

Listing Package



ALLIANCE

This form must be completed in its entirety.

Transaction Information

Location BHGRE Alliance East BHGRE Alliance West **Agent Name** _____

Property Address _____
House Number Directional Street Name Suffix
City State Zip Code **MLS Number** _____

Status Listing Expired / Withdrawn

Source of Business (not a Paperless Pipeline field) SOI Website Client Referral Syndication (Zillow, etc.) Corporate Referral
 Open House Sign Call Cartus Other _____

Label Cartus Cartus Corporate Commercial Commercial Land Commercial Lease FSBO HUD Land Lease
 New Build Referred Out REO REO Transaction Broker Traditional Transaction Broker USAA / Navy Federal

Buyer, Seller, Pricing, etc.

More Info

Source of Business _____ (from above)

Year Built _____

County _____

Financing Type _____

Title Company _____

BHGRE Alliance Lock Box? Yes No

Box # _____

Shackle # _____

CBS # _____

BHGRE Alliance Yard Sign? Yes No

Sign # _____
Office Number

Listing Date

____ / ____ / ____

Automatic Expiration Date

____ / ____ / ____

Seller Name(s)

List Price

\$ _____ , _____

Total Commission (not required)

\$ _____ , _____

Commission summary

Commission ____%

Referral? Yes No

Split ____% (to BHGRE Alliance Agent)

Brokerage giving referral

Agent giving referral

Brokerage accepting referral

Agent accepting referral

Mailing address for referral

This transaction has outside (co-op) agents

Outside Agent Name / Info

Email

Traditional Required Documents

- BRRETA
- CMA
- County Tax Records; with client signature(s) and date
- Flood Plain Acknowledgement
- LBP (If Applicable)
- Listing Agreement
- Listing Agreement Amendment - Extension from X to X (If Applicable)
- Listing Agreement Amendment - Price Change from X to X (If Applicable)
- MLS Listing; with client signature(s) and date
- PCR (If Applicable)
- Seller's Net Estimate

Referral, when applicable

- Referral Agreement
- Settlement Statement
- W9 for Other Company

LISTING & CLOSING FILE CHECKLIST

ALLIANCE

Listing File	Selling File	
		Required by Kansas Real Estate Commission
<input type="checkbox"/>		Listing agreement (if applicable)
<input type="checkbox"/>		Buyer Agency agreement (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Transaction Broker Addendum (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Contract, options, and addendums or amendments
<input type="checkbox"/>	<input type="checkbox"/>	Lot reservation agreement (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Any offers to purchase which did not become contracts
<input type="checkbox"/>	<input type="checkbox"/>	Transaction number
		Record of earnest money:
<input type="checkbox"/>		* if deposited in broker's trust account, all records required by regulation 86-3-18
<input type="checkbox"/>		* if held by escrow agent other than broker, receipt pursuant to 58-3062(f)
<input type="checkbox"/>		* release authorizing disbursement on transactions which did not close
<input type="checkbox"/>		* keep trust account transaction ledgers together in number order (not in transaction file)
<input type="checkbox"/>		Net to seller (if in writing)
	<input type="checkbox"/>	Buyer's estimated costs (if in writing)
<input type="checkbox"/>	<input type="checkbox"/>	Closing statement
		Federal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	Lead paint disclosure (pre-1978 properties)
	<input type="checkbox"/>	Importance of Home Inspection Disclosure (FHA)
		City Requirements
<input type="checkbox"/>		Copy of well/septic inspection request
<input type="checkbox"/>		Copy of well/septic inspection report
		Good Business Practice
<input type="checkbox"/>	<input type="checkbox"/>	Acknowledgment of Real Estate Brokerage Relationships Brochure
<input type="checkbox"/>		Copy of the CMA prepared for the Seller
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Courthouse printout
<input type="checkbox"/>		Send MLS printout and fliers for Seller's signature
<input type="checkbox"/>	<input type="checkbox"/>	Copy of MLS printout
<input type="checkbox"/>		MLS profile sheet
<input type="checkbox"/>		Preliminary title report
<input type="checkbox"/>	<input type="checkbox"/>	Property condition report with appropriate signatures
<input type="checkbox"/>		Request for loan verification
<input type="checkbox"/>		Showing instructions
<input type="checkbox"/>		MLS changes
	<input type="checkbox"/>	Buyer's estimated costs
	<input type="checkbox"/>	Copy of CMA prepared for the Buyer (if a Buyer's Agent)
<input type="checkbox"/>	<input type="checkbox"/>	Title binder
<input type="checkbox"/>	<input type="checkbox"/>	Termite inspection report
	<input type="checkbox"/>	Inspection reports (home inspection and others)
	<input type="checkbox"/>	Copy of well/septic inspection report
<input type="checkbox"/>		Authorization for placement of sold sign or rider
<input type="checkbox"/>	<input type="checkbox"/>	Acceptance or rejection of home warranty program
<input type="checkbox"/>	<input type="checkbox"/>	Copy of improvement location certificate
<input type="checkbox"/>	<input type="checkbox"/>	Property acceptance agreement

CRITICAL DATE LIST

PROPERTY ADDRESS/MLS#: _____

SELLER: _____

BUYER: _____

LISTING AGENT/BROKERAGE: _____

Phone: _____ Cell: _____ Fax: _____ Email: _____

SELLING AGENT/BROKERAGE: _____

Phone: _____ Cell: _____ Fax: _____ Email: _____

LENDER CONTACT: _____

Phone: _____ Cell: _____ Fax: _____ Email: _____

TITLE COMPANY: _____

EARNEST MONEY AMOUNT: _____ HELD BY: _____

APPRAISER: _____ Phone: _____

HBW PLAN/CONTACT: _____

AMOUNT: _____ PARTY RESPONSIBLE FOR PAYMENT: *SELLER* or *BUYER*

TERMITE INSPECTOR/CONTACT: _____

AMOUNT: _____ PARTY RESPONSIBLE FOR PAYMENT: *SELLER* or *BUYER*

ACTION	DATE DUE	DATE COMPLETED
Mutual acceptance of all Purchase Contract terms	N/A	_____
Earnest money deposited to escrow	_____	_____
Seller Property Disclosure signed by all parties	_____	_____
Lead Based Paint signed by all parties	_____	_____
Special Assessments Disclosure signed by all parties	_____	_____
Preliminary title work ordered/received	_____	_____
Review of preliminary title work by all parties	_____	_____
Seller cure of defects on title, if any	_____	_____
Loan application & appraisal ordered/commitment rec'd	_____	_____
Appraisal scheduled/Seller or Seller Agent notified	_____	_____
Appraisal received/results received by all parties	_____	_____
Contingency expires by/removed or extended by	_____	_____
Property inspection ordered/performed	_____	_____
Buyer request for repairs/extension	_____	_____
Seller response to Buyer request	_____	_____
Termite inspection ordered/report received	_____	_____
Termite treatment ordered/invoice received	_____	_____
Well/Septic inspection ordered/report received	_____	_____
Survey inspection ordered/report	_____	_____
Transfer of utilities	_____	_____
Closing date per Contract/scheduled	_____	_____
Closing date extension, if applicable	_____	_____
Possession date/keys delivered	_____	_____
Other: _____	_____	_____
Other: _____	_____	_____
<i>If applicable:</i>		
Release of earnest money signed by all parties	_____	_____
Certified letter mailed to parties	_____	_____

Moving Checklist

Please use this moving checklist as a general guide to help keep you organized during this exciting time.

Change your address

- Banks
- Credit Cards
- Subscriptions
- Medical Provider(s)
- Post Office - www.changemypostaladdress.com
- Vehicle, Tags, and Title – (316) 660-9110 – Main Office is located at 200 W Murdock.
- Driver's License – (316) 821-9920 – 1823 W 21st N – MUST do this within 10 days of move
- Voter Registration

Contact Necessary Service Providers

Your agent has access to information and specials from dozens of local providers.

- Movers
- Inspectors
- Professional Cleaners
- Painters
- Pest Control
- And, MANY more

Transfer insurance

Contact your insurance provider for availability of special instance coverage to protect your possessions during the move.

Transfer or set up utilities, cable/internet, etc.

Electric

Westar Energy

www.westarenergy.com
(800) 383-1183

- There is a 24-hour notice required for transfer of or setup of new service. Technicians perform these duties Monday through Friday only. This can be scheduled up to 60 days in advance.

For areas outside the Wichita metropolitan area, visit kcc.state.ks.us/maps/maps.htm or call 1 (800) 662-0027 to identify and contact your local service provider.

Water

Wichita Water

www.wichita.gov/CityOffices/WaterAndSewer
(316) 265-1300

- There is a 24-hour notice required for transfer of or setup of new service.
- New customers of Wichita Water may be required to pay a credit-based deposit to start service. This payment is made via direct bank transfer. Deposit can be waived with a letter of credit from the most recent utility provider. Call your previous service provider for this letter.
- For homes with no active water service, someone over the age of 18 will need to be present before the utility can be turned on. If the water is already running in the home, no one will need to be present.

For areas outside the Wichita metropolitan area, visit kwra.net/mapovers/index.shtml or call 1 (888) 526-9283 to identify and contact your rural water district.

East Office

(316) 688-0077
1720 N Webb Rd, Ste 102
Wichita, Kansas 67206

We're here to help!

West Office

(316) 927-2222
6617 W Central Ave
Wichita, Kansas 67212

Moving Checklist

Gas

Two companies service the Wichita metropolitan area. You will need to contact the providers below to determine which serves your address.

Kansas Gas Service

www.kansasgasservice.com
(800) 794-4780

- There is a 48-hour notice required for transfer of or setup of new service. Technicians perform these duties Monday through Friday only.
- A deposit is required to start service. This payment is made via direct bank transfer. Deposit can be waived with a letter of credit from the most recent utility provider. Call your previous service provider for this letter.
- For homes with no active gas service, someone over the age of 18 will need to be present before the utility can be turned on. If the water is already running in the home, no one will need to be present.

Black Hills Energy

www.blackhillsenergy.com
(888) 890-5554

- There is a 48-hour notice required for transfer of or setup of new service. Technicians perform these duties Monday through Friday only.
- Typically, there is no deposit required. Those with an outstanding balance with Black Hills Energy may be asked to submit a deposit.
- For homes with no active gas service, someone over the age of 18 will need to be present before the utility can be turned on. If the water is already running in the home, no one will need to be present.

For areas outside the Wichita metropolitan area, the most common gas utility service providers include:

Atmos Energy
www.atmosenergy.com
(888) 286-6700

American Energies Gas Service, LLC
(620) 628-4424, no website

Trash

There are many trash service providers in the Wichita metropolitan area. Below are two of the most popular options. To find out pickup day, call the service provider directly.

Waste Connections

www.wasteconnectionswichita.com
(316) 838-4920

Waste Management

www.wm.com
(316) 945-3900

Cable/Telephone/Internet

There are a few companies in town, including ones for satellite television. Below are two of the most popular options.

Cox Communications

www.cox.com
(316) 262-0661

AT&T U-Verse

www.attexperts.com/kansas/wichita
(316) 773-2355

For areas outside the Wichita metropolitan area, the most common telephone service providers include:

Southern Kansas Telephone Company, Inc.
(888) 758-8976
United Telephone Company of Kansas
(800) 794-9999

Haviland Telephone Company, Inc.
(620) 862-5211
Kan-Okla Telephone Association, Inc.
(620) 845-5682

Newspaper

The Wichita Eagle

www.kansas.com
(316) 268-6344

East Office

(316) 688-0077
1720 N Webb Rd, Ste 102
Wichita, Kansas 67206

We're here to help!

West Office

(316) 927-2222
6617 W Central Ave
Wichita, Kansas 67212

Resource List

Information provided to you by the owner, developer, real estate agent, or others involved in this transaction may change. If any of this information is important to you, you should check for yourself. These numbers are provided by the Wichita Area Association of REALTORS® to assist you.

Wichita City Departments

Annexation	268-4391
Clerk	268-4529
Drainage	268-4625
Fire (general information)	268-4451
Floodplain information	268-4624
Landscape Plan	268-4175
Permits	268-4460
Police Department (crime stats)	268-4258*
Road/Highway Planning	268-4391
Sewer	268-4504
Special Assessments	268-4526
Subdivision Platting	268-175
Taxes (general)	660-9110
Traffic Count	268-4391
Utility and Right-of-Way	268-4430
Vacations (setback, easement, etc.)	268-4175
Water	268-4504
Zoning	268-4421

*available www.wichitapolice.com

Sedgwick County Departments

Clerk	660-9222
Floodplain information	660-1840
Permits	383-7951
Register of Deeds	660-9400
Sheriff's Department (crime stats)	660-5300
Special Assessments	660-9210
Stormwater Projects	383-7901
Traffic Count	383-7901
Utility and Right of Way	383-7901
Water Well Inspections	268-8351

Area School Districts*

Andover (USD 385)	218-4660
Argonia (USD 359)	620-435-6311
Augusta (USD 402)	775-5484
Burrton (USD 369)	620-463-3840
Belle Plaine (USD 357)	620-488-2288
Bluestem (USD 205)	742-3261
Caldwell (USD 360)	620-845-2511
Cheney (USD 268)	316-542-3512
Circle (USD 375)	541-2577
Conway Springs (USD 356)	316-456-2961
Douglass (USD 396)	747-3300
Derby (USD 260)	788-8400
El Dorado (USD 490)	316-322-4800
Goddard (USD 265)	794-4000
Halstead (USD 440)	316-835-2641
Haven (USD 312)	620-465-3445
Haysville (USD 261)	554-2200
Hesston (USD 460)	620-327-4931
Maize (USD 266)	722-0614
Mulvane (USD 263)	777-1102
Newton (USD 373)	316-284-6200
Oxford (USD 358)	620-455-2227
Remington-Whitewater (USD 206)	799-2115
Renwick (USD 267)	444-2165
Rose Hill (USD 394)	776-3300
Sedgwick (USD 439)	772-5783
South Haven (USD 509)	620-892-5216
Valley Center (USD 262)	755-7100
Wellington (USD 353)	620-326-4300
Wichita (USD 259)	973-4000
Winfield (USD 465)	620-221-5100

* www.ksbe.state.ks.us/pubs.html

Neighboring City Offices

Andover	733-1303
Augusta	775-4510
Bel Aire	744-2451
Belle Plaine	620-488-3433
Bentley	796-1799
Benton	778-1625
Burrton	620-463-4545
Cheney	316-540-3622
Clearwater	316-584-2311
Colwich	796-1025
Conway Springs	620-456-2345
Derby	788-1519
Douglass	747-2109
Eastborough	682-4111
El Dorado	316-321-9100
Garden Plain	531-2321
Goddard	794-2441
Halstead	316-835-2286
Haven	620-465-3618
Haysville	529-5900
Hesston	620-327-4412
Kechi	744-9287
Leon	742-3438
Maize	722-7561
Mulvane	777-1143
Newton	316-284-6000
Oxford	620-455-2223
Park City	744-2026
Potwin	620-752-3422
Rose Hill	776-2712
Sedgwick	772-5151
Towanda	316-536-2243
Udall	620-782-3512
Valley Center	755-7310
Wellington	620-326-2811
Whitewater	799-2445
Winfield	620-221-5500

Neighboring County Offices

Butler	316-322-4239
Cowley	620-221-5495
Harvey	316-284-6842
Sumner	620-326-3395

Health Departments

Butler	316-321-3400
Sedgwick	660-7300
Harvey	316-283-1637
Sumner	620-326-2774

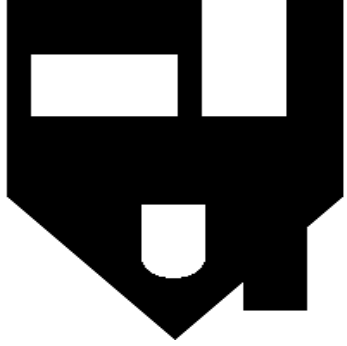
Utilities

Aquila Gas	800-303-0752
City of Wichita Water	265-1300
Cox Cable	877-892-5238
Kansas Gas & Electric	383-8600
Southwestern Bell Telephone	800-464-7928

Miscellaneous

Kansas Bureau of Investigation	337-6100
Development Assistance Center	268-4371

Real Estate Brokerage Relationships



The Choices

Furnished in compliance with
K.S.A. 58-30,110.

October 1997

InstaneFORMS

Our Firm's Policy



Firm
Name: _____

This firm authorizes its agent to act as:

- Seller's Agent
- Subagent (Seller's Agent)
- Designated Seller's Agent
- Buyer's Agent
- Designated Buyer's Agent
- Transaction Broker

Unless agreed differently in the listing agreement, the following is this firm's policy on offering cooperation and compensation to other agents:

- | | | | |
|-----------------------|--------------------------|----------------|--------------------------|
| Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Offer cooperation to: | Subagents | Buyer's Agents | Transaction Brokers |

- | | | | |
|------------------------|--------------------------|----------------|--------------------------|
| Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Offer compensation to: | Subagents | Buyer's Agents | Transaction Brokers |

The information above is provided to give you an understanding of this firm's policy. It is not a contract.

For the Customer:

Statement of Representation

Do not assume that an agent is acting on your behalf, unless you have signed a contract with the agent's firm to represent you.

As a customer, you represent yourself.

Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party.

Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

Seller's Agent

The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. The seller's agent is responsible for performing the following duties:

- Promoting the interests of the seller with utmost good faith, loyalty and fidelity;
- Protecting the seller's confidences, unless disclosure is required;
- Presenting all offers in a timely manner;
- Advising the seller to obtain expert advice;
- Accounting for all money and property received;
- Disclosing to the seller all adverse material facts about the buyer that the agent knows; and
- Disclosing to the buyer all adverse material facts actually known by the agent, including:
 - Environmental hazards affecting the property that are required to be disclosed;
 - The physical condition of the property;
 - Any material defects in the property; or
 - in the title to the property; and
 - Any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- Conduct an independent inspection of the property for the benefit of the buyer; or
- Independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

The designated agent is a seller's agent who has been designated by the broker to represent the seller to the exclusion of all other licensees affiliated with the firm. The designated agent performs all the duties of a seller's agent, while the other agents in the firm perform the duties of a transaction broker, unless they have a buyer agency agreement.

Buyer's Agent

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. The buyer's agent is responsible for performing the following duties:

- Promoting the interests of the buyer with utmost good faith, loyalty and fidelity;
- Protecting the buyer's confidences, unless disclosure is required;
- Presenting all offers in a timely manner;
- Advising the buyer to obtain expert advice;
- Accounting for all money and property received;
- Disclosing to the buyer all adverse material facts that the agent knows; and
- Disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

- Conduct an independent investigation of the buyer's financial condition for the benefit of the seller; or
- Independently verify the accuracy or completeness of statements made by the buyer or any qualified third party.

The designated agent is a buyer's agent who has been designated by the broker to represent the buyer to the exclusion of all other licensees affiliated with the firm. The designated agent may show properties listed by other agents in the designated agent's firm. The designated agent performs all duties of a buyer's agent, while the other agents in the firm perform the duties of a seller's agent or a transaction broker.

Transaction Broker

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party. The transaction broker is responsible for performing the following duties:

- Protecting the confidences of both parties, including the following information:
 - The fact that a buyer is willing to pay more;
 - The fact that a seller is willing to accept less;
 - The factors that are motivating any party;
 - The fact that a party will agree to different financing terms; and
 - Any information or personal confidences about a party that might put the other party at an advantage.
- Exercising reasonable skill and care;
- Presenting all offers in a timely manner;
- Advising the parties regarding the transaction;
- Suggesting that the parties obtain expert advice;
- Accounting for all money and property received;
- Keeping the parties fully informed;
- Assisting the parties in closing the transaction;
- Disclosing to the buyer all adverse material facts actually known by the transaction broker, including the following:
 - Environmental hazards affecting the property that are required to be disclosed;
 - The physical condition of the property; or
 - Any material defects in the property or in the title to the property;
 - Any material limitation on the seller's ability to complete the contract.
- Disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has no duty to:

- Conduct an independent inspection of the property for the benefit of any party;
- Conduct an independent investigation of the buyer's financial condition;
- Independently verify the accuracy or completeness of statements made by the seller, buyer or any qualified third party.



Tear Here

Optional Acknowledgment

Completion of this acknowledgment is not required by law. However, our firm prefers to have your acknowledgment so we are sure your choices were explained to you.

Please acknowledge receipt of the brochure by circling either "seller" or "buyer" and signing below. This form is not a contract. If you choose to have an agent represent you, a written agency agreement must be signed.

Seller or Buyer

Date

Seller or Buyer

Date

Property Address: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT - RESIDENTIAL

SELLER AGENCY

ALLIANCE

This Exclusive Right to Sell Listing Agreement – Residential (“Agreement”) is between Seller and Brokerage Firm (Brokerage Firm, its brokers, agents and employees are referred to collectively as “Broker”) for the Property commonly known as _____

is exclusive and irrevocable for the period beginning _____ and ending _____ (the “Term”).

LEGAL DESCRIPTION _____

The Property is offered for sale for (\$ _____) _____ dollars (the “Purchase Price”) on the following terms: A. _____ Cash B. Loan: _____ Conventional _____ Assumption _____ FHA _____ VA (Seller understands that certain fees in connection with a government loan may not be allowed to be paid by the buyer and therefore must be paid by the Seller.) C. _____ Seller Carry on the following terms: _____

Sale of the Property shall include all improvements located on the Property and the following items, if any: Keys, drapes, curtains, drapery rods, curtain rods, valances, blinds, window and porch shades, screens, shutters, awnings, storm windows & doors, wall-to-wall carpeting, mirrors fixed in place, including bathroom mirrors, ceiling fans, mail boxes, television antennas, permanently installed heating and air conditioning units and equipment, built-in kitchen appliances, built-in security and fire detection equipment, lighting fixtures, plumbing fixtures, water softeners (if owned by Seller), all automatic garage door opener equipment including transmitters, attic fans, attached gas grills, attached shelves, water well pumps, shrubbery and all other property owned by Seller and attached to the Property, as well as the following items (including the items listed in the Seller’s Property Disclosure):

Sale of the Property shall exclude the following:

1. LISTING SERVICES: Seller authorizes Broker to:

A. Cooperate and divide Broker’s Fee with other brokers in any manner acceptable to Broker and the other brokers. The Seller agrees that Broker shall: (please initial)

Offer Cooperation to: Offer Compensation to:
Buyer’s Agents Yes _____ No _____ Buyer’s Agents Yes _____ No _____
Transaction Brokers Yes _____ No _____ Transaction Brokers Yes _____ No _____

- B. Place a For Sale sign on the Property and remove all other signs during the Term of this Agreement.
C. Enter the Property at reasonable times to show to prospective buyers, or provide access for inspections and appraisals.
D. Contact any and all lien holders to obtain any and all relevant information.

2. BROKER AGREES TO: Perform the terms of this Agreement, promote the interests of the Seller with the utmost good faith, loyalty and fidelity, including presenting all offers, counteroffers and back-up offers in a timely manner. Upon Seller’s execution of a contract, Broker will not be obligated to continue marketing the Property, but will submit to Seller any offers received and update the status of the Property per the South Central Kansas MLS (“SCK MLS”) guidelines. Broker will:

- A. Market the Property at Broker’s expense, unless otherwise agreed to in writing.
B. Disclose to the Seller all adverse material facts actually known by the Broker about the buyer and advise the Seller to obtain expert advice as to material matters known by the Broker but the specifics of which are beyond the Broker’s expertise. When the Seller has been so advised, no cause of action for any person shall arise against the Broker pertaining to such material matters.
C. Disclose to any customer and Seller any facts actually known by Broker, related to the physical condition of the Property, that were omitted from or which contradict any information included in a written report that has been prepared by a qualified third party and provided to a customer or Seller. However, Broker owes no duty to conduct an independent inspection of the Property for the benefit of a customer or to independently verify the accuracy or completeness of any statements made by the Seller or any qualified third party.

Seller’s Initials _____

- 46 D. Account in a timely manner for all money and property received.
- 47 E. Comply with all requirements of the Brokerage Relationships in Real Estate Transactions Act of Kansas (the "Act") and rules
- 48 and regulations adopted under the Act, comply with any applicable federal, state and local laws, rules, regulations and
- 49 ordinances, including fair housing and civil rights statutes and rules and regulations.
- 50 F. Not to disclose any confidential information about the Seller unless disclosure is required by statute, rule or regulation, or
- 51 unless failure to disclose would constitute fraudulent misrepresentation. No cause of action for any person shall arise against
- 52 the Broker for making any required or permitted disclosure.
- 53 G. Disclose to any customer all adverse material facts actually known by the Broker, including but not limited to: environmental
- 54 hazards affecting the Property which are required by law to be disclosed, the physical condition of the Property, any
- 55 material defects in the Property or title thereto, or any material limitations on the Seller's ability to perform under the terms
- 56 of the contract.

57 3. **THE BROKER IS NOT RESPONSIBLE** for vandalism, theft, or damage of any nature to the Property.

58 4. **SELLER AGREES TO AND WILL:**

- 59 A. Refer all inquiries and offers received during the Term of this Agreement to the Broker.
- 60 B. Furnish the Broker a key to the Property and permit the Broker to place a lock box on the Property during the Term of this
- 61 Agreement or until final settlement of a sales transaction, whichever is later.
- 62 C. Provide evidence of clear title to the Property and inspection reports, including, but not limited to, water well, septic tank,
- 63 lagoon and environmental inspections, when required in a sales contract or by a code or ordinance of a governmental agency.
- 64 Seller agrees to indemnify, defend and hold harmless Broker from any liability, cost or expense related to the title to the
- 65 Property, any inspections or any inspection reports.
- 66 D. Leave utilities on during the Term of this Agreement or until buyer's possession of the Property, whichever is later, unless
- 67 otherwise agreed to in writing.
- 68 E. Thoroughly review the listing information prepared by the Broker and advise the Broker immediately of any errors or
- 69 omissions. Seller represents and warrants that to the best of Seller's knowledge the listing information is accurate.

70 5. **EARNEST MONEY:** Seller understands and agrees that Broker may accept a deposit ("Earnest Money"), which will be applied against

71 the Purchase Price and deposited into an escrow account maintained by the Broker or other escrow agent until the closing of the sale

72 of the Property. If the Earnest Money is forfeited by the buyer, Seller shall be entitled to ½ of the Earnest Money and shall direct the

73 escrow agent to pay ½ of the Earnest Money to Broker or authorize Broker to retain ½ of the Earnest Money if the Earnest Money is in

74 an escrow account maintained by Broker. Notwithstanding the foregoing, Broker's ½ of the Earnest Money shall not exceed the Fee

75 which would be paid to Broker if the sale closed.

76 6. **COMPENSATION:** Seller agrees to pay Broker _____ % of the selling price or \$_____ (the "Fee") if Broker

77 produces a ready, willing and able buyer for the Property at the price and terms stated in this Agreement, or later agreed upon by

78 Seller, or if the sale, lease or exchange of the Property is made by the Seller or any other person during the Term of this Agreement.

79 Seller authorizes the deduction of the Fee from the Seller's proceeds at closing. As clarification, if a sale of the Property fails to close

80 due to Seller's default or with Seller's consent, Seller shall remain obligated to pay Broker the Fee.

81 In addition, Seller shall pay Broker the Fee if the Property is sold, leased, exchanged, conveyed, or otherwise transferred to an

82 Identified Buyer within ___ days after the termination or expiration of this Agreement (the "Protection Period"). An "Identified Buyer"

83 is any person or entity with whom Broker has provided information, shown, exchanged correspondence, negotiated or exposed the

84 Property and whose name is listed in a written notice provided to Seller by Broker prior to the expiration or termination of this

85 Agreement. Notwithstanding the foregoing, Seller shall not be obligated to pay the Fee if Seller and another licensed real estate

86 broker execute a valid exclusive listing agreement during the Protection Period and the sale, lease, exchange, conveyance or transfer of

87 the Property is made during the Protection Period.

88 7. **BROKERAGE RELATIONSHIP DISCLOSURE:** Seller acknowledges receiving the "Real Estate Brokerage Relationships" brochure.

89 Seller understands and agrees that as part of the marketing of the Property, Broker may be showing buyers properties other than the

90 Property and providing buyers with information on selling prices in the area. Seller understands that Broker may show alternative

91 properties not owned by Seller to buyers and may list competing properties for sale without breaching any duty or obligation to Seller.

Seller's Initials _____

92 8. **TRANSACTION BROKER:** Seller acknowledges that Broker may have clients who have retained Broker to represent them as a buyer
93 in the acquisition of property. If a buyer client becomes interested in making an offer on Seller's Property, then the Broker would be in
94 a position of representing both buyer and Seller in that transaction unless Designated Agents have been appointed pursuant to
95 paragraph 9. Such representation would constitute dual agency, which is illegal in Kansas. With the informed written consent of both
96 buyer and Seller, Broker may act as a Transaction Broker. As a Transaction Broker, Broker would assist the parties with the real estate
97 transaction without being an agent or advocate for the interests of either party.

98 **Seller consents** to Transaction Brokerage, subject to both buyer and Seller signing a Transaction Broker Addendum to their agency
99 agreement with Broker, which must be signed by the buyer prior to writing an offer to purchase the Property and by Seller prior to
100 signing the purchase contract.

101 (please initial one) Yes _____ No _____

102 9. **DESIGNATED AGENCY:** A Designated Agent is a real estate licensee affiliated with a Broker who has been designated by the Broker,
103 or the Broker's duly authorized representative, to act as the agent of a Broker's buyer or seller client to the exclusion of all other
104 affiliated licensees.

105 A. **If a Designated Agent is not appointed to represent Seller,** Seller understands that although a Designated Agent is not
106 appointed to represent Seller, another licensee with Broker's firm may act as a Designated Agent for a buyer who may be
107 interested in Seller's Property. If another licensee with Broker's firm acts as a Designated Agent for a buyer in the sale of
108 Seller's Property, Seller understands:

- 109 1. The supervising Broker (or branch Broker, if applicable) will act as a Transaction Broker and will not advocate for
110 the interests of either party, and will not, without prior consent of both parties, disclose any information or
111 personal confidences about a party, which might place the other party at an advantage. The supervising Broker
112 (or branch Broker, if applicable) may appoint an affiliated licensee to act in the transaction as a Transaction
113 Broker.
- 114 2. The Designated Agent for the buyer will perform all of the duties of a Buyer's Agent and will be the buyer's legal
115 agent to the exclusion of all other licensees in the Broker's firm.
- 116 3. All other licensees affiliated with the firm will represent Seller in the sale of Seller's Property and will perform all
117 of the duties of a Seller's Agent. Seller consents to a Designated Agent from the Broker's firm representing a
118 buyer in the sale of Seller's Property.

119 (please initial one) Yes _____ No _____ N/A _____

120 B. **If a Designated Agent is appointed to represent Seller,** Seller understands:

- 121 1. The Designated Agent will perform all of the duties of a Seller's Agent and will be Seller's legal agent to the
122 exclusion of all other licensees in the Broker's firm.
- 123 2. Another licensee with the Broker's firm may act as a Designated Agent for the buyer in the sale of Seller's
124 Property.
- 125 3. The supervising Broker (or branch Broker, if applicable), will act as a Transaction Broker, and will not advocate for
126 the interests of either party and will not, without prior consent of both parties, disclose any information or
127 personal confidences about a party, which might place the other party at an advantage. The supervising Broker
128 (or branch Broker, if applicable) may appoint an affiliated licensee to act in the transaction as a Transaction
129 Broker.
- 130 4. If the Designated Agent for the Seller is also the Designated Agent of a buyer who is interested in Seller's Property,
131 the Designated Agent cannot represent both Seller and buyer. With the informed consent of both buyer and
132 Seller, the Designated Agent may act as a Transaction Broker and assist the parties with the real estate transaction
133 without being an agent or advocate for the interests of either party.
- 134 5. If a buyer client of a Designated Agent wants to see a property which was personally listed by the supervising
135 Broker, the supervising Broker, with the written consent of Seller, may specifically designate an affiliated licensee
136 who will act as a Designated Agent for Seller. Seller consents to a Designated Agent relationship.

137 (please initial one) Yes _____ No _____ N/A _____

Seller's Initials _____

138 If applicable, Broker, or Broker's authorized representative, hereby designates _____
139 _____ to act as Designated Agent on Seller's behalf.

140 Pursuant to paragraph 8, **Seller consents** to the above-named Designated Agent acting as a Transaction Broker in the event
141 the Designated Agent is also the Designated Agent for a buyer, subject to both buyer and Seller signing a Transaction Broker
142 Addendum to their agency agreement with Broker, which must be signed by the buyer prior to writing an offer to purchase
143 the Property, and by Seller prior to signing the purchase contract.

144 (please initial one) Yes _____ No _____ N/A _____

145 10. **HOME BUYER PROTECTION PLANS:** Seller acknowledges the availability of Home Buyer Protection Plans:
146 (please initial one)

147 Yes _____ Seller chooses to provide such coverage and acknowledges receipt of a home protection policy
148 application from_____. Seller acknowledges that Broker may be
149 paid an administrative fee.
150 No _____ Seller does not choose to provide such coverage at this time.

151 11. **Seller has been advised and understands that THE LAW REQUIRES DISCLOSURE OF ANY KNOWN MATERIAL DEFECTS IN THE**
152 **PROPERTY TO PROSPECTIVE BUYERS AND THAT FAILURE TO DO SO MAY RESULT IN CIVIL LIABILITY FOR DAMAGES.** Seller represents
153 and warrants that the information provided to the Broker as well as the information provided in this Agreement is true and correct
154 according to the Seller's knowledge and agrees to indemnify, defend and hold Broker and any cooperating brokers and agents
155 harmless from any claims, liabilities, and damages, including but not limited to reasonable attorney fees and costs, arising due to (i)
156 Seller's failure to disclose information regarding the Property, (ii) Seller providing any incorrect information regarding the Property, or
157 (iii) Seller's breach of any terms or conditions of this Agreement.

158 12. **South Central Kansas MLS ("SCK MLS") SUBMISSION:** It is understood and agreed that the Broker will submit information
159 concerning the Property to the SCK MLS in accordance with its rules and regulations. Seller acknowledges and understands that the
160 sales data and/or expiration data can and may be distributed at the discretion of SCK MLS to its authorized members, and authorizes
161 Broker to release all data on the Property. It is further understood that the Broker will timely notify SCK MLS if information regarding
162 the Property changes. Seller authorizes the Broker to notify SCK MLS of a signed sales contract on the Property and authorizes the
163 dissemination to others, including the County Appraiser, of sales information (including the sales price of the Property) after the
164 closing of the sale, to be used in establishing the market value for other properties.

165 13. **DISTRIBUTION OF INFORMATION:** Seller authorizes Broker to disseminate data about the Property and other information relating
166 to the Property supplied by, or on behalf of the Seller, including creative works depicting the Property, such as virtual tours, images,
167 and any textual descriptions of the Property (collectively referred to as "Content"), to SCK MLS's members, participants, subscribers
168 and other licensees or users of the SCK MLS database compilation (collectively referred to as SCK MLS Users"), or any other multiple
169 listing service in which Broker participates, and to further disseminate, or permit SCK MLS or SCK MLS Users to disseminate such
170 Content to potential purchasers through websites on the internet that are owned, operated or controlled by SCK MLS or SCK MLS
171 Users.

172 **Seller acknowledges** that distributing information in this manner is intended to increase public awareness of the Property.

173 (please initial one) Yes _____ No _____

174 **Seller desires to RESTRICT** the marketing of the Property as follows: **(INITIAL ONLY IF APPLICABLE)**

- 175 A. _____ Seller does NOT authorize the Broker to submit and market the Property on any internet websites.
176 B. _____ Seller does NOT authorize the display of the Property address on any internet website.
177 C. _____ Seller does NOT authorize the display of unedited comments or reviews of the Property (or the
178 display of a hyperlink to such comments or reviews) on any SCK MLS User's internet website.
179 D. _____ Seller does NOT authorize the display of an automated estimate of the market value of the
180 Property (or a hyperlink to such estimate) on any SCK MLS User's internet website.

Seller's Initials _____

181 14. THE PROPERTY WILL BE OFFERED, SHOWN AND MADE AVAILABLE FOR INSPECTION AND SALE TO ALL PERSONS WITHOUT
182 REGARD TO RACE, COLOR, RELIGION, SEX, DISABILITY, AGE, FAMILIAL STATUS OR NATIONAL ORIGIN.

183 15. MISCELLANEOUS:

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191 16. **SIGNATURE BY ELECTRONIC MAIL AND IN COUNTERPART, AGREEMENT TO USE ELECTRONIC SIGNATURES:** Signatures
192 to this Agreement may be transmitted by electronic mail (such as a PDF), through electronic means in accordance with the
193 Kansas Uniform Electronic Transactions Act and signed in counterpart, on separate pages, which may then be assembled as
194 the complete agreement of the parties.

195 17. **BINDING EFFECT:** This Agreement shall inure to the benefit of Seller and Broker, and be fully binding upon their
196 respective heirs, executors, personal representatives, administrators, successors and assigns.

197 18. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties and supersedes any
198 previously executed contracts and representations, verbal or written.

199 **Seller represents and warrants to Broker that all parties with any ownership interest in the Property are parties to this Agreement,**
200 **no other listing agreement to sell the Property is in effect and Seller is able to convey merchantable title to the Property at closing.**

201 Seller acknowledges receipt of a copy of this Agreement.

202 THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.
203 BROKER RECOMMENDS TO SELLER TO RETAIN INDEPENDENT LEGAL COUNSEL TO ANSWER ANY LEGAL QUESTIONS INVOLVED IN
204 ANY REAL ESTATE TRANSACTION.

205 _____	_____	_____	_____
206 Brokerage Firm	Seller		Date
207 By: _____	_____	_____	_____
208 (Agent's Signature) Date	Seller		Date
209 _____	_____	_____	_____
210 Brokerage Firm's Address	Seller's Address		
211 _____	_____	_____	_____
212 Brokerage Firm's Phone Agent's Fax	Work Phone		Home/Cell Phone
213 _____	_____	_____	_____
214 Agent's e-mail Agent's Cell	Seller's e-mail		

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LISTING AGREEMENT AMENDMENT
(GENERAL)

ALLIANCE

1 The terms of the Exclusive Right to Sell Listing Agreement dated _____,
2 between _____ as Seller
3 and _____ as Broker,
4 covering property commonly known as _____,
5 legally described as _____
6 is hereby amended as follows:

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19 All other terms and conditions of the Exclusive Right to Sell Listing Agreement shall remain the same.

20 _____	_____	_____	_____
21 Brokerage		Seller	Date
22 _____	_____	_____	_____
23 By (Agent)	Date	Seller	Date
24 _____	_____	_____	_____
25 Brokerage Address		Seller's Address	
26 _____	_____	_____	_____
27 Brokerage Phone	Agent's Fax	Work Phone	Home/Cell Phone
28 _____	_____	_____	_____
29 Agent's e-mail	Agent's Cell	Seller's e-mail	

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Seller's Property Disclosure

(To be completed by Seller)

ALLIANCE

This report supersedes any list appearing in the MLS

Property Address:

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL				
None Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	None Does Not Transfer	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
	Working	Not Working	Don't Know			Working	Not Working	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) Gas Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)
				Built in (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell
				Vented Outside (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: _____ Keypad Entry: (Circle One) YES NO				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill	_____ [] Service Panel Total Amps				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	(Circle One) Own Rent/Financed				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	_____ Company				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	Comments:				
Comments:									

WATER/SEWAGE SYSTEMS (See Part II Also)					HEATING & COOLING SYSTEMS															
	TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.													
None Does Not Transfer	Working	Not Working		Don't Know	None Does Not Transfer	Working		Not Working	Don't Know											
29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewage Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System
30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type
31	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age
32	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System
33	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type
34	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) Elect Gas	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age
35	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Size & Age
36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units
37	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter
38	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Circle One) Own Rent/Lease	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier
39	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace
40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert
41	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove
42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney/Flue - Date Last Cleaned
43	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backflow Device (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter
44	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan
45	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment
46	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank
47	Comments:				_____				(Circle One) Own Rent/Lease				_____				Company			
48	MEDIA				Comments:				_____				_____				_____			
49	TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		TRANSFERS TO BUYER		Any Additional Comments For Part I:													
50	None Does Not Transfer	Working		Not Working	Don't Know	None Does Not Transfer		Working	Not Working	Don't Know										
51	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish										
52	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ # of Rcvrs/Remotes										
53	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antennaes										
54	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks										
55	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Television Mount(s)										
56	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector(s)										
57	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s)										
58	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surround Sound Speakers										
59	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound										
60	Comments:				_____				_____											_____
61	_____				_____				_____				_____							
62	_____				_____				_____				_____							

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: _____ Type: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments:			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

117 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

118 Attach all relevant documentation for further explanation, including any and all repair reports.

			SECTION 4	
YES	NO	DON'T KNOW	WATER/SEWAGE SYSTEMS	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)	
			<input type="checkbox"/> Drinking Well	<input type="checkbox"/> Irrigation Well <input type="checkbox"/> Geo-Thermal Well
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system?	If shared lagoon/septic system, explain below.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system?	Date Last Pumped: _____
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system?	Location: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the main waste disposal line ever been snaked or scoped?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				

			SECTION 5	
YES	NO	DON'T KNOW	WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage in or around the fireplace or chimney?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage around (If YES, mark all that apply.)	<input type="checkbox"/> WINDOWS <input type="checkbox"/> SKYLIGHTS <input type="checkbox"/> DOORS?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks caused by appliances?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (If YES, mark all that apply.)	<input type="checkbox"/> BASEMENT <input type="checkbox"/> CRAWL SPACE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.)	<input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR
Additional Comments:				

			SECTION 6	
YES	NO	DON'T KNOW	PEST, WOOD INFESTATION & DRY ROT	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			<input type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			<input type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____ Warranty Expiration Date: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any pest control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

			SECTION 7	
YES	NO	DON'T KNOW	ENVIRONMENTAL CONDITIONS	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, is the property in compliance?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define: _____	
Groundwater contamination has been detected in several areas in the State of Kansas.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?	
To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)				
<input type="checkbox"/>	<input type="checkbox"/>		Asbestos	
<input type="checkbox"/>	<input type="checkbox"/>		Contaminated soil or water (including drinking water)	
<input type="checkbox"/>	<input type="checkbox"/>		Landfill or buried materials	
<input type="checkbox"/>	<input type="checkbox"/>		Lead-based paint (If YES, attach disclosure.)	
<input type="checkbox"/>	<input type="checkbox"/>		Radon gas in house or well	Has a mitigation system been installed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>		Methane Gas	
<input type="checkbox"/>	<input type="checkbox"/>		Oil sheers in wet areas	
<input type="checkbox"/>	<input type="checkbox"/>		Radioactive material	
<input type="checkbox"/>	<input type="checkbox"/>		Toxic material disposal (solvents, chemicals, etc.)	
<input type="checkbox"/>	<input type="checkbox"/>		Underground fuel or chemical storage tanks	
<input type="checkbox"/>	<input type="checkbox"/>		EMFs (Electro Magnetic Fields)	
<input type="checkbox"/>	<input type="checkbox"/>		Urea formaldehyde foam insulation (UFFI)	
<input type="checkbox"/>	<input type="checkbox"/>		Other: _____	
<input type="checkbox"/>	<input type="checkbox"/>		Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?	
<input type="checkbox"/>	<input type="checkbox"/>		To your knowledge, are any of the above conditions present near your property?	
Comments:				

			SECTION 8	
YES	NO	DON'T KNOW	BOUNDARIES/LAND	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides? _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a designated wetlands area?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)	
			<input type="checkbox"/> EXPANSIVE SOIL	<input type="checkbox"/> EARTH MOVEMENT
			<input type="checkbox"/> FILL DIRT	<input type="checkbox"/> UPHEAVAL
			<input type="checkbox"/> SLIDING	<input type="checkbox"/> EARTH STABILITY PROBLEMS
			<input type="checkbox"/> SETTLING	
Comments:				

228 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
 229 Attach all relevant documentation for further explanation, including any and all repair reports.

230 SECTION 9
 231 **SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION**

232 The law requires that the Seller disclose the existence of special assessments against a property.

233 YES NO DON'T KNOW Any current/pending bonds, assessments, or special taxes that apply to property?

234 YES NO DON'T KNOW The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).

235 Owner County Public Record Other: _____

236 YES NO DON'T KNOW Is the property subject to rules or regulations of an active Homeowner's Association?

237 Annual Dues? _____ Initiation Fee? _____

238 Homeowner's Association contact information: _____

239 YES NO DON'T KNOW Is the property subject to a right of first refusal?

240 YES NO DON'T KNOW Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?

241 YES NO DON'T KNOW Any violations of such covenants and restrictions?

242 Comments: _____

243 _____

244 _____

245 SECTION 10
 246 **MISCELLANEOUS**

247 YES NO DON'T KNOW Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property **without obtaining required permits**?

248 YES NO DON'T KNOW Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?

249 YES NO DON'T KNOW Is the present use of the property a non-conforming use?

250 YES NO DON'T KNOW Have you had any insurance claims in the past five years?

251 YES NO DON'T KNOW Were repairs made? If so, explain: _____

252 YES NO DON'T KNOW Is there any unrepaired damage due to hail, storm, wind, fire or flood?

253 YES NO DON'T KNOW Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?

254 YES NO DON'T KNOW Does a pet(s) reside or has a pet(s) ever resided in or on the property?

255 YES NO DON'T KNOW Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?

256 YES NO DON'T KNOW Do all window and door treatments remain? If NO, please list: _____

257 _____

258 YES NO DON'T KNOW Does any other personal property remain? If YES, please list: _____

259 _____

260 YES NO DON'T KNOW Does the property contain any of the following? (Mark all that apply.)

261 Swimming Pool Spa Hot Tub Sauna Water Feature

262 YES NO DON'T KNOW If YES, are either of the following heated? Swimming Pool Spa If yes, type of heat? _____

263 YES NO DON'T KNOW Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain:

264 _____

265 YES NO DON'T KNOW Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?

266 YES NO DON'T KNOW Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?

267 YES NO DON'T KNOW Are there any transferable warranties on the property or any of its components?

268 Comments: _____

269 _____

270 _____

271 _____

272 **Any Additional Comments For Part II:**

273 _____

274 _____

275 _____

276 _____

277 _____

SELLER'S NET ESTIMATE

1 **ALLIANCE**
 2 Seller _____
 3 Property Address _____
 4 Estimated Closing Date _____

5 The Licensee preparing this estimated Net to Seller and brokerage firm, believe these figures are correct. However,
 6 these are estimates only, and are not guaranteed to be complete or accurate, and are subject to possible changes.

	PRICE	\$		
7	SELLER'S ESTIMATED COSTS:			
8	Existing 1st Mortgage Balance (per ___lender ___seller)	\$		
9	Existing 2nd Mortgage/ Home Equity (if applicable)	\$		
10	Our mortgage payments are current			
11	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> (Explain on back)			
12	Other Debt that Will Show on Title	\$		
13	(Judgments, unpaid child support, IRS Liens, etc.)			
14	Title Insurance	\$		
15	Closing Fee	\$		
16	Brokerage Fee			
17	Listing Fee	\$		
18	Selling Fee	\$		
19	Buyer Costs Paid by Seller	\$		
20	Loan Costs Prohibited to be Paid by Buyer on Govt. Loans	\$		
21	Overnight Delivery of Documents	\$		
22	Well/Sewage System Inspection	\$		
23	Reinspection Fee	\$		
24	Home Inspection	\$		
25	Consequent Repairs	\$		
26	Termite Treatment	\$		
27	Radon Remediation	\$		
28	Home Warranty Plan	\$		
29	Interest Proration (30 days)	\$		
30	Prorated General Taxes from _____ to _____	\$		
31	Prorated Special Taxes from _____ to _____	\$		
32	Last Half Last Year's Taxes	\$		
33	Other _____	\$		
34	Other _____	\$		
35				
36	LESS TOTAL ESTIMATED COSTS	- \$		- \$
37	ESTIMATED NET PROCEEDS TO SELLER	= \$		= \$

38 I/We acknowledge receiving a copy of the above Estimated Net to Seller.

39 _____
 40 Licensee Date Seller Date
 41 _____
 42 Seller Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

ALLIANCE

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 _____

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 **(a)** Presence of groundwater contamination or other environmental concerns **(initial one)**:

10 _____ Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 **(b)** Records and reports in possession of Seller **(initial one)**:

16 _____ Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c)** _____ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 _____
29 Seller Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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Utility List

Utility	Company	Average Monthly Bill
Gas	_____	\$ _____
Electric	_____	\$ _____
Water	_____	\$ _____
Trash	_____	\$ _____
Propane	_____	\$ _____
Phone/Cable	_____	\$ _____
HOA	_____	\$ _____
Other	_____	\$ _____

Seller Date

Seller Date

Buyer Date

Buyer Date

General

Listing Agent Name _____

Property MLS # _____

Property Address _____

MLS Area _____

City _____ ST _____ Zip _____ Status _____ Price _____

Confirmation Type

- Go:** Used for vacant properties when no one needs to be called to setup the showing.
- Courtesy Call:** CSS calls to notify the seller/tenant about the showing. Approval is NOT REQUIRED.
- Appointment Required:** CSS calls the seller/tenant to obtain APPROVAL.
- Non-CSS:** CSS will not schedule showings on this listing.

Contact Information

Listing Agent Only? Yes No

Call Me

Text Me

Email Me

Seller Phone Numbers - these are numbers to call to request the showing via phone call. Add up to 3 numbers. (cell, work, home, etc ..)

1. _____

2. _____

3. _____

Text Message Approval - Seller can approve showings using text messages on their phone. Add up to 3 Mobile #'s.

Text Message Approval #1

Text Message Approval #2

Text Message Approval #3

Showing Instructions

Entry Information

- SUPRA
- Combo Lock: Combo Code _____
- None
- Lockbox Location _____
- Gate Code _____
- Garage Code _____

Has Pets on Property

Yes No

Property has an Alarm?

- No
- Yes, will be disarmed for showings
- Yes, disarm and arm code required for showings

Alarm Location _____

Disarm _____

Arm _____

Pet Details:

Instructions for CSS

Instructions to be read to Showing Agents

CSS Sets Up Appraisals? Yes No

Maximum Length of Appointment

Weekdays N/A 15min 30min 45min 1hr 1hr 15min 1hr 30min 1hr 45min 2hrs

Sat. and Sun. N/A 15min 30min 45min 1hr 1hr 15min 1hr 30min 1hr 45min 2hrs

Seller Information and Subscriptions

Send additional reports and notifications to the following email addresses:

Email: _____

Email: _____

- Confirm Showings Email
- Seller Showing Notification

- Confirm Showings Email
- Seller Showing Notification