

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

ALLIANCE

1 **Property Address:** _____
 2 **Seller:** _____ **Date of Purchase:** _____
 3 **Property currently zoned as:** _____

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
 5 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,
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
 7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the
 8 form. Prospective Buyers may rely on the information you provide.

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

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

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

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

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

PART I

**Indicate the condition of the following items by marking the appropriate box.
 Check only one box for each item.**

None	Does Not Transfer	Working	Not Working	Don't Know
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WATER SYSTEMS

20						
21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well/Pump _____
22	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drinking _____ Irrigation _____
23						Location _____
24						Depth _____
25						Type _____
26						If on well water, has water ever shown test results of contamination? <input type="checkbox"/> Yes <input type="checkbox"/> No
27						Is the property connected to <input type="checkbox"/> city <input type="checkbox"/> rural water systems?
28						Rural Water Transfer? <input type="checkbox"/> Yes <input type="checkbox"/> No Transfer Fee \$ _____
29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cistern _____
30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____
31						Comments: _____
32						_____

DRAINAGE/SEWAGE SYSTEMS

33						
34	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewer Lines _____
35	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic/Laterals _____
36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lagoon _____
37	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tank Size _____ Location _____
38	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# Feet of Laterals _____
39	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____
40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____
41						Comments: _____
42						_____

Seller's Initials _____

Buyer's Initials _____

PART II

Answer questions to the best of your (Seller's) knowledge.

Yes
No
Don't Know

GAS/ELECTRIC

- 43 Is there a propane tank on the property?
- 44 If yes, is it owned leased?
- 45 Is gas connected to property?
- 46 If not, distance to nearest source? _____
- 47 Is electricity connected to property?
- 48 If not, distance to nearest source? _____
- 49 To your knowledge, is there any additional costs to hook up utilities?
- 50 If yes, please explain: _____
- 51 _____
- 52 Comments: _____
- 53 _____

DRAINAGE/SEWAGE SYSTEMS

- 54 Is property connected to a public sewer system?
- 55 If yes, no explanation required.
- 56 Is there a septic tank/lagoon system serving this property?
- 57 If yes, when was it last serviced? Date _____
- 58 To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
- 59 To your knowledge, is the property located in a federally designated flood plain or wetlands area?
- 60 Is the property located in a subdivision with a master drainage plan?
- 61 If so, is this property in compliance?
- 62 Has the property ever had a drainage problem during your ownership?
- 63 Do you currently pay flood insurance?
- 64 Other drainage/sewage systems and their conditions: _____
- 65 Comments: _____
- 66 _____

BOUNDARIES/LAND

- 67 Have you had a survey of your property?
- 68 Are the boundaries of your property marked in any way?
- 69 Is there any fencing on the boundary(ies) of the property?
- 70 If yes, does the fencing belong to the property?
- 71 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- 72 Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
- 73 Is this property owner responsible for maintenance of any such shared feature?
- 74 Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
- 75
- 76
- 77 Comments: _____
- 78 _____

HOMEOWNER'S ASSOCIATION

- 79
- 80 Is the property subject to rules or regulations of any homeowner's association?
- 81 Annual dues \$ _____ Initiation Fee \$ _____
- 82 To your knowledge, are there any problem relating to any common area?
- 83 Have you been notified of any condition which may result in an increase in assessments?
- 84
- 85 Comments: _____

PART II - Continued

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

- 86 To your knowledge, are any of the following substances, materials, or products present on the real property?
87 Asbestos
88 Contaminated soil or water (including drinking water)
89 Landfill or buried materials
90 Methane gas
91 Oil sheers in wet areas
92 Radioactive material
93 Toxic material disposal (e.g., solvents, chemicals, etc.)
94 Underground fuel or chemical storage tanks
95 EMFs (Electro Magnetic Fields)
96 Gas or oil wells in area
97 Other
98 To your knowledge, are any of the above conditions present near your property?
99 Comments:
100
101

MISCELLANEOUS

- 102 To your knowledge:
103 Are there any gas/oil wells on the property or adjacent property?
104 Is the present use of the property a non-conforming use?
105 Are there any violations of local, state or federal government laws or regulations relating to this property?
106 Is there any existing or threatened legal or regulatory action affecting this property?
107 Are there any current special assessments or do you have knowledge of any future assessments?
108 Are there any proposed or pending zoning changes on this or adjacent property?
109 Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
110 Are there any diseased or dead trees or shrubs?
111 Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
112 Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
113 Comments:
114
115 Seller Owns:
116 Mineral Rights:
117 % pass with the land to the Buyer % remain with the Seller
118 % are owned by third party % unknown
119 Are there any oil, gas, or wind leases of record or Other? Please explain:
120
121 Crops planted at the time of sale:
122 pass with the land to the Buyer remain with the Seller
123 none negotiable
124 Other (please describe):
125
126 Tenant's rights apply to the subject property with lease or shares as follows:
127
128
129 Water Rights:
130 pass with the land to the Buyer - Permit #
131 remain with the Seller - Permit #
132 have been terminated
133 Comments:
134
135
136
137

Seller's Initials Buyer's Initials

SELLER'S ACKNOWLEDGMENT

138 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
139 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that
140 the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless
141 and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection
142 with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure
143 to other real estate brokers and agents and prospective buyers of the property.

144 _____
145 Seller Date Seller Date

OR

146 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.
147 I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

148 _____
149 Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- 151 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.
152 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of
153 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- 154 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been
155 advised to have the property examined by professional inspectors.
- 156 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical
157 defects in the property. I state that no important representations concerning the condition of the property are being relied
158 upon by me except as disclosed above or as fully set forth as follows: _____
159 _____
- 160 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
161 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire
162 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)
163 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 164 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base
165 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise
166 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information
167 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I
168 may find information by contacting the Metropolitan Area Planning Department.

169 _____
170 Buyer Date Buyer Date

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