



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

1 **SELLER:** Rempe Homes, LLC.

2 **PROPERTY:** 2213 NE Janessa Drive, Grain Valley, MO 64029

3  
4 **1. SELLER'S INSTRUCTIONS**

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts **KNOWN TO SELLER**  
6 which may materially affect the value of the Property. This disclosure statement is designed to assist  
7 SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this  
8 information.

9  
10 **2. NOTICE TO BUYER**

11 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not  
12 a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any  
13 kind by SELLER or a warranty or representation by the BROKER(S) or their licensees.

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15 **3. OCCUPANCY**

16 Approximate age of Property? \_\_\_\_\_ How long have you owned? \_\_\_\_\_  
17 Does SELLER currently occupy the Property? ..... Yes  No   
18 If not, how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months.

19  
20 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH  
21 SELLER'S LAND DISCLOSURE ALSO.)**

- 22 (a) Fill or expansive soil on the Property? ..... Yes  No
- 23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on  
24 the Property? ..... Yes  No
- 25 (c) Is the Property or any portion thereof located in a flood zone, wetlands area or  
26 proposed to be located in such as designated by FEMA which requires flood  
27 insurance? ..... Yes  No
- 28 (d) Drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- 29 (e) Do you pay flood insurance premiums? ..... Yes  No
- 30 (f) If so, is it required? ..... Yes  No
- 31 (g) Are the boundaries of the Property marked in any way? ..... Yes  No
- 32 (h) Has Property had a stake survey? If yes, attach copy ..... Yes  No
- 33 (i) Encroachments, boundary line disputes, or non-utility easements affecting the  
34 Property ..... Yes  No
- 35 (j) Any fencing on the Property? ..... Yes  No
- 36 (k) If yes, does fencing belong to the Property ..... Yes  No
- 37 (l) Diseased, dead, or damaged trees, or shrubs on the Property ..... Yes  No
- 38 (m) Gas/oil wells, lines or storage facilities on Property or adjacent property ..... Yes  No

39 **If any of the answers in this section are "Yes", explain in detail:** \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_

5. ROOF:

- (a) Approximate Age: \_\_\_\_\_ years  Unknown Type: \_\_\_\_\_
- (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
If so, 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: \_\_\_\_\_ layers, or  Unknown.

If any of the answers in this section are "Yes", explain in detail below: (All available warranties and other documentation are attached)

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6. INFESTATION - ARE YOU AWARE OF:

- (a) Any termites, wood destroying insects, or *other* pests on the Property? ..... Yes  No
- (b) Any damage to the property by termites, wood destroying insects or *other* pests? ..... Yes  No
- (c) Any termite, wood destroying insects or other pest control treatments on the Property in the last five years? ..... Yes  No   
If yes, list company, when and where treated \_\_\_\_\_
- (d) Any 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 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 (attach any receipts):

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7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS - ARE YOU AWARE OF:

- (a) 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 piercing 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 driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- (g) Any problems with fireplace and/or chimney? ..... Yes  No   
Date of last cleaning? \_\_\_\_\_
- (h) Does the Property have a sump pump? ..... Yes  No
- (i) 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. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort and attach, if available, any inspection reports, estimates or receipts:

8. ADDITIONS AND/OR REMODELING:

- (a) Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
(b) If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? Yes No

If "No", explain:

9. PLUMBING RELATED ITEMS:

- (a) What is the drinking water source? Public Private Well Cistern
(b) If the drinking water source is a well, when was the water last checked for safety and what was the result of the test?
(c) Is there a water softener on the Property? Yes No
(d) Is there a water purifier system? Yes No
(e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or Septic System, or Cesspool, or Lagoon, or Other
(f) If there is a septic system, is there a sewage pump on the septic system? Yes No
(g) Is there a grinder pump system? Yes No
(h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? By whom?
(i) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No
(j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? Yes No
(k) Type of plumbing material currently used in the Property: Copper Galvanized Other
(l) The location of the sewer line clean out trap is:

If your answer to any of the questions in this section is "Yes", explain in detail and provide available documentation:

10. 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. \_\_\_\_\_

2. \_\_\_\_\_

(b) Does the Property have heating systems? ..... Yes  No   
 Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  Fuel Tank

Other \_\_\_\_\_

Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. \_\_\_\_\_

2. \_\_\_\_\_

(c) Are there rooms without heat or air conditioning? ..... Yes  No

If yes, which room(s)? \_\_\_\_\_

(d) Does the Property have a water heater? ..... Yes  No

Electric  Gas  Solar

Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?

1. \_\_\_\_\_

2. \_\_\_\_\_

(e) Are you aware of any problems regarding these items? ..... Yes  No

If your answer to any of the questions in this section is "Yes" explain in detail: \_\_\_\_\_

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187 If your answer to any of the questions in this section is "Yes", explain in detail and attach test  
188 results: \_\_\_\_\_  
189 \_\_\_\_\_  
190 \_\_\_\_\_  
191 \_\_\_\_\_

192 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 193 (a) Are you aware of any current/pending bonds, assessments, or special taxes that apply to  
194 Property? Yes  No   
195 Amount: \$ \_\_\_\_\_
- 196 (b) Are you aware or have you received any notice of any condition or proposed  
197 change in your neighborhood or surrounding area? ..... Yes  No
- 198 (c) Is the Property subject to covenants, conditions, and restrictions of a  
199 homeowner's association or subdivision restrictions? ..... Yes  No
- 200 (d) Are you aware of any violations of such covenants and restrictions? ..... Yes  No
- 201 (e) Are you aware of any defect, damage, proposed change or problem with any  
202 common elements or common areas? ..... Yes  No
- 203 (f) Are you aware of any condition or claim which may result in any change to  
204 assessments or fees? ..... Yes  No
- 205 (g) Are streets privately owned? ..... Yes  No
- 206 (h) Is the property in a historic, conservation or special review district that  
207 requires any alterations or improvements to the property be approved by a  
208 board or commission? ..... Yes  No
- 209 (i) Is the property subject to tax abatement? ..... Yes  No
- 210 (j) Is the property subject to a right of first refusal? ..... Yes  No

211  
212 If the answer to any of the above questions is "Yes" except (c), explain in detail, including  
213 amounts, if applicable: \_\_\_\_\_  
214 \_\_\_\_\_  
215 \_\_\_\_\_  
216 \_\_\_\_\_  
217 \_\_\_\_\_

218 We pay Homes Association dues which are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_  
219 payable  yearly  monthly  quarterly, sent to \_\_\_\_\_ and  
220 such includes: \_\_\_\_\_  
221 Homeowner's association contact name and phone number: \_\_\_\_\_  
222 \_\_\_\_\_  
223 \_\_\_\_\_

224 **14. OTHER MATTERS:**

- 225 (a) Are you aware of any of the following?  
226  Party walls  Common areas  Easement Driveways ..... Yes  No
- 227 (b) Are you aware of any fire damage to the Property? ..... Yes  No
- 228 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the  
229 Property? ..... Yes  No
- 230 (d) Are there any violations of laws or regulations affecting the Property? ..... Yes  No
- 231 (e) Are you aware of any other conditions that may materially and adversely  
232 affect the value or desirability of the Property? ..... Yes  No
- 233 (f) Are you aware of any general stains or pet stains to the carpet, the flooring  
234 or sub-flooring? ..... Yes  No
- 235 (g) Do you have keys for all exterior doors, including garage doors in the  
236 home? ..... Yes  No
- 237 List locks without keys \_\_\_\_\_

- 238 (h) Are you aware of any violation of zoning, setbacks or restrictions, or  
239 non-conforming uses? ..... Yes  No
- 240 (i) Are you aware of any unrecorded interests affecting the Property? ..... Yes  No
- 241 (j) Are you aware of anything that would interfere with giving clear title to  
242 the Buyer? ..... Yes  No
- 243 (k) Are you aware of any existing or threatened legal action pertaining to  
244 the Property? ..... Yes  No
- 245 (l) Are you aware of any litigation or settlement pertaining to this Property? ... Yes  No
- 246 (m) Have you added any insulation since you have owned the Property? ..... Yes  No
- 247 (n) Have you replaced any appliances that remain with the Property in the  
248 past five years? ..... Yes  No
- 249 (o) Are there any transferable warranties on the Property or any of its  
250 components? ..... Yes  No
- 251 (p) Have you made any insurance or other claims pertaining to this property  
252 in the past 5 years?..... Yes  No
- 253 If yes, were repairs from claim(s) completed? ..... Yes  No
- 254 (q) Are you aware of any use of synthetic stucco in the property? ..... Yes  No
- 255

If any of the answers in this section are "Yes", (except g), explain in detail: \_\_\_\_\_

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

261 Electric Company Name - \_\_\_\_\_ Phone \_\_\_\_\_

262 Gas Company Name - \_\_\_\_\_ Phone \_\_\_\_\_

263 Water Company Name - \_\_\_\_\_ Phone \_\_\_\_\_

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

O = Operating (Means the item is performing its intended function and is staying with the Property)

EX= Exclude from Mechanical Repairs and cannot be an Unacceptable Condition

NA= Not applicable

NS = Not staying

- |                                           |                                                                                |                                                                                                         |
|-------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| ____ A/C Window Units, # _____            | ____ Garage door transmitters - # _____                                        | ____ Security system-<br><input type="checkbox"/> Own <input type="checkbox"/> Lease                    |
| ____ Attic fan                            | ____ Gas Grill                                                                 | ____ Smoke detector(s)-# of _____                                                                       |
| ____ Ceiling fans-# of _____              | ____ Gas logs                                                                  | ____ Sprinkler system                                                                                   |
| ____ Central air conditioning system      | ____ Gas starter for fireplace(s)                                              | ____ Sprinkler back flow valve                                                                          |
| ____ Central vac & attachments            | ____ Gas yard light                                                            | ____ Sprinkler auto timer                                                                               |
| ____ Convection Oven                      | ____ Hot tub                                                                   | ____ Stove vent hood                                                                                    |
| ____ Dishwasher                           | ____ Humidifier                                                                | ____ Sump pump                                                                                          |
| ____ Disposal                             | ____ Intercom                                                                  | ____ Swimming Pool                                                                                      |
| ____ Door Bell                            | ____ Microwave oven                                                            | ____ Trash compactator                                                                                  |
| ____ Downdraft cooktop (e.g., Jennaire)   | ____ Oven clock timer                                                          | ____ TV antenna/receiver/satellite<br>dish: <input type="checkbox"/> Own <input type="checkbox"/> Lease |
| ____ Dryer                                | ____ Pool heater                                                               | ____ Whirlpool tub                                                                                      |
| ____ Electric air cleaner or purifier     | ____ Pool/Spa equipment                                                        | ____ Wood burning stove                                                                                 |
| ____ Electric garage door opener(s)       | ____ Propane Tank                                                              | ____ Washer                                                                                             |
| ____ Exhaust fan(s) (baths)               | ____ Range oven ( <input type="checkbox"/> elec. <input type="checkbox"/> gas) | ____ Water softener and/or purifier                                                                     |
| ____ Fireplace heat re-circulator         | ____ Refrigerator                                                              | ____ Other _____                                                                                        |
| ____ Fireplace insert                     | ____ Location of Refrigerator _____                                            | ____ Other _____                                                                                        |
| ____ Furnace/heat pump/other heating sys. | ____ Sauna                                                                     |                                                                                                         |
| ____ Other _____                          | ____ Other _____                                                               |                                                                                                         |

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

The undersigned Seller represents that 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 their agent to provide this information to prospective Buyers of the property and to real estate brokers and salespeople. Seller will promptly notify Licensee assisting the Seller, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the Seller will promptly notify Licensee assisting the Buyer, in writing, of such changes. (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.**

Christopher B. Penpe 5-18-07  
SELLER Date SELLER Date

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 1. I understand and agree that the information in this form is limited to information of which SELLER has actual knowledge and that 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 or BROKER(S) or agents concerning the condition or value of the Property.
- 3. I agree to verify any of the above information, and any other important information provided by SELLER or BROKER (including any information obtained through the multiple listing service) by an independent investigation of my own. I have been specifically advised to have the property examined by professional inspectors.
- 4. I acknowledge that neither SELLER nor BROKER is an expert at detecting or repairing physical defects in the property.
- 5. I specifically represent that there are no important representations concerning the condition or value of the property made by SELLER or BROKER on which I am relying except as may be fully set forth in writing and signed by them.

\_\_\_\_\_  
BUYER DATE BUYER DATE

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### LEGAL DESCRIPTION

SELLER: Rempe Homes, LLC.

BUYER: \_\_\_\_\_

PROPERTY: 2213 NE Janessa Drive, Grain Valley, MO 64029  
(Please print all of the above)

PROPERTY LEGAL DESCRIPTION:

Lot 85, Summerfield East, 2nd Plat, City of Blue Springs, Jackson County, Missouri.

(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.**

<u>Christopher B. Rempe</u>	<u>5-18-07</u>	_____	_____
SELLER	DATE	BUYER	DATE

<u>Owner</u>	<u>5-18-07</u>	_____	_____
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. Copyright January 2007. Last revised 08/06. All previous versions of this document may no longer be valid.





Keller Williams Eastland Partners  
19045 E Valley View Parkway Ste. H  
Independence, MO 64055  
Phone: (816) 268-3800  
Fax: (816) 268-3801

**Franchise Disclosure Addendum**

Seller: Rempe Homes, LLC.

Buyer: \_\_\_\_\_

Property: 2213 NE Janessa Drive,  
Grain Valley, mo. 64029

Company Disclosure

\_\_\_\_\_ Selling Company       Listing Company

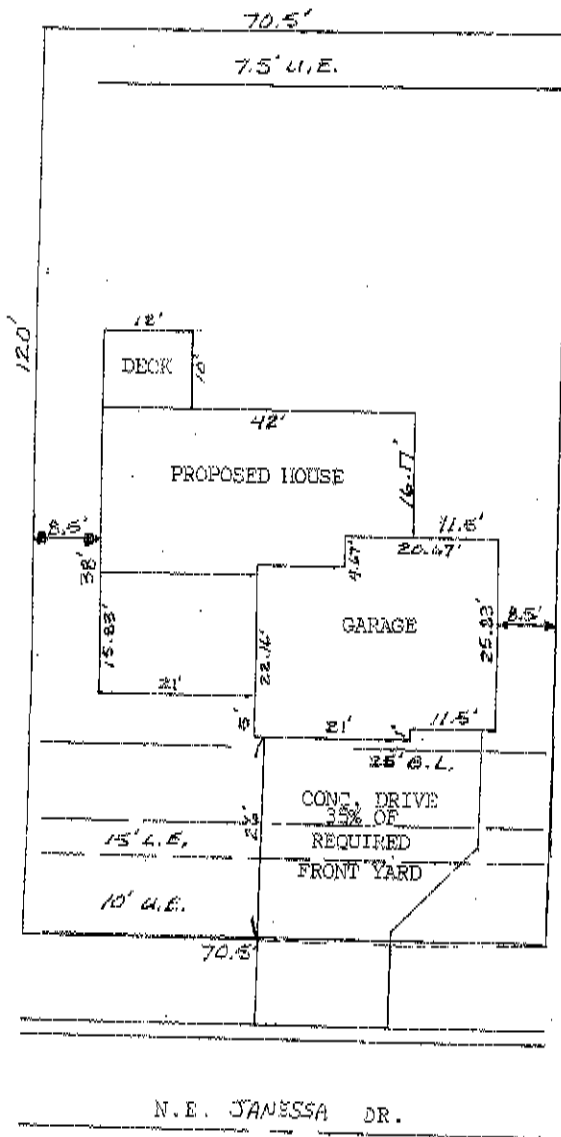
Broker and owners of Eastland Partners, Inc. is an independent franchisee of the Keller Williams Realty System. Each office is independently owned and operated.

Homeowners Warranty:

The price for a warranty plan includes all fees for processing, administration and mechanical evaluation of the warranty company and the real estate broker who may receive a portion of this fee up to \$75.00.

Christopher B. Rempe      5-18-07  
Seller                                  Date                                  Buyer                                  Date

Owner                                  5-18-07  
Seller                                  Date                                  Buyer                                  Date



PLOT PLAN FOR: CHRIS REMPE		LEGAL DESCRIPTION: LOT 85 SUMMERFIELD EAST, BLUE SPRINGS, MISSOURI.	
DATE: 9-16-08	SCALE: 1" = 20'	HOWARD KNOX	908 NW 11 <sup>th</sup> Street BLUE SPRINGS, MO 64015 PHONE: 786-1722 FAX: 220-8747

The owner/contractor shall verify that foundation dimensions shown and the staking are in compliance with the owner/contractor's foundation plan. Final basement or top of footings elevations shall be made by owner/contractor. This is not a boundary survey. To be used for plot plan only.



## AGENCY DISCLOSURE ADDENDUM (Residential)

1 **SELLER/LANDLORD:** Rempe Homes, LLC

2 **BUYER/TENANT:** \_\_\_\_\_

3 **PROPERTY:** 2213 NE Janessa Drive, Grain Valley, MO 64029

4 **THE FOLLOWING DISCLOSURE IS MADE IN COMPLIANCE WITH MISSOURI AND KANSAS REAL**  
 5 **ESTATE LAWS AND RULES AND REGULATIONS. APPLICABLE SECTIONS BELOW MUST BE**  
 6 **CHECKED & COMPLETED FOR BOTH SELLER/LANDLORD & BUYER/TENANT.**

7 Seller/Landlord and Buyer/Tenant acknowledge that the real estate licensee involved in this transaction  
 8 may be acting as agents of the Seller/Landlord, agents of the Buyer/Tenant, Transaction Brokers or  
 9 Disclosed Dual Agents (**Available only in Missouri**). Licensees acting as an agent of the  
 10 Seller/Landlord have a duty to represent the Seller's/Landlord's interest and will not be the agent of the  
 11 Buyer/Tenant. Information given by the Buyer/Tenant to a Licensee acting as an agent of the  
 12 Seller/Landlord will be disclosed to the Seller/Landlord. Licensees acting as an agent of the  
 13 Buyer/Tenant have a duty to represent the Buyer's/Tenant's interest and will not be an agent of the  
 14 Seller/Landlord. Information given by the Seller/Landlord to a Licensee acting as an agent of the  
 15 Buyer/Tenant will be disclosed to the Buyer/Tenant. Licensees acting in the capacity of a Transaction  
 16 Broker are not agents for either party and do not advocate the interests of either party. Licensees acting  
 17 as Disclosed Dual Agents (available in Missouri only) are acting as agents for both the Seller/Landlord  
 18 and the Buyer/Tenant, and when acting as a Disclosed Dual Agent, a separate Dual Agency Disclosure  
 19 Addendum is required. **SELLER/LANDLORD AND BUYER/TENANT HEREBY ACKNOWLEDGE**  
 20 **THAT THE REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURE HAS BEEN FURNISHED**  
 21 **TO THEM, AND THAT THE BROKERAGE RELATIONSHIPS WERE DISCLOSED TO THEM OR**  
 22 **THEIR RESPECTIVE AGENTS AND/OR TRANSACTION BROKERS NO LATER THAN THE FIRST**  
 23 **SHOWING, UPON FIRST CONTACT, OR IMMEDIATELY UPON THE OCCURRENCE OF ANY**  
 24 **CHANGE TO THAT RELATIONSHIP.**

25  
 26 **SELLER/LANDLORD AND BUYER/TENANT CONFIRMATION OF BROKERAGE AGENCY**  
 27 **RELATIONSHIPS:**

28 **A. Listing Licensee is functioning as:**

- 29  Seller's/Landlord's Agent  
 30  Designated Seller's/Landlord's Agent (In Kansas, Supervising Broker acts as a Transaction  
 31 **Broker)**  
 32  Disclosed Dual Agent, and Seller/Landlord agree, if applicable, to sign a Disclosed Dual Agency  
 33 **Agreement (MO Only)**  
 34  Transaction Broker and Seller/Landlord agrees, if applicable, to sign a Transaction Broker  
 35 **Agreement. Seller/ Landlord is not being represented.**  
 36  Seller/Landlord is not being represented.

37  
 38 **B. Selling Licensee is functioning as:**

- 39  Buyer's/Tenant's Agent  
 40  Designated Buyer's/Tenant's Agent (In Kansas, Supervising Broker acts as a Transaction  
 41 **Broker)**  
 42  Transaction Broker and Buyer/Tenant agrees, if applicable, to sign a Transaction Broker  
 43 **Agreement. Buyer/Tenant is not being represented.**  
 44  Disclosed Dual Agent, and Buyer/Tenant agree, if applicable, to sign a Disclosed Dual Agency  
 45 **Agreement (MO Only)**  
 46  Seller's/Landlord's Agent  
 47  Subagent  
 48  Designated Seller's/Landlord's Agent in Buyer's/Tenant's Purchase of the Property (In Kansas,  
 49 **Supervising Broker acts as a Transaction Broker)**  
 50  Buyer/Tenant is not being represented.

51 **SOURCE OF COMPENSATION:**

52 Brokerage fees, to include but not limited to broker commissions and other fees shall be paid out of  
53 escrow at Closing by  Seller  Buyer unless otherwise described in the terms of the respective  
54 agency agreements or other Seller/Buyer agreements. **Sellers/Landlords and Buyers/Tenants**  
55 **understand and agree that Brokers may be compensated by more than one party in the**  
56 **transaction.**

57  
58 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**  
59 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD,**  
60 **CONSULT AN ATTORNEY BEFORE SIGNING.**

61 **Licenseses also hereby certify that they are licensed to sell real estate in the state in which the**  
62 **Property is located.**

63	<i>Christopher B. Oenpe</i>	<i>5-18-07</i>	_____	_____	_____
64	SELLER/LANDLORD	DATE	BUYER/TENANT	DATE	DATE
65	<i>Owner</i>	_____	_____	_____	_____
66	SELLER/LANDLORD	DATE	BUYER/TENANT	DATE	DATE
67	<i>Bill Harding</i>	<i>5/18/07</i>	_____	_____	_____
68	LICENSEE ASSISTING SELLER/LANDLORD	DATE	LICENSEE ASSISTING BUYER/TENANT	DATE	DATE
69					
70					

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