



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

SELLER (Indicate Marital Status): James D. Holland Revocable Trust

PROPERTY: 12635 West 183rd Street, Overland Park, KS 66013

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. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

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? 35 How long have you owned? 35
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? years/months

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

4. TYPE OF CONSTRUCTION. ☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured
☐ 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:

Property is fenced & marked
Initials Initials
SELLER SELLER BUYER BUYER

6. ROOF.

- a. Approximate Age: 2010 New years ☐ Unknown Type: Shingle Yes ☐ No ☒
- 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 or other wood destroying insects on the Property? Yes ☐ No ☒
- b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☒
- c. Any damage to the Property by wood destroying insects or other pests? Yes ☐ No ☒
- d. 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
- e. 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 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? 4-1-25
- 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 wood rot around Viking grill on deck, Upstairs windows have latching issues, Fireplace in great room doesn't always draft well

[Signature]
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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: Primary Bath - 2007 - Great Room - 97
- 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:

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- 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? _____ (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 _____ ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: West of Garage
- g. The location of the sewer line clean-out traps: _____
- 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? 4-1-25 By whom? Honey Wagon
- 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:
- 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 _____
The location of the main water shut-off is: _____
- 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:


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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. 1 x 97 ☐ ☒ 3 zones
 2. 2 x 2007 ☐ ☒
 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. Varies ☐ ☒ 2 x 89 3/24 / AirCare
 2. Varies ☐ ☒ 1 x 97 3/24 / AirCare
 c. Are there rooms without heat or air conditioning? Yes ☒ No ☐
 If "Yes", which room(s)? Basement doesn't have vents
 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. ~ 2020 ☐ ☒ Miller Plumbing
 2. 2007 ☐ ☒ Heats floor in Primary Bath
 e. Are you aware of any problems regarding these items? Yes ☐ No ☒
 If "Yes", explain in detail:

1 AC unit is not working
 Even though no vents in basement, temperature is comfortable year round

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 west wall
 Size of electrical panel(s) (total amps), if known:
 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 for radon on the Property? Yes ☒ No ☐
 g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒
 h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
 i. Any other environmental issues? Yes ☐ No ☒
 j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
 k. 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:

Tested Radon in 1/2024. Passed w/ no radon found.

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

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

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

- 238
- 239 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

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

241 *Subject to JoCo Wastewater sewer availability*
242 *charge, currently differed.*

243 **15. PREVIOUS INSPECTION REPORTS.**

244 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒

245 If "Yes", a copy of inspection report(s) are available upon request.

246 **16. OTHER MATTERS. ARE YOU AWARE OF:**

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

262 *[Signature]*

263 Initials

264 Initials

265 Seller's Disclosure and Condition of Property Addendum – Residential

- 269 l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- 270 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 271 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 272 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 273 p. Having replaced any appliances that remain with the Property in the
- 274 past five (5) years? Yes ☐ No ☒
- 275 q. Any transferable warranties on the Property or any of its
- 276 components? Yes ☐ No ☒
- 277 r. Having made any insurance or other claims pertaining to the Property
- 278 in the past five (5) years? Yes ☒ No ☐
- 279 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☒ No ☐
- 280 s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

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

282 Lightning strike on back of home, Insurance Claim

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

284 Electric Company Name: SEVEN Phone # _____

285 Gas Company Name: AMF Oil Company Phone # _____

286 Water Company Name: J. Co. Phone # _____

287 Trash Company Name: W.M. Phone # _____

288 Other: _____ Phone # _____

289 Other: _____ Phone # _____

290 18. ELECTRONIC SYSTEMS AND COMPONENTS.

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

292 If "Yes" list:

293 Starlink Internet, & boosters

294 Surround Sound speakers on tv in Great Room, Alarm System

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

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

297 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

298 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

299 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

300 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

301 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

302 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

303 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

304 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property

305 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

306 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

307 including, but not limited to:

308 Attached shelves, racks, towel bars Fireplace grates, screens, glass doors

309 Attached lighting Mounted entertainment brackets

310 Attached floor coverings Plumbing equipment and fixtures

311 Bathroom vanity mirrors, Storm windows, doors, screens

312 attached or hung Window blinds, curtains, coverings

313 Fences (including pet systems) and window mounting components

314 [Signature] Initials _____

315 SELLER SELLER

316 Initials _____

317 BUYER BUYER

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

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

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

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

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

330

331

332 Air Conditioning Window Units, #

333 OS Air Conditioning Central System

334 OS Attic Fan

335 OS Ceiling Fan(s), # 5+

336 OS Central Vac and Attachments

337 OS Closet Systems, Location

338 NA Camera-Surveillance Equipment

339 Doorbell

340 Electric Air Cleaner or Purifier

341 Electric Car Charging Equipment

342 OS Exhaust Fan(s) - Baths

343 NA Fences - Invisible & Controls

344 Fireplace(s), # Kitchen

345 Location #1 Bed room Location #2 great Room

346 OS Chimney OS Chimney

347 OS Gas Logs Gas Logs

348 OS Gas Starter NA Gas Starter

349 Heat Re-circulator Heat Re-circulator

350 Insert Insert

351 Wood Burning Wood Burning

352 Other Other

353 NA Fountain(s)

354 OS Furnace/Heat Pump/Other Heating System #2

355 OS Garage Door Keyless Entry 2 openers

356 Garage Door Opener(s), #

357 Garage Door Transmitter(s), #

358 Generator

359 OS Humidifier

360 NA Intercom

361 OS Jetted Tub

362 KITCHEN APPLIANCES

363 Cooking Unit

364 OS Stove/Range

365 OS Elec. OS Gas Convection

366 OS Built-in Oven

367 OS Elec. Gas Convection

368 OS Cooktop Elec. OS Gas

369 Microwave Oven

370 OS Dishwasher

371 OS Disposal

372 NA Freezer

373 NA Location Garage

374 OS Refrigerator (#1)

375 Location Kitchen

376 OS Refrigerator (#2)

377 Location

378 OS Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

NS Elec. Gas

MOUNTED Entertainment Equipment

NS TV, Location

NS TV, Location

NS TV, Location

NS TV, Location

NS Speakers, Location

NS Speakers, Location

NS Other/Location

NS Other/Location

NS Other/Location

NS Other/Location

ex Outside Cooking Unit

OS Propane Tank

OS Owned Leased

OS Security System

OS Owned Leased

OS Smoke/Fire Detector(s), # 8

OS Shed(s), # 4+

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), #

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

OS Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

OS Owned Leased

OS Water Heater(s) 2

OS Water Softener and/or Purifier

OS Owned Leased

NA Wood Burning Stove

OS Yard Light

OS Elec. Gas

NA Boat Dock, ID#

Other

Other

Other

Other

Other

SELLER SELLER Initials

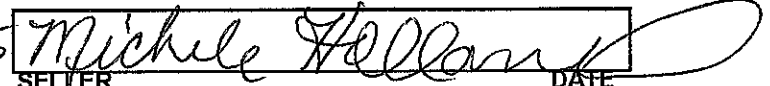
Initials BUYER BUYER

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:

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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, # _____ 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.

	6-5-25	
SELLER	DATE	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 September 2024. All previous versions of this document may no longer be valid. Copyright January 2025.