

Disclosures

SELLER/Landlord: _____

BUYER/Tenant: _____

PROPERTY: _____

THE FOLLOWING IS AN INTEGRAL PART OF THE ABOVE REFERENCE SALE/LEASE CONTRACT.

LEAD BASED PAINT DISCLOSURE. If the Property was built prior to 1978, BUYER acknowledges receiving, reading and signing the Federally required disclosure regarding lead based paint. Lead Based Paint Disclosure Addendum is hereby attached.

CRIME INFORMATION DISCLOSURE. In Missouri and in Kansas, law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the Sheriff of the county in which they reside. If you, as the BUYER, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at <http://www.kansas.gov.kbi> or by contacting the local Sheriff's office in Kansas. In Missouri, BUYER should contact the sheriff of the county in which the Property is located.

ADDITIONAL DISCLOSURES

BROKERAGE RELATIONSHIP DISCLOSURE.

SELLER/LANDLORD and BUYER/TENANT acknowledge the Real Estate Brokerage Relationship Brochure has been furnished to them and the brokerage relationships were disclosed to them no later than the first showing, upon first contact, or immediately upon the occurrence of any change to that relationship. SELLER/LANDLORD and BUYER/TENANT acknowledge the real estate Licensee(s) involved in this transaction may be acting as Agents of the SELLER/LANDLORD, Agents of the BUYER/TENANT, Transaction Broker(s) or Disclosed Dual Agents (Available only in Missouri.). A Licensee acting as an Agent for the SELLER/LANDLORD has a duty to represent the SELLER'S/LANDLORD'S interest and will not be the Agent of the BUYER/TENANT. Information given by the BUYER/TENANT to an Agent of the SELLER will be disclosed to the SELLER/LANDLORD. A Licensee acting as an Agent for the BUYER/TENANT has a duty to represent the BUYER'S/TENANT'S interest and will not be an Agent of the SELLER/LANDLORD. Information given by the SELLER/LANDLORD to an Agent of the BUYER/TENANT will be disclosed to the BUYER/TENANT. A Licensee acting in the capacity of a Transaction Broker is not an Agent for either party and does not advocate the interests of either party. Both the SELLER/LANDLORD and the BUYER/TENANT, and a separate Dual Agency Disclosure Amendment is required.

Licensee assisting SELLER is a: (Check appropriate box)

SELLER'S/LANDLORD'S Agent

Designated SELLER'S/LANDLORD's Agent (In Kansas, Supervising Broker acts as a Transaction Broker)

Transaction Broker and SELLER/LANDLORD agree, if applicable, to sign a Transaction Broker Addendum. SELLER/LANDLORD is not being represented.

Disclosed Dual Agent and SELLER/LANDLORD agree to sign a Disclosed Dual Agency Amendment
(Missouri only)

BUYER'S/TENANT'S Agent Designated BUYER'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction Broker)

Subagent

SELLER/LANDLORD is not being represented

Licensee assisting Buyer is a: (Check appropriate box)

Designated BUYER'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction Broker)

Transaction Broker and BUYER/TENANT agree, if applicable, to sign a Transaction Broker Addendum. BUYER/TENANT is not being represented.

Disclosed Dual Agent and BUYER/TENANT agree to sign a Disclosed Dual Agency Amendment
(Missouri only)

SELLER'S/LANDLORD'S Agent

Designated SELLER'S/LANDLORD'S Agent in BUYER'S/TENANT'S Purchase of the Property (In Kansas, Supervising Broker acts as a Transaction Broker)

Subagent

BUYER/TENANT is not being represented

SOURCE OF COMPENSATION. Brokerage fees, to include but not limited to broker commissions and other fees, will be paid out of escrow at Closing as follows, unless otherwise described in the terms of BUYER/TENANT understand and agree Brokers may be compensated by more than one party in the transaction. (Check all applicable boxes.)

Brokers are compensated by: SELLER/LANDLORD and/or BUYER/TENANT

ALL PARTIES ACKNOWLEDGE THAT THE REAL ESTATE SALE CONTRACT TO WHICH THIS DISCLOSURE IS ATTACHED IS NOT A STANDARD KCRAR DOCUMENT. IT IS RECOMMENDED THAT ALL PARTIES SEEK LEGAL COUNSEL PRIOR TO SIGNING THE DOCUMENT. THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER/LANDLORD

DATE

DATE BUYER/TENANT

DATE

LICENSEE ASSISTING SELLER/LANDLORD

DATE

LICENSEE ASSISTING BUYER/TENANT

DATE
