



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

1 **SELLER** (*Indicate Marital Status*): \_\_\_\_\_ Jeremy Michaelis and Angela Michaelis (AMC)  
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4  
5 **PROPERTY:** \_\_\_\_\_ 11265 Biplane Avenue, Mercer, MO 64661  
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### 1. NOTICE TO SELLER.

7  
8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if  
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material  
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability  
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to  
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.  
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated  
14 Lead Based Paint Disclosure Addendum.  
15

### 2. NOTICE TO BUYER.

16 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute  
17 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a  
18 warranty or representation by the Broker(s) or their licensees.  
19  
20

21 In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or  
22 lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation  
23 herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their  
24 representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the  
25 Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said  
26 system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s)  
27 on the Property cannot be tested without risk of damage to the system(s) during cold weather.  
28

### 3. OCCUPANCY.

29  
30 Approximate age of Property? \_\_\_\_\_ 20 years \_\_\_\_\_ How long have you owned? \_\_\_\_\_ 20 years  
31 Does SELLER currently occupy the Property? ..... Yes  No   
32 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months  
33

34  SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.  
35

36 **4. TYPE OF CONSTRUCTION.**  Conventional/Wood Frame  Modular  Manufactured  
37  Mobile  Other \_\_\_\_\_  
38

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

- 39 a. Any fill or expansive soil on the Property? ..... Yes  No
- 40 b. Any sliding, settling, earth movement, upheaval or earth stability problems  
41 on the Property? ..... Yes  No
- 42 c. The Property or any portion thereof being located in a flood zone, wetlands  
43 area or **proposed** to be located in such as designated by FEMA which  
44 requires flood insurance? ..... Yes  No
- 45 d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- 46 e. Any flood insurance premiums that you pay? ..... Yes  No
- 47 f. Any need for flood insurance on the Property? ..... Yes  No
- 48 g. Any boundaries of the Property being marked in any way? ..... Yes  No
- 49 h. The Property having had a stake survey? ..... Yes  No
- 50 i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes  No
- 51
- 52
- 53

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				BUYER	BUYER	

- 54 j. Any fencing on the Property? ..... Yes  No
- 55 If "Yes", does fencing belong to the Property? ..... N/A  Yes  No
- 56 k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No
- 57 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes  No
- 58 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:** There are some dead trees that have fallen

**6. ROOF.**

- 66 a. Approximate Age: 10 years  Unknown Type: \_\_\_\_\_
- 67 b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No
- 68 If "Yes", what was the date of the occurrence? \_\_\_\_\_
- 69 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No
- 70 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- 71 d. Has there been any roof replacement? ..... Yes  No
- 72 If "Yes", was it:  Complete or  Partial
- 73 e. What is the number of layers currently in place? \_\_\_\_\_ 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:**

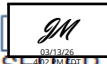
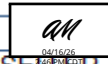
- 82 a. Any termites or other wood destroying insects on the Property? ..... Yes  No
- 83 b. Any other pests including rodents, bats or other nuisance wildlife? ..... Yes  No
- 84 c. Any damage to the Property by wood destroying insects or **other** pests? ..... Yes  No
- 85 d. Any termite, wood destroying insects or **other** pest control treatments on the
- 86 Property in the last five (5) years? ..... Yes  No
- 87 If "Yes", list company, **when and where** treated \_\_\_\_\_
- 88 e. Any current warranty, bait stations or other treatment coverage by a licensed
- 89 pest control company on the Property? ..... Yes  No
- 90 If "Yes", the annual cost of service renewal is \$ 200.00 and the time remaining on the
- 91 the service contract is I call spring and fall.
- 92 **(Check one)**  The treatment system stays with the Property or  the treatment system is
- 93 subject to removal by the treatment company if annual service fee is not paid.

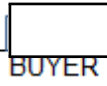
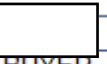
**If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:**

Fly system is in place for the horse barn

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

- 103 a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? ..... Yes  No
- 104 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... Yes  No
- 105 c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes  No
- 106 d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No
- 107 e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- 108 f. Any problems with windows or exterior doors? ..... Yes  No

  Initials

Initials   BUYER | BUYER

- 112 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- 113 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 114 chimney cap and/or gas line? ..... N/A  Yes  No
- 115 Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_
- 116 Date of last use? \_\_\_\_\_
- 117 i. Does the Property have a sump pump? ..... Yes  No
- 118 If "Yes", location: \_\_\_\_\_
- 119 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:**

**9. ADDITIONS AND/OR REMODELING.**

- 126 a. Are you aware of any additions, structural changes, or other material alterations to
- 127 the Property? ..... Yes  No
- 128 If "Yes", explain in detail: \_\_\_\_\_
- 129
- 130 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
- 131 compliance with building codes? ..... N/A  Yes  No
- 132 If "No", explain in detail: \_\_\_\_\_
- 133
- 134
- 135

**10. PLUMBING RELATED ITEMS.**

- 136 a. What is the drinking water source?  Public  Private  Well  Cistern  Other: \_\_\_\_\_
- 137 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- 138 b. If the drinking water source is a well, has water been tested for safety? ..... N/A  Yes  No
- 139 If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- 140 c. Is there a water softener on the Property? ..... Yes  No
- 141 If "Yes", is it:  Leased  Owned?
- 142 d. Is there a water purifier system? ..... Yes  No
- 143 If "Yes", is it:  Leased  Owned?
- 144 e. What type of sewage system serves the Property?  Public Sewer  Private Sewer
- 145  Septic System, Number of Tanks \_\_\_\_\_  Cesspool  Lagoon  Other \_\_\_\_\_
- 146 f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- 147 \_\_\_\_\_ southeast of the house
- 148
- 149 g. The location of the sewer line clean out trap is: \_\_\_\_\_
- 150 \_\_\_\_\_ southeast of the house
- 151 h. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- 152 i. Is there a grinder pump system? ..... Yes  No
- 153 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
- 154 system last serviced? N/a By whom? \_\_\_\_\_
- 155 k. Is there a lawn sprinkler system? ..... Yes  No
- 156 Does lawn sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No
- 157 If "No", explain in detail: \_\_\_\_\_
- 158 Month and year of last use: \_\_\_\_\_ Month and year of last service: \_\_\_\_\_
- 159 l. Is there a swimming pool on the property? ..... Yes  No
- 160 If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- 161 m. Are you aware of any leaks, backups, or other problems relating to any of the
- 162 plumbing, water, and sewage related systems? ..... Yes  No
- 163 n. Type of plumbing material currently used in the Property (check all that apply):
- 164  Copper  Galvanized  PVC  PEX  Polybutylene  Unknown  Other \_\_\_\_\_
- 165 The location of the main water shut-off is: \_\_\_\_\_
- 166 \_\_\_\_\_ southeast side of the house; west of indoor barn; south of outdoor runs
- 167 o. Is there a back flow prevention device on the lawn sprinkling system,
- 168 sewer or pool? ..... N/A  Yes  No

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

		Initials	Initials			
<small>SELLER</small>	<small>SELLER</small>				<small>BUYER</small>	<small>BUYER</small>

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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. 20 years   08/25/2025 John Wells Heating and Cooling  
 2.    
 Are you currently using the air conditioning system(s) ..... Yes  No   
 If "No", date of last use: \_\_\_\_\_  
 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. 20 years   12/01/2025 John Wells Heating and Cooling  
 2.    
 Are you currently using the heating system(s) ..... Yes  No   
 c. If "No", date of last use: \_\_\_\_\_  
 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. 10 years    
 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): \_\_\_\_\_ laundry room main level  
 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: \_\_\_\_\_

\_\_\_\_\_

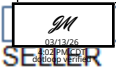
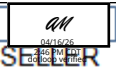
**13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- 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:**

\_\_\_\_\_



 Initials \_\_\_\_\_ Initials \_\_\_\_\_  
 SELLER SELLER BUYER BUYER

229 **14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 230 a. The Property located outside of city limits? ..... Yes  No
- 231 Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes  No
- 232 If "Yes", what is the amount? \$ \_\_\_\_\_
- 233 b. Any tax credits or a tax freeze? ..... Yes  No
- 234 c. The Property being subject to tax abatement? ..... Yes  No
- 235 d. Any condition or proposed change in your neighborhood or surrounding
- 236 area or having received any notice of such? ..... Yes  No
- 237 e. Any defect, damage, proposed change or problem with any
- 238 common elements or common areas? ..... Yes  No
- 239 f. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 240 g. Any streets that are privately owned? ..... Yes  No
- 241 h. The Property being in a historic, conservation or special review district that
- 242 requires any alterations or improvements to the Property be approved by a
- 243 board or commission? ..... Yes  No
- 244 i. The Property being subject to a right of first refusal? ..... Yes  No
- 245 If "Yes", number of days required for notice: \_\_\_\_\_
- 246 j. The Property being subject to covenants, conditions, and restrictions of a
- 247 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 248 k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 249 l. The Homeowner's Association imposing its own transfer fee and/or
- 250 initiation fee when the Property is sold? ..... N/A  Yes  No
- 251 If "Yes", what is the amount? \$ \_\_\_\_\_
- 252 m. The Property being subject to a Homeowners Association fee? ..... Yes  No
- 253 If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of
- 254 \$ \_\_\_\_\_ payable  yearly  semi-annually  monthly  quarterly, sent to:
- 255 \_\_\_\_\_ and such includes:
- 256 \_\_\_\_\_

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

258

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

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

264

268 **15. PREVIOUS INSPECTION REPORTS.**

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

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

- 273 a. Any of the following?
- 274  Party walls  Common areas  Easement Driveways ..... Yes  No
- 275 b. Any fire damage to the Property? ..... Yes  No
- 276 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- 277 d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- 278 e. Any other conditions that may materially affect the value
- 279 or desirability of the Property? ..... Yes  No
- 280 f. Any other condition, including but not limited to financial, that may prevent
- 281 you from completing the sale of the Property? ..... Yes  No
- 282 g. Any animals or pets residing in the Property during your ownership? ..... Yes  No
- 283 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- 284 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No
- 285 List locks without keys \_\_\_\_\_
- 286 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- 287 k. Any unrecorded interests affecting the Property? ..... Yes  No

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289 **Initials**

290 **Initials**

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292 **SELLER** **SELLER**

293 **BUYER** **BUYER**



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

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

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

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

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

349 NA Air Conditioning Window Units, # \_\_\_\_\_

350 OS Air Conditioning Central System \_\_\_\_\_

351 OS Attic Fan \_\_\_\_\_

352 NA Boat Dock, ID# \_\_\_\_\_

353 OS Ceiling Fan(s), # 4 \_\_\_\_\_

354 NA Central Vac and Attachments \_\_\_\_\_

355 na Closet Systems, Location \_\_\_\_\_

356 na Camera-Surveillance Equipment \_\_\_\_\_

357 na Doorbell / \_\_\_\_\_ Video Doorbell \_\_\_\_\_

358 na Electric Air Cleaner or Purifier \_\_\_\_\_

359 na Electric Car Charging Equipment \_\_\_\_\_

360 os Exhaust Fan(s) – Baths \_\_\_\_\_

361 na Fences – Invisible & Controls \_\_\_\_\_

362 Fireplace(s), # 1 \_\_\_\_\_

363 Location #1 family room Location #2 \_\_\_\_\_

364 x Chimney \_\_\_\_\_ Chimney \_\_\_\_\_

365 \_\_\_\_\_ Gas Logs \_\_\_\_\_ Gas Logs \_\_\_\_\_

366 \_\_\_\_\_ Gas Starter \_\_\_\_\_ Gas Starter \_\_\_\_\_

367 \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_

368 \_\_\_\_\_ Insert \_\_\_\_\_ Insert \_\_\_\_\_

369 x Wood Burning \_\_\_\_\_ Wood Burning \_\_\_\_\_

370 \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_

371 na Fountain(s) \_\_\_\_\_

372 os Furnace/Heat Pump/Other Heating System \_\_\_\_\_

373 os Garage Door Keyless Entry \_\_\_\_\_

374 os Garage Door Opener Unit(s), # 2 \_\_\_\_\_

375 \_\_\_\_\_ Garage Door Remote(s), # \_\_\_\_\_

376 \_\_\_\_\_ Generator \_\_\_\_\_

377 \_\_\_\_\_ Humidifier \_\_\_\_\_

378 \_\_\_\_\_ Intercom \_\_\_\_\_

379 \_\_\_\_\_ Jetted Tub \_\_\_\_\_

380 **KITCHEN APPLIANCES**

381 **Cooking Unit**

382 os Stove/Range \_\_\_\_\_

383 x Elec. Gas \_\_\_\_\_ Convection \_\_\_\_\_

384 \_\_\_\_\_ Built-in Oven \_\_\_\_\_

385 \_\_\_\_\_ Elec. Gas \_\_\_\_\_ Convection \_\_\_\_\_

386 \_\_\_\_\_ Cooktop \_\_\_\_\_ Elec. Gas \_\_\_\_\_

387 \_\_\_\_\_ Range Exhaust Hood \_\_\_\_\_

388 os Microwave Oven \_\_\_\_\_

389 os Dishwasher \_\_\_\_\_

390 \_\_\_\_\_ Disposal \_\_\_\_\_

391 \_\_\_\_\_ Freezer \_\_\_\_\_

392 \_\_\_\_\_ Location \_\_\_\_\_

393 os Refrigerator (#1) \_\_\_\_\_

394 \_\_\_\_\_ Location \_\_\_\_\_ kitchen

395 \_\_\_\_\_ Refrigerator (#2) \_\_\_\_\_

396 \_\_\_\_\_ Location \_\_\_\_\_

397 \_\_\_\_\_ Trash Compactor \_\_\_\_\_

OS Laundry - Washer \_\_\_\_\_

OS Laundry - Dryer \_\_\_\_\_

x Elec. \_\_\_\_\_ Gas \_\_\_\_\_

**MOUNTED Entertainment Equipment**

1 TV, Location basement \_\_\_\_\_

\_\_\_\_\_ TV, Location \_\_\_\_\_

\_\_\_\_\_ TV, Location \_\_\_\_\_

\_\_\_\_\_ TV, Location \_\_\_\_\_

\_\_\_\_\_ Speakers, Location \_\_\_\_\_

\_\_\_\_\_ Speakers, Location \_\_\_\_\_

\_\_\_\_\_ Other/Location \_\_\_\_\_

\_\_\_\_\_ Other/Location \_\_\_\_\_

\_\_\_\_\_ Other/Location \_\_\_\_\_

\_\_\_\_\_ Other/Location \_\_\_\_\_

\_\_\_\_\_ Outside Cooking Unit \_\_\_\_\_

os Propane Tank \_\_\_\_\_

x Owned \_\_\_\_\_ Leased \_\_\_\_\_

\_\_\_\_\_ Security System \_\_\_\_\_

\_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_

os Smoke/Fire Detector(s), # 3 \_\_\_\_\_

\_\_\_\_\_ Shed(s), # \_\_\_\_\_

\_\_\_\_\_ Spa/Hot Tub (SPA Rider Attached) \_\_\_\_\_

\_\_\_\_\_ Spa/Sauna \_\_\_\_\_

\_\_\_\_\_ Spa Equipment \_\_\_\_\_

\_\_\_\_\_ Sprinkler System (Lawn) Auto Timer \_\_\_\_\_

\_\_\_\_\_ Sprinkler System (Lawn) Back Flow Valve \_\_\_\_\_

\_\_\_\_\_ Sprinkler System (Lawn) Components & Controls \_\_\_\_\_

\_\_\_\_\_ Statuary/Yard Art \_\_\_\_\_

\_\_\_\_\_ Swing set/Playset \_\_\_\_\_

\_\_\_\_\_ Sump Pump(s), # \_\_\_\_\_

\_\_\_\_\_ Swimming Pool (Swimming Pool Rider Attached) \_\_\_\_\_

\_\_\_\_\_ Swimming Pool Heater \_\_\_\_\_

\_\_\_\_\_ Swimming Pool Equipment \_\_\_\_\_

\_\_\_\_\_ TV Antenna/Receiver/Satellite Dish \_\_\_\_\_

\_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_

os Water Heater(s) \_\_\_\_\_

\_\_\_\_\_ Water Softener \_\_\_\_\_

\_\_\_\_\_ Water Purification System \_\_\_\_\_

\_\_\_\_\_ Owned \_\_\_\_\_ Leased \_\_\_\_\_

\_\_\_\_\_ Wood Burning Stove \_\_\_\_\_

os Yard Light \_\_\_\_\_

x Elec. \_\_\_\_\_ Gas \_\_\_\_\_


\_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ Other \_\_\_\_\_

\_\_\_\_\_ Other \_\_\_\_\_

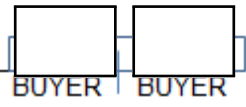
\_\_\_\_\_ Other \_\_\_\_\_

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398 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
399 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
400 invoices, notices or other documents describing or referring to the matters revealed herein:

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405 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
406 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
407 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
408 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**  
409 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**  
410 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**  
411 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of**  
412 **pages).**

414 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
415 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
416 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

420 *Jeremy Michaelis*  
421 dotloop verified  
03/13/26 4:02 PM CDT  
07PK-9VQT-814F-PWUT  
422 **SELLER** **DATE**

420 *Angela Michaelis*  
421 dotloop verified  
04/16/26 2:46 PM CDT  
LP35-5YMK-WUE7-NOX8  
422 **SELLER** **DATE**

424 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 425
- 426 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
  - 427 and SELLER need only make an honest effort at fully revealing the information requested.
  - 428 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
  - 429 concerning the condition or value of the Property.
  - 430 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
  - 431 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
  - 432 I have been specifically advised to have Property examined by professional inspectors.
  - 433 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
  - 434 5. I specifically represent there are no important representations concerning the condition or value of Property made
  - 435 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

437  
438  
439  
440 **BUYER** **DATE**

437  
438  
439  
440 **BUYER** **DATE**

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