(s), # 2
 349 NA Gas Yard Light _____
 350 NA Humidifier _____
 351 NA Intercom _____
 352 NA Jetted Tub _____
 353 KITCHEN APPLIANCES
 354 Cooking Unit
 355 OS Cooktop ✓ Elec. _____ Gas
 356 OS Microwave Oven _____
 357 OS Oven _____
 358 ✓ Elec. _____ Gas _____ Convection
 359 _____ Stove/Range _____
 360 _____ Elec. _____ Gas _____ Convection
 361 OS Dishwasher _____
 362 OS Disposal _____
 363 NS Freezer _____
 364 Location _____
 365 NA Ice maker _____
 366 NS Refrigerator (#1) _____
 367 Location KITCHEN
 368 OS Refrigerator (#2) _____
 369 Location GARAGE
 370 NA Trash Compactor _____
 371

- NS Laundry - Washer
NS Laundry - Dryer
 _____ Elec. _____ Gas
 MOUNTED ENTERTAINMENT EQUIPMENT
NA Item #1 _____
 Location _____
 _____ Item #2 _____
 Location _____
 _____ Item #3 _____
 Location _____
 _____ Item #4 _____
 Location _____
 _____ Item #5 _____
 Location _____
NA Outside Cooking Unit
NA Propane Tank
 _____ Owned _____ Leased
NA Security System
 _____ Owned _____ Leased
OS Smoke/Fire Detector(s), # 3
NA 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
OS TV Antenna/Receiver/Satellite Dish
✓ Owned _____ Leased
OS Water Heater(s)
NA Water Softener and/or Purifier
 _____ Owned _____ Leased
NA Boat Dock, ID # _____
NA Camera-Surveillance Equipment
NA Generator
OS Other INSTANT HOT WATER UNDER KITCHEN
EX Other CENTRAL VAC IN SHOP SINK
EX Other WINDOW FAN IN SHOP
EX Other WIND MILL
 _____ Other _____
 _____ Other _____
 _____ Other _____

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Initials
 BUYER BUYER

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:

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.

Frances H. Weers 10-9-21 Carol L. Weers 10-9-21
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

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.