

SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller: Wayne Banks
Property Address: 619 George St. Ettingham Ks.
Age of Home: _____ How Long have you owned home? 1 1/2 Currently occupied by Seller? Y ___ N X

NOTICE TO SELLER

Each Seller is obligated to disclose any facts concerning the condition of the Property which are not readily observable and any other matters which might adversely affect the Property or influence a prospective Buyer. This Disclosure Statement is designed to assist Seller in complying with these disclosure requirements and to provide clear information to Buyers. The listing broker, the selling broker and their respective agents will rely on this information when they evaluate, market and present the Seller's Property to prospective Buyers. A copy of this Disclosure Statement will be given to each prospective Buyer in connection with the Buyer's evaluation of the property.

NOTICE TO BUYER

This is a disclosure of Seller's knowledge as of the date signed by Seller. It is not a substitute for Buyer's thorough inspection of the property. The real estate brokers and their agents are not qualified to advise Buyer about the condition of Property. The Buyer has questions about any matters contained in this Disclosure Statement, or other matters relating to the condition of the property, it is recommended that Buyer obtain the advice of qualified professional inspectors. THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT HAS BEEN PROVIDED BY THE SELLER AND IS NOT A REPRESENTATION OF THE LISTING BROKER, THE SELLING BROKER OR THEIR AGENTS.

LAND(SOILS, DRAINAGE AND BOUNDARIES)

Is there any landfill dirt or expansive soil on the property?.....Y ___ N ✓ U ___
Do you know of any settling or grading problems on the Property?.....Y ___ N ✓ U ___
Is the Property located in a flood zone or wetland rea?.....Y ___ N ✓ U ___
Are there any past or present drainage or flood problems affecting the property?.....Y ___ N ✓ U ___
Do you know of any encroachments, boundary line disputes or easements(except utility)affecting property?....Y ___ N ✓ U ___
Are the boundaries of property marked in any way?.....Y ___ N ✓ U ___
Are any trees or shrubs on property diseased or dead?.....Y ___ N ✓ U ___
Are you aware of any gas/oil wells on property or adjacent property?.....Y ___ N ✓ U ___
If any of your answers in this section are "Yes," explain in detail. _____

Has the property ever had a stake survey? (If yes, attach a copy of said survey).....Y ___ N ✓ U ___
Is there fencing on property? Y ___ N ✓ If yes, does fencing belong to property.....Y ___ N ___ U ___

HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS/NEIGHBORHOOD/OTHER MATTERS

Is any feature of property shared in common with adjoining landowners, such as walls, fences, roads or driveways, whose use or responsibility for maintenance might have an effect on property?Y ___ N ___ U ___
Is there any defect, damage, or problem with any common elements or common areas which could affect their values or desirability?Y ___ N ___ U ___
Is there any condition or claim which may result in an increase in Homes Assoc. assessments or fees?Y ___ N ___ U ___
Do you know of any proposed changes in your neighborhood that could adversely affect the value or desirability of property (noise & nuisance, threat of condemnation, street widening, etc.)?Y ___ N ___ U ___
Are you aware of any pending bonds or assessments for improvement that apply to property?Y ___ N ___ U ___
Is property subject to rules or regulations of any Home Association? (Attach copy, if available).Y ___ N ___ U ___
If any of your answers in this section are "Yes," explain in detail. _____

We do pay Homes Association dues in the amount of \$ _____ per year, payable (yearly/monthly) and are paid in full until _____.

ROOF

Age 2 years Type Asphalt
Has the roof ever leaked during your ownership?Y ___ N ✓ U ___
Has the roof been replaced or repaired during your ownership?Y ___ N ✓ U ___
Have there been any problems with the roof or rain gutters?Y ___ N ✓ U ___
Have you made any insurance claims in the past 5 years?Y ___ N ✓ U ___
Were repairs from claim(s) made?Y ___ N ✓ U ___
If any of your answers in this section are "Yes," explain in detail. _____

Seller's Initials _____
Buyer's Initials _____

TERMITES AND/OR WOOD DESTROYING INSECTS

Do you have any knowledge of termites and/or wood destroying insects on or affecting property?Y N U
Do you have knowledge of any damage to property caused by termites or wood destroying insects?Y N U
Is property currently under warranty or other coverage by a licensed pest control company?Y N U
Do you know of any termites/pest control reports or treatments for property in last five years?Y N U
If any of your answers in this section are "Yes," explain in detail. _____

STRUCTURAL/FOUNDATION WALLS (state past or present problems)

Do you know of any movement, shifting or other problems with foundation, basement, crawl space or slab? Y N U *visually show*
Do you know of any cracks or flaws in walls, foundation, or floors of basement, crawl space, slab or garage? Y N U *all problems*
Has there ever been any water leakage or dampness in the basement or crawl space? Y N U
Have there ever been any problems with driveways, walkways, patios, or retaining walls on the property? . Y N U
Have there been any problems with fireplace and/or chimney?Y N U
If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe location, extent, date and name of person who did repair or control effort. Attach any reports or receipts. _____

Please give date of last chimney cleaning: _____

ADDITIONS/REMODELING

List and describe any additions, structural changes or alterations made to property by you or former owner. _____

Did you or any former owner make these or other additions, structural changes, or alterations to property without all the necessary permits and approval?.....Y N U
Was all work performed in compliance with building codes? If "no," explain. _____

PLUMBING AND RELATED ITEMS

Type: Copper PVC Iron Galvanized
What is your drinking water source? City Water Rural Water Dist. Cistern Well
If well water, state type _____ depth _____ diameter _____ age _____
when was it last checked for safety _____ what was the result of the test _____
Do you have a water softener? Y N Leased Owned
Is there a water purifier system? Y N If yes, is it Reverse Osmosis? Y N
Type of sewage system? City Septic tank(s) Lagoon Cesspool Holding Tank Other
When was your sewage system last serviced? _____ By Whom? unknown
Do you know of any leaks, backups, or other problems relating to any of the plumbing, water or sewage-related items? _____
If "Yes," explain in detail. none

HEATING AND COOLING SYSTEMS

(Check appropriate items)

Cooling: Central Air Central Gas Window Units 1 (#Included in sale) new HVAC
Zoned cooling? Y N Age of cooling system: new
Heating: Electric Forced Air Gas Fuel Oil (Propane Tank: Lease Own)
Other Zoned heating Y N (Age of heating system new)
Last date of servicing: Cooling _____ Heating _____ By Whom _____
Water Heating: Electric Gas new Solar _____

Describe any known problems or repairs on the above systems. Need to recharge & wire the new AC compressor

ELECTRICAL SYSTEMS

Type: Copper Aluminum Unknown Electrical Panel Total Amps Capacity 100
Describe any known problems, repairs or modifications _____

Seller's Initials _____
Buyer's Initials _____

EQUIPMENT AND APPLIANCES

NS=not staying NA=not applicable EX=Exclude from mechanical O=Operating

- Attic fan, Convection Oven, Door Bell, Elec. garage door opener(s), Fireplace insert, Gas Starter for fireplace, Hot tub, Lawn sprinklers, Pool Heater, Sauna, Stove vent hood, Trash Compactor, Wood burning Stove, Ceiling fans- # 2, Dishwasher, Downdraft cook stove, # Garage door transmitters, Gas grill, Gas yard light, Humidifier, Sprinkler backflow valve, Pool/Spa Equipment, Security system, Sump Pump, TV antenna/Sat. dish, Other, Central Vac, Disposal, Electric air cleaner, Exhaust Fans (bath), Gas logs, Heat recirculating system, Intercom, Microwave oven, Range oven, Smoke detector(s) -#, Swimming Pool, Whirlpool tub, Other

TOXIC SUBSTANCES

Do you know of any underground tanks on the property? Y N U
Do you know of any toxic substances present on the property (structure or soil) such as methane gas, asbestos insulation or products, radioactive material, landfill, radon, lead paint, or others? Y N U
Have you ever had the property tested for these or any other toxic substances? Y N U
If any of your answers in this section are "Yes," explain in detail and attach reports.

OTHER MATTERS

Is there any existing or threatened legal action affecting the property? Y N U
Do you know of any violation of local, state or federal laws or regulations relating to property? Y N U
Do you know of any violation of zoning, setbacks or restrictions, or non-conforming uses? Y N U
Do you know of any past or present uses of the property other than as residential property, such as commercial use, dumping site, farming? Y N U
Are there any unrecorded interests affecting the property? Y N U
Do you know of any damage to the property or any structure past or present due to fire,wind,hail or floods? Y N U
If any of your answers in this section are "Yes," explain in detail:
Describe any significant repairs or alterations to the property not already disclosed, and who did the work.

State any other facts or information relating to the property that would be of concern to a Buyer.

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 X Wayne Barber Date of Listing 12-1-23
Seller Date of Listing
Seller Date of accepted contract
Seller Date of accepted contract

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

- 1. I/We have carefully inspected the property, Subject to (1) inspections allowed by my/our contract, and (2) the warranties and representations of the Seller in my/our contract, and (3) the information contained in this disclosure statement, I/We agree to purchase the property in its present condition.
2. I agree to verify any of the above information that is important to me by an independent investigation/inspection of my own. I have been advised to have the property examined by professional inspector(s).
3. I acknowledge that neither Seller nor any Real Estate Broker or their agents involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition or value of the property are being relied upon by me except as disclosed above or stated within the sales contract.

Buyer Date of Contract
Buyer Date of Contract

This is a legally binding agreement. If not understood, consult an attorney.

General Questions: Utilities: gas electric water sewer cable Approx. Amts. per month Provider Phone Co.
Taxes last year

Seller's Initials
Buyer's Initials