



# RESIDENTIAL REAL ESTATE DISCLOSURE

THIS DISCLOSURE IS COMPLETED BY THE SELLER.

Seller states that the information contained in this disclosure is correct to the best of seller's current actual knowledge as of this date. Broker may deliver a copy of this disclosure to prospective buyers.

Note: If an item is not present that the property, insert "N/A" in the "comments" column. The contract to buy and sell real estate, not this disclosure, determines whether an item is included or excluded.

Date 6/1/08 Property address 11110 Briar Lane  
 City Manhattan St KS ZIP 66503

## I. Exterior and lot | describe the following

Lot size \_\_\_\_\_ Zoning \_\_\_\_\_  
 Site features \_\_\_\_\_ Fence No  
 Pool \_\_\_\_\_ Parking types Drive Gravel  
 Architecture/style \_\_\_\_\_ Roof \_\_\_\_\_  
 Exterior material \_\_\_\_\_ Topography \_\_\_\_\_

	YES	NO	UNKNOWN	COMMENTS
Structural problems		✓		
Moisture and/or water problems		✓		
Damage due to termites, other insects or rodents		✓		
Damage due to hail, wind, fire or flood		✓		
Cracks, heaving or settling problems		✓		
Exterior wall or window problems		✓		
Exterior Artificial Stucco present		✓		
Any additions or alterations made without a required building permit		✓		
Building code violations		✓		
Past/present roof leak	✓			- see below
Past <del>present</del> roof damage	✓			ice storm - new roof coming
Gutter or downspout problems		✓		& will coordinate at closing
Property access problems		✓		Seller's insurance is covering
Roads, driveways, trails or paths through property used by others		✓		
Public highway or county road bordering the property		✓		
Encroachments, boundary disputes or unrecorded easements		✓		
Shared or common area with adjoining properties		✓		
Cross-parking agreement, covenants, easements		✓		
Requirements for curb, gravel/paving, landscaping		✓		
Past flooding or drainages problems		✓		
Present flooding or drainage problems		✓		
Government or private sign restrictions		✓		

**II. Improvement details**

Year built \_\_\_\_\_  built on-site  manufactured/mobile  modular  
 Yearly taxes \_\_\_\_\_ Tax ID \_\_\_\_\_

No. of bedrooms \_\_\_\_\_ No. of bathrooms \_\_\_\_\_  
 Approx. sq. ft. (unfinished) \_\_\_\_\_ Approx. sq. ft. (finished) \_\_\_\_\_  
 Sq. footage source \_\_\_\_\_

*Dimensions*

Master bedroom \_\_\_\_\_ Additional bedrooms \_\_\_\_\_  
 Master bathroom \_\_\_\_\_ Additional bathrooms \_\_\_\_\_  
 Family room \_\_\_\_\_ Kitchen \_\_\_\_\_  
 Dining room \_\_\_\_\_ Living room \_\_\_\_\_  
 Additional rooms \_\_\_\_\_

Floor coverings \_\_\_\_\_  
 Additional interior features \_\_\_\_\_

Appliances

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Built-in vacuum system and accessories		✓			
Clothes dryer	✓				
Clothes washer	✓				
Dishwasher		✓			
Disposal	✓				
Freezer	✓			1.5yr	
Hood	✓			1.5yr	
Microwave oven	✓			1.5yr	
Oven	✓			1.5yr	
Range	✓			1.5yr	
Refrigerator	✓			1.5yr	
TV antenna <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Satellite system or dish <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Trash compactor		✓			

Electrical and telecommunications

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Security system <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Smoke/fire detectors <input checked="" type="checkbox"/> battery <input type="checkbox"/> hardware	✓			1yr	
Light fixtures	✓			1.5yr	
Switches and outlets	✓				
Telecommunications (T1, fiber, cable, satellite)	✓			1.5yr	
Inside telephone wiring and blocks/jacks	✓				
Ceiling fans		✓			

Garage door opener		✓		
Garage door control(s) How many _____		✓		
Intercom		✓		
Doorbell		✓		
Landscape lighting		✓		

Mechanical

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Air conditioning					
Evaporative cooler		✓			
Window units		✓			
Central	✓			1yr	
Attic/whole house fan		✓			
Humidifier		✓			
Air purifier		✓			
Hot tub, sauna or spa		✓			
Heating system type <u>central + propane</u> fuel <u>propane</u>	✓				
Water heater quantity _____ fuel _____ capacity _____	✓				
Fireplace type <u>wood + iron</u> fuel _____	✓				
Fuel tanks <input type="checkbox"/> owned <input checked="" type="checkbox"/> leased	✓				

Water, sewer and other utilities

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Water filter system <input type="checkbox"/> owned <input type="checkbox"/> leased		✓			
Water softener <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased	✓	<del>✓</del>			not in use - <sup>flow</sup> <del>water</del>
Sewage problems		✓			
Lift station (sewage ejector pump)		✓			
Drainage, storm sewers, retention pools	<del>✓</del>	✓			
Grey water storage/use		✓			
Plumbing problems		✓			
Sump pump		✓			
Underground sprinkler system		✓			
Fire sprinkler system		✓			
Irrigation pump		✓			
Well pump		✓			
Well required to be metered		✓			

Sewer Kn. v. Park "City" approved for \_\_\_\_\_ bedrooms

III. Local area

School district Blue Valley Elementary \_\_\_\_\_  
 Junior high \_\_\_\_\_ High \_\_\_\_\_

Universities, two-year colleges or vocational schools \_\_\_\_\_

Water company \_\_\_\_\_ Power company \_\_\_\_\_

Sewer company \_\_\_\_\_ Telephone company \_\_\_\_\_

Internet provider \_\_\_\_\_

Description of neighborhood \_\_\_\_\_

**IV. Additional information** | provide additional information that may be significant to potential buyers

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**V. Disclaimer and advisory**

Seller and buyer understand that they real estate brokers do not warrant or guarantee the information stated about the property in this disclosure. Property inspection services may be purchased. This for is **not** intended as a substitute for an inspection of the property.

**Advisory to the seller**

Failure to disclose known material defect may result in legal liability. The information contained in this disclosure has been furnished by the seller, who verifies to the truth thereof based on the seller's current actual knowledge. Any changes will be disclosed by seller to potential buyers promptly after discovery.

Seller X John Booker <sup>Power of Attorney</sup> Heany Booker  
Date 6/1/08

Seller X [Signature]  
Date 6/1/08

**Advisory to the buyer**

Even though seller has answered the above questions to the best of the seller's current actual knowledge, buyer should obtain expert assistance to accurately and fully evaluate the property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect buyer's use of the property. Valuable information may be obtained from various local/state/federal agencies and other experts may perform more specific evaluations of the property. Boundaries, location and ownership of fences, driveways, hedges and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between the seller and the buyer controls if any item is included or excluded in the purchase of the property.

Buyer acknowledges that seller does not warrant that the property is fit for buyer's intended purposes or use. Buyer acknowledges that seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for buyer's intended purposes.