



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

SELLER (Indicate Marital Status): Benita Espinoza Wicker & Dustin James Wicker (AMC)

Married

PROPERTY: 20407 East 1100th Road, Pleasanton, KS 66075

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? 1964 How long have you owned? 5 years

Does SELLER currently occupy the Property? Yes ☐ No ☒

If "No", how long has it been since SELLER occupied the Property? 3 years years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

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

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: Na

Na

BEW DJW
SELLER SELLER

Initials

Initials

BUYER BUYER

55 **6. ROOF.**

- 56 a. Approximate Age: 6 years ☐ Unknown Type: Composite
- 57 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
- 58 If "Yes", what was the date of the occurrence? Na
- 59 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
- 60 Date of and company performing such repairs Na / Na
- 61 d. Has there been any roof replacement? Yes ☐ No ☒
- 62 If "Yes", was it: ☐ Complete or ☐ Partial
- 63 e. What is the number of layers currently in place? Na layers or ☒ Unknown.

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

67 Na

70 **7. INFESTATION. ARE YOU AWARE OF:**

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

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

86 Na

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

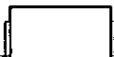
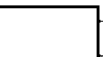
90 **ARE YOU AWARE OF:**

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

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

110 Na

111   Initials

Initials  

9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
If "Yes", explain in detail: _____ Na _____
Na _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☐ Yes ☐ No ☒
If "No", explain in detail: _____ Na _____
Na _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☒ Well ☐ Cistern ☐ Other: _____ Na _____
If well water, state type _____ Na depth _____ Na diameter _____ Na age _____ Na
- b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☒
If "Yes", when was the water last checked for safety? _____ Na (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
☒ Septic System, Number of Tanks _____ 1 _____ ☐ Cesspool ☐ Lagoon ☐ Other _____ Na
- f. Approximate location of septic tank and/or absorption field: _____ Back yard
Na _____
- g. The location of the sewer line clean out trap is: _____ Back yard
- h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ Na By whom? _____ Na
- k. Is there a sprinkler system? Yes ☐ No ☒
Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☒
If "No", explain in detail: _____ Na _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- m. Type of plumbing material currently used in the Property:
☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____ Na
The location of the main water shut-off is: _____ Na
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☐ Yes ☐ No ☒

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation: _____ Yes

Backyard fence damaged
Some holes in walls inside

BEW DJW
SELLER SELLER Initials

Initials BUYER BUYER

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.	Na	<input type="checkbox"/>	<input type="checkbox"/>	Na	Na
2.	Na	<input type="checkbox"/>	<input type="checkbox"/>	N/a	Na

b. Does the Property have heating systems? Yes ☒ No ☐
☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Heat Pump ☐ Propane
☐ Fuel Tank ☐ Other _____ Na

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	Na	<input type="checkbox"/>	<input type="checkbox"/>	Na	Na
2.	Na	<input type="checkbox"/>	<input type="checkbox"/>	Na	Na

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 ☐ Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.	Na	<input type="checkbox"/>	<input type="checkbox"/>	Na	Na	Na
2.	Na	<input type="checkbox"/>	<input type="checkbox"/>	Na	Na	Na

e. Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____ Na

12. ELECTRICAL SYSTEM.

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



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: _____ Tires in back yard

_____ Na

  Initials
SELLER SELLER

Initials  
BUYER BUYER

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? \$ _____ Na
- 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: _____ Na
- 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? \$ _____ Na
- m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
If "Yes", Homeowner's Association dues are paid in full until _____ Na in the amount of \$ _____ Na payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: _____ and such includes: _____
Na
Na

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

Na

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

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

Na

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 Yes ☐ No ☒
- 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 _____ Na
- 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 ☒

BEW DJW
SELLER SELLER

Initials

Initials

BUYER BUYER

- 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?..... N/A ☐ Yes ☐ No ☒
- s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

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

Na

Na

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

Electric Company Name:	Every	Phone #	Na
Gas Company Name:	Ferrell gas	Phone #	Na
Water Company Name:	City/public	Phone #	Na
Trash Company Name:	City/public	Phone #	Na
Other:	Na	Phone #	Na
Other:	Na	Phone #	Na

18. ELECTRONIC SYSTEMS AND COMPONENTS.

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

If "Yes" list: Na

Na

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	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors,	Storm windows, doors, screens
attached or hung	Window blinds, curtains, coverings
Fences (including pet systems)	and window mounting components

SELLER SELLER

Initials

Initials

BUYER BUYER

322 Fill in all blanks using one of the abbreviations listed below.

323 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

324 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
325 Condition.

326 "NA" = Not applicable (any item not present).

327 "NS" = Not staying with the Property (item should be identified as "NS" below.)

328
329

330 Na Air Conditioning Window Units, # Na

331 Ex Air Conditioning Central System

332 Na Attic Fan

333 Os Ceiling Fan(s), # 3

334 Na Central Vac and Attachments

335 Na Closet Systems

336 Location Na

337 Os Doorbell

338 Na Electric Air Cleaner or Purifier

339 Na Electric Car Charging Equipment

340 Na Exhaust Fan(s) - Baths

341 Na Fences - Invisible & Controls

342 Fireplace(s), # 2

343 Location #1 Living room Location #2 Basement

344 Os Chimney Na Chimney

345 Na Gas Logs Na Gas Logs

346 Na Gas Starter Na Gas Starter

347 Na Heat Re-circulator Na Heat Re-circulator

348 Na Insert Na Insert

349 Na Wood Burning Stove Na Wood Burning Stove

350 Na Other Na Other Na

351 Na Fountain(s)

352 Na Furnace/Heat Pump/Other Heating System

353 Na Garage Door Keyless Entry

354 Na Garage Door Opener(s), # 0

355 Na Garage Door Transmitter(s), # 0

356 Na Gas Yard Light

357 Na Humidifier

358 Na Intercom

359 Na Jetted Tub

360 KITCHEN APPLIANCES

361 Cooking Unit

362 Na Stove/Range

363 0 Elec. 0 Gas 0 Convection

364 Na Built-in Oven

365 0 Elec. 0 Gas 0 Convection

366 Na Cooktop 0 Elec. 0 Gas

367 Na Microwave Oven

368 Os Dishwasher

369 Os Disposal

370 Na Freezer

371 Location Na

372 Na Refrigerator (#1)

373 Location Na

374 Na Refrigerator (#2)

375 Location Na

376 Na Trash Compactor

Na Laundry - Washer

Na Laundry - Dryer

Na Elec. Na Gas

MOUNTED ENTERTAINMENT EQUIPMENT

Na Item #1 Na

Na Location Na

Na Item #2 Na

Na Location Na

Na Item #3 Na

Na Location Na

Na Item #4 Na

Na Location Na

Ma Item #5 Na

Na Location Na

Na Outside Cooking Unit

Os Propane Tank

Na Owned Na Leased

Na Security System

Na Owned Na Leased

Os Smoke/Fire Detector(s), # 1

Na Shed(s), # 0

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(s), # 0

Na Swimming Pool (Swimming Pool Rider Attached)

Na Swimming Pool Heater

Na Swimming Pool Equipment

Os TV Antenna/Receiver/Satellite Dish

Os Owned 0 Leased

Os Water Heater(s)

Na Water Softener and/or Purifier

0 Owned 0 Leased

Na Boat Dock, ID # Na

Na Camera-Surveillance Equipment

Na Generator

Na Other Na

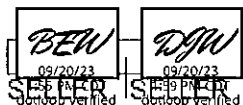
Na Other Na

Na Other Na

Na Other Na

Na Other Na

Na Other Na



Initials

Initials



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:

Na

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 licensees. **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, # 0 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.

Benita Espinoza Wicker

dotloop verified
09/20/23 1:55 PM CDT
OW5D-KOWQ-ZT97-NK7P

SELLER

DATE

Dustin James Wicker

dotloop verified
09/20/23 1:59 PM CDT
W4W7-9GUR-7VH-KL4D

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 licensees 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2023.



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLER (Indicate Marital Status): Benita Espinoza Wicker & Dustin James Wicker (AMC)

Married

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below) 0

ROLLING ACRES 36-21-24, BLOCK P1, LOT 9 - 10, ACRES 3.6, LOT 9 & W 105' OF LOT 10 SECTION 36 TOWNSHIP 21
RANGE 24
EXACT PER TITLE SEARCH

Approximate date SELLER purchased Property: 10/2018. Property is currently zoned as Na.

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. 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. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☐ No ☒
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other Na
If well, state type Na depth Na
Has water been tested? Yes ☐ No ☒
b. Other water systems and their condition: Na
c. Is there a water meter on the Property? Yes ☒ No ☐
d. Is there a rural water certificate? Yes ☐ No ☒
e. Other applicable information: Na

If any of the answers in this section are "Yes", explain in detail or attach documentation: Na

Na

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
b. Is there gas service on the Property? Yes ☐ No ☒
If "Yes", what is the source? Na
c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
d. Other applicable information: Na

Na

If any of the answers in this section are "Yes", explain in detail or attach documentation: Na

Electric evergy
Propane ferrel gas

BEW DAW
SELLER SELLER Initials

Initials BUYER BUYER

5. **LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

- a. 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 ☒
- b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- d. The Property having had a stake survey? Yes ☐ No ☒
- e. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
- f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- g. Any fencing/gates on the Property? Yes ☒ No ☐
If "Yes", does fencing/gates belong to the Property? Yes ☐ No ☒
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
- k. Other applicable information: _____ Na

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

Back yard fence

6. **SEWAGE.**

- a. Does the Property have any sewage facilities on or connected to it? Yes ☐ No ☒
If "Yes", are they:
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool
☐ Lagoon ☐ Grinder Pump ☐ Other _____ Na
If applicable, when last serviced? _____ Na
By whom? _____ Na
Approximate location of septic tank and/or absorption field: _____ Na
_____ Na
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

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

Na

7. **LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☐ No ☒
If "Yes", complete the following:
Lessee is: _____ Na
Contact number is: _____ Na
Seller is responsible for: _____ Na
Lessee is responsible for: _____ Na
Split or Rent is: _____ Na
Agreement between Seller and Lessee shall end on or before: _____ Na
☐ **Copy of Lease is attached.**

BEW
08/20/03
SELLER

RSW
08/20/03
SELLER

Initials

Initials
BUYER BUYER

- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: _____ Na
- Contact number is: _____ Na
- Seller is responsible for: _____ Na
- Tenant/Tenant Farmer is responsible for: _____ Na
- Split or Rent is: _____ Na
- Agreement between Seller and Tenant shall end on or before: _____ Na
- ☒ **Copy of Agreement is attached.**
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- If "Yes", explain: _____ Na

8. MINERAL RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____ Na

9. WATER RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____ Na

10. CROPS (planted at time of sale).

- ☒ Pass with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____ Na

11. GOVERNMENT PROGRAMS.


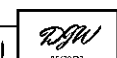
- a. Are you currently participating, or do you intend to participate, in any government farm program? Yes ☐ No ☒
- b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____ Na

_____ Na

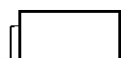
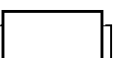
12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground storage tanks on or near Property? Yes ☐ No ☒
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
- If "Yes", what is the location? _____ Na
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? Yes ☐ No ☒
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes ☐ No ☒
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

 
SELLER SELLER

Initials

Initials

 
BUYER BUYER

- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
- h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
- i. Any tests conducted on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes" explain in detail or attach documentation: Na

Na

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
- f. Any burial grounds on the Property? Yes ☐ No ☒
- g. Any abandoned wells on the Property? Yes ☐ No ☒
- h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: Na
- o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: Na

Na

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

Electric Company Name:	Every	Phone #	Na
Gas Company Name:	Ferrell gas	Phone #	Na
Water Company Name:	Water #2	Phone #	Na
Other:	Na	Phone #	Na

15. ELECTRONIC SYSTEMS AND COMPONENTS.

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

If "Yes", list: Na

NA

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

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 Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **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 any list of additional changes. If attached, # Na of pages).**

  Initials

Initials  

BUYER BUYER

214 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
215 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN
216 ATTORNEY BEFORE SIGNING.
217

218
219 *Benita Espinoza Wicker* dotloop verified 09/20/23 1:55 PM CDT 1A7V-1STK-3GAT-MW50
220 SELLER DATE

218
219 *Dustin James Wicker* dotloop verified 09/20/23 1:59 PM CDT LQ0S-PYTX-YKQA-HDQD
220 SELLER DATE

221
222 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
223

- 224 1. I understand and agree the information in this form is limited to information of which SELLER has actual
225 knowledge and SELLER need only make an honest effort at fully revealing the information requested.
226 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or
227 Licensees concerning the condition or value of the Property.
228 3. I agree to verify any of the above information, and any other important information provided by SELLER or
229 Broker(s) (including any information obtained through the Multiple Listing Service) by an independent
230 investigation of my own. I have been specifically advised to have the Property examined by professional
231 inspectors. Buyer assumes responsibility Property is suitable for their intended use.
232 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the
233 Property.
234 5. I specifically represent there are no important representations concerning the condition or value of the Property
235 made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by
236 them.
237

238
239
240 BUYER DATE

238
239
240 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. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2023.



LEAD BASED PAINT DISCLOSURE ADDENDUM

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





SELLER: Benita Espinoza Wicker & Dustin James Wicker (AMC)

PROPERTY: 20407 East 1100th Road, Pleasanton, KS 66075

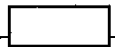

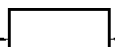
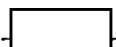
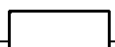
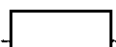
Lead Warning Statement:

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

Seller's Disclosure (Initial applicable lines)

- a.   **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS: (check one below)**
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Na
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b.   **RECORDS AND REPORTS AVAILABLE TO THE SELLER: (check one below)**
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
Na
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (Initial applicable lines)

- c.   **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED ABOVE**
- d.   **BUYER HAS RECEIVED THE PAMPHLET "Protect Your Family from Lead in Your Home"**
- e.   **BUYER HAS: (Check one below)**
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Licensee's Acknowledgment: (initial)

f. Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

**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.**

Benita Espinoza Wicker
SELLER dotloop verified
09/20/23 1:55 PM CDT
ZDAY-MWVK-XIGS-GRTY DATE

BUYER DATE

Dustin James Wicker
SELLER dotloop verified
09/20/23 1:59 PM CDT
MIYZ-48DK-FANE-CAUI DATE

BUYER DATE

LICENSEE ASSISTING SELLER DATE

LICENSEE ASSISTING 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. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2023.



IN ITS PRESENT CONDITION ADDENDUM

SELLER: Benita Espinoza Wicker & Dustin James Wicker (AMC)

BUYER:

PROPERTY: 20407 East 1100th Road, Pleasanton, KS 66075

This addendum modifies the Inspections section of the Contract. The Property is being sold in its present condition, which includes all latent and patent defects and conditions. Except as herein expressly stated, SELLER makes no warranty, expressed or implied, including, without limitation, any implied warranty of merchantability or fitness for any particular purpose.

- ☒ 1. BUYER is entitled to conduct inspections as outlined in the Inspections Paragraph of the Contract. SELLER will make no repairs and/or treatments. BUYER will have the right to cancel the Contract, during the Inspection Period, if the results of the inspections are unsatisfactory. BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the inspection provisions in the Contract.
- ☐ 2. BUYER is entitled to conduct inspections for informational purposes ONLY. SELLER will make no repairs and/or treatments. BUYER waives any right to cancel the Contract pursuant to the inspection provisions in the Contract. BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the inspection provisions in the Contract.
- ☐ 3. BUYER waives any right to conduct inspections as outlined in the Inspections Paragraph of the Contract. SELLER will make no repairs and/or treatments. BUYER waives any right to cancel or renegotiate pursuant to the inspection provisions in the Contract.

It is understood by all parties that the sale of the Property in its present condition does not relieve the SELLER of the obligation to disclose all material facts of which SELLER has knowledge relating to the condition of the Property.

BUYER is advised that various professional inspection are available and advisable. BUYER's waiver of any right to inspection is the BUYER'S decision alone. All Parties indemnify and hold harmless SELLER, BROKER, and BROKER'S affiliated licensees, agents and employees from any liability or obligation resulting from or in connection with this decision.

SELLER understands and agrees that the Property will be delivered to the BUYER in the same condition and state of repair as at the time of agreement and SELLER is still responsible to care for the Property through the Possession Date as outlined in the Condition, Maintenance and Inspections of the Property section of the Residential Real Estate Sale Contract.

Benita Espinoza Wicker
dotloop verified
09/20/23 11:31 AM CDT
KLNG-9DQF-W51L-YXWM
SELLER DATE

BUYER DATE

Dustin James Wicker
dotloop verified
09/20/23 2:06 PM CDT
ITWQ-QARZ-K8WT-YH3Q
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. Last revised August 2022. All previous versions of this document may no longer be valid. Copyright January 2023.



RESIDENTIAL SEPTIC SYSTEM ADDENDUM

SELLER: _____ Benita Espinoza Wicker & Dustin James Wicker (AMC)

BUYER: _____

PROPERTY: _____ 20407 East 1100th Road, Pleasanton, KS 66075

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

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

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

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

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

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

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.

<i>Benita Espinoza Wicker</i>	dotloop verified 09/20/23 11:31 AM CDT MKAA-HCGB-EG3T-AWCO	
SELLER	DATE	BUYER DATE

<i>Dustin James Wicker</i>	dotloop verified 09/20/23 2:06 PM CDT X8P0-KK9Y-OM8H-QVWL	
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. Last revised 09/19. All previous versions of this document may no longer be valid. Copyright January 2023.



LEGAL DESCRIPTION ADDENDUM

SELLER: Benita Espinoza Wicker & Dustin James Wicker (AMC)

BUYER:

PROPERTY: 20407 East 1100th Road, Pleasanton, KS 66075

PROPERTY LEGAL DESCRIPTION:

ROLLING ACRES 36-21-24 , BLOCK P1 , LOT 9 - 10 , ACRES 3.6 , LOT 9 & W 105' OF LOT 10 SECTION 36 TOWNSHIP 21
RANGE 24
EXACT PER TITLE SEARCH

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

**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.**

<i>Benita Espinoza Wicker</i>	dotloop verified 09/20/23 11:31 AM CDT OKVY-7CV6-ZITY-B19G	
SELLER	DATE	BUYER
		DATE

<i>Dustin James Wicker</i>	dotloop verified 09/20/23 2:06 PM CDT XZXC-ZWUQ-Q857-TGIK	
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. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2023.



CYBER PROTECTION NOTICE

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals. These sophisticated criminals could:

- a. Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.
- b. They can even send you emails that appear to be from your agent, your closer or another trusted source.

If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to verify such instructions.

Always contact the closer directly before any money is wired. To ensure it's the closing company:

- a. Do not use a phone number or other contact information from an email.
- b. Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not someone intent on stealing your money.

I acknowledge the above information:

Benita Espinoza Wicker
dotloop verified
09/20/23 11:31 AM CDT
RENN-D6MH-BVXQ-MMX7
BUYER/SELLER DATE

BUYER/SELLER 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 2023.