



EXCLUSIVE RIGHT TO SELL CONTRACT



1 **THIS CONTRACT** is made between _____ KC Equity Solutions, LLC
2 _____ ("SELLER" Indicate Marital Status)
3 and _____ worth Clark Realty _____ ("BROKER" or "LISTING BROKER")
4 for the Property known as: _____ 7525 E 52nd St, Kansas City, MO 64129 _____
5 and legally described as below, or as described in the attached Legal Description Addendum

VINEYARD HILLS EAST CORR PL AT LOT 9 BLK 6

9 _____ ("Property")
10 is EXCLUSIVE for a period beginning 10/02/2025 (or date of last signature, whichever is later) and
11 ending at 11:59 p.m. on 01/06/2026 inclusive unless terminated by BROKER. The Property is offered
12 for sale for the Purchase Price of \$ 149,000 on terms agreeable to SELLER. **SELLER hereby**
13 **warrants to BROKER that this is the one and only Right to Sell Contract in effect regarding the Property** and
14 SELLER has the capacity to convey merchantable title to the Property. BROKER and licensee(s) are licensed under
15 the laws of the state in which the Property is located.

17 Unless otherwise indicated in the checkbox below, SELLER agrees Property data will be entered in the Heartland
18 Multiple Listing Service (MLS) as an active status listing within one business day of the above stated beginning date
19 (or date of last signature, whichever is later) and available for showings as soon as practical.

- SELLER authorizes BROKER to enter Property data in the MLS with a status that does not allow for property showings until 10/09/2025 (MLS active date). Should SELLER agree to a showing prior to the MLS active date, SELLER authorizes BROKER to update the MLS status to an active status and SELLER agrees Property will immediately be made available for showings by all MLS participants and subscribers.

This Contract pertains to Residential Resale Property. SELLER agrees to complete the Seller's Disclosure and Condition of Property Addendum (Residential) to be provided to prospective Buyers and to update the disclosure statement at the request of Broker. If the Property has acreage, the Seller's Disclosure and Condition of Property Addendum (Land) should be used in conjunction with the Seller's Disclosure and Condition of Property Addendum (Residential).

This Contract pertains to New Home Construction.

1. LISTING SERVICES: SELLER authorizes BROKER to:

- a. Cooperate with other brokers including brokers who have been employed as Buyer agents, subagents, disclosed dual agents (Missouri only), transaction brokers, or designated agents, subject, where applicable, to authorization as otherwise provided in this Contract.
 - b. Submit pertinent information, including virtual tours and images when applicable, concerning the Property to any listing service to which BROKER subscribes and to abide by the rules of the listing service.
 - c. Provide to listing services for dissemination to others, including the county appraiser if required by law, timely notice of status changes affecting the Property, sales information, including price, and other information concerning the Property for use of the members of such services, to compile reliable statistics, and to establish market value for other properties. Report sales information about the property, including the price at which the property sold, to the MLS for dissemination to MLS Participants, Subscribers, and other licensees or users of the MLS database compilation.
 - d. Obtain information on SELLER'S mortgage(s) and/or home equity loan(s).

- 51 e. Disseminate data about the Property and other information relating to the Property supplied by, or on behalf
52 of SELLER, including creative works depicting the Property, such as virtual tours, images, and any textual
53 descriptions of the Property (collectively referred to as "Content"), to MLS participants, subscribers and other
54 licensees or users of the MLS database compilation, or any other MLS in which BROKER participates, and to
55 further disseminate, or permit MLS or other MLS participants to disseminate such Content to potential
56 purchasers through websites on the Internet. Further, the BROKER is authorized to otherwise advertise the
57 Property in any manner deemed appropriate by the BROKER, including but not limited to advertising on the
58 Internet, virtual tours, websites, trade journals and any other medium, and communications via e-mail and
59 facsimile. Notwithstanding, any of the above, SELLER reserves the right to opt-out of internet advertising and
60 advertising on other BROKERS' websites by completing a separate "Opt-Out" form.
61 f. Grant to the BROKER an irrevocable, perpetual, non-exclusive and fully sub-licensable and assignable right
62 (through multiple tiers) to use, reproduce, modify, adapt, publish, create derivative works from, distribute,
63 perform, and display any photographs, floor plans, architectural drawings, video images, sounds, or other
64 copyrightable material related to the Property ("Works"), and to incorporate any such Works (in whole or in
65 part) into other Works in any form, media, or technology now known or later developed.
66 g. This non-exclusive license shall survive the termination of this Agreement for any reason whatsoever.
67 SELLER represents and warrants to BROKER that the license granted to BROKER for this Content, does not
68 violate or infringe upon the rights, including any copyright rights, of any person or entity. SELLER
69 acknowledges and agrees that all listing content is owned exclusively by BROKER, and SELLER has no right,
70 title or interest in Content.

71 **2. SELLER AGREES TO:**

- 72 a. Refer any offer or inquiry regarding the Property that is received by SELLER during the term of this Contract
73 to BROKER.
74 b. Permit BROKER to place a "For Sale" or similar signage on the Property and to remove all other signs during
75 the term of this Contract.
76 c. Permit BROKER to place a "Sold", "Under Contract" or similar signage on the Property after a Contract has
77 been accepted by SELLER.
78 d. Allow BROKER to enter the Property at reasonable times for the purpose of inspection, preview, or to show
79 the Property to prospective purchasers or other brokers.
80 e. Furnish BROKER with a key(s) to the Property, authorize the use of a "Lock Box" during the term of this
81 Contract and to hold BROKER, their licensees, employees, cooperating brokers, their agents and employees,
82 the Heartland Multiple Listing Service, the Kansas City Regional Association of Realtors® free and harmless
83 from any loss or damage that might result from the use of such.
84 f. Allow BROKER to accept a deposit to be applied against the Purchase Price and to place that deposit into the
85 escrow account maintained by BROKER or other escrow agent until the Closing of the sale of the Property. If
86 the deposit is forfeited by the Buyer, _____% (zero (0) if left blank) of the deposit shall be retained by
87 BROKER, provided, however, that the amount retained shall not exceed the amount to which BROKER would
88 be entitled as a compensation if the transaction had been consummated, and the balance of the deposit shall
89 be paid to SELLER.
90 g. If applicable, leave all utilities on at the Property during the term of this Contract or until Possession,
91 whichever is later, unless provided for otherwise in the Contract.
92 h. If applicable, upon closing reset to factory setting or provide codes and passwords for all electronic systems
93 or components at the Property, including those components controlled remotely.
94 i. If applicable, maintain adequate homeowner's property insurance during the term of this Contract or until
95 Possession, whichever is later, and contact their insurance company regarding the adequacy of said
96 insurance.
97 j. Provide any necessary documentation regarding the manner in which ownership or title is held in advance of
98 entering into an agreement to sell Property.
99 k. Permit BROKER to continue to show Property to other prospective buyers after a Contract to sell the Property
100 has been accepted by SELLER. Backup showings may continue at the BROKER'S discretion until Closing, or
101 until SELLER notifies BROKER to discontinue showings.

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- 103 **3. BROKER AGREES TO:**
- 104 a. Market the Property at BROKER'S cost and expense unless otherwise specifically agreed upon elsewhere in
 105 this contract.
- 106 b. Perform the terms of this Contract, exercise reasonable skill and care for SELLER, and promote the interests
 107 of SELLER with the utmost good faith, loyalty and fidelity **unless** acting as a Transaction BROKER, or as a
 108 Disclosed Dual agent (**Missouri only**).
- 109 c. Seek a price and terms acceptable to SELLER.
- 110 d. Provide, at a minimum, the following services:
- 111 1. Accept delivery of and present to SELLER all offers and counter offers to sell Property;
- 112 2. Assist SELLER in developing, communicating, negotiating, and presenting offers, counter offers, and
 113 notices that relate to the offers and the counter offers until a purchase agreement is signed and all
 114 contingencies are satisfied or waived; and
- 115 3. Answer SELLER'S questions relating to the offers, counter offers, notices, and contingencies.
- 116 e. Disclose to SELLER all adverse material facts actually known (or should have known, in Missouri) by Broker
 117 about Buyer.
- 118 f. Disclose to SELLER any facts known by BROKER which are omitted from or contradict any information
 119 included in a written report prepared by a qualified third party.
- 120 g. Comply with all applicable federal, state, and local laws, rules and regulations, and ordinances, including fair
 121 housing and civil rights statutes and rules and regulations.
- 122 h. Keep all information about SELLER confidential unless: disclosure is authorized under this Contract;
 123 disclosure is required by statute, rule or regulation; failure to disclose would constitute a fraudulent
 124 misrepresentation; or disclosure is necessary under applicable law to defend the affiliated licensee against an
 125 action of wrongful conduct in an administrative or judicial proceeding or before a professional committee.
- 126 i. Disclose to all prospective Buyers all adverse material facts actually known by the BROKER, including but not
 127 limited to:
- 128 1. Any environmental hazards affecting the Property which are required by law to be disclosed;
- 129 2. The physical condition of the Property;
- 130 3. Any material defects in the Property;
- 131 4. Any material defects in the title to the Property;
- 132 5. Any material limitation on SELLER'S ability to perform under the terms of the contract.
- 133 j. Assist with the closing of the sale of the Property.
- 134 k. Account in a timely manner for all money and property received.

135
 136 BROKER shall not be obligated to continue to market the Property or present subsequent offers after an offer has
 137 been accepted by SELLER unless SELLER and BROKER agree to continue to market the Property until Closing.
**Notwithstanding the above, if the Property is in Missouri, all written offers MUST be presented regardless
 138 of whether the Property is subject to a sale contract.**

- 140 **4. BROKER'S AUTHORIZATION TO DISCLOSE.** Broker is required to disclose certain terms and details of a
 141 transaction to the MLS and in accordance with real estate license law. SELLER may authorize Broker to disclose
 142 reason for sale of Property and terms of other offers to other Brokers and prospective Buyers.

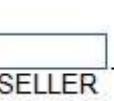
143 **a. Motivating Factor for sale of Property (check one):**

- 144 Seller does not authorize Broker to disclose reason for sale.
 145 Seller authorizes Broker to disclose the following motivating factors for sale:
 146

147 **b. Other Offers (check one):**

- 148 Seller does not authorize Broker to disclose existence of other offers.
 149 Seller authorizes Broker to disclose existence of other offers.
 150 Seller authorizes Broker to disclose existence **and terms** of other offers.


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154 **5. SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM ("Seller's Disclosure").** SELLER
 155 understands that the law requires disclosure of any material defects, known to SELLER, in the Property to
 156 prospective Buyer(s) and that failure to do so may result in civil liability for damages. **In the event of a material
 157 change in the condition of the Property, SELLER will provide all inspection reports, if any, and authorizes
 158 Licensee to disclose such reports** and warrants that there are no known defects in the Property except as will
 159 be indicated on the Seller's Disclosure. SELLER agrees to hold BROKER, its affiliated licensees and employees,
 160 and all cooperating Brokers and their agents and employees harmless for any damages or civil or criminal
 161 actions, and all claims, demands, suits, losses or expenses (including reasonable attorney's fees) arising out of
 162 any misrepresentation, nondisclosure, or concealment by SELLER in connection with the sale of the Property
 163 including, without limitation, the inaccuracy of information provided by SELLER for the preparation of the listing
 164 data, contained in the Seller's Disclosure, or otherwise provided or omitted in connection with the sale of the
 165 Property. SELLER agrees to thoroughly review the listing information prepared by BROKER and advise
 166 BROKER immediately of any errors or omissions, including but not limited to the age of the Property and size of
 167 the lot. SELLER agrees that SELLER will personally assume all responsibility for any claims made by a Buyer
 168 before or after possession with respect to any errors or omissions contained in the information provided to
 169 BROKER and the Buyer, and that BROKER shall not be responsible in any manner for any errors or omissions.
 170

171 If Property includes a residential dwelling built prior to 1978, SELLER is required to complete the federally
 172 mandated Lead Based Paint Disclosure Addendum.

173 **6. LEGAL AND PROFESSIONAL ADVICE.** BROKER suggests SELLER seek legal, tax, and other professional
 174 advice relative to any real estate transaction. BROKER makes no representation or warranty respecting the
 175 advisability of any transaction. BROKER is not an expert in matters relating to law, tax, financing, surveying,
 176 structural or mechanical condition, hazardous material, engineering, or other specialized topics. SELLER is
 177 encouraged to seek expert help in such areas. BROKER will cooperate with experts engaged by SELLER, but
 178 BROKER shall have no liability to SELLER pertaining to such matters.

179 **7. LIABILITIES.** SELLER agrees to indemnify BROKER against and hold BROKER harmless from any liability for
 180 vandalism, theft or damage of any nature whatsoever to the Property, or for personal injury to persons on the
 181 Property. In consideration of BROKER'S arranging for any inspections at SELLER'S request, SELLER hereby
 182 agrees to indemnify and hold harmless BROKER, and BROKER'S affiliated licensees, agents and employees
 183 from any liability, costs or expenses resulting from or in connection with those inspections.

184 **8. BROKERAGE RELATIONSHIP DISCLOSURE.** SELLER acknowledges receiving (a) the Broker Disclosure
 185 Form (in Missouri) on or before the signing of the Seller's Agency Agreement, or upon the licensee
 186 obtaining any personal or financial information, whichever occurs first; OR, (b) the Real Estate Brokerage
 187 Relationships Brochure (in Kansas) at the first practical opportunity. The Missouri "Form", or Kansas
 188 "Brochure" needs to be read by all consumers. SELLER understands and agrees that BROKER can show the
 189 Property and obtain offers from all prospective Buyers, including Buyers with whom BROKER has a brokerage
 190 relationship. BROKER shall notify SELLER and Buyer of BROKER'S intention to represent both of them
 191 (Disclosed Dual Agency is available only in Missouri), to represent neither but to assist both the Buyer and
 192 SELLER (Transaction Brokerage is available in both Kansas and Missouri), or designate an agent for the
 193 Buyer and another to represent SELLER (Designated Agency is available in both Kansas and Missouri).
 194 SELLER also understands and agrees that as part of the marketing of the Property, BROKER will be showing
 195 Buyers properties other than the Property and providing Buyers with information on selling prices in the area.
 196 SELLER understands that BROKER may show alternative properties not owned by SELLER to prospects and
 197 may list competing properties for sale without breaching any duty or obligation to SELLER.

- **Seller Agency.** A SELLER'S agent represents 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 SELLER with the utmost good faith, loyalty, and fidelity; protecting SELLER'S confidences, unless disclosure is required; presenting all offers in a timely manner; advising SELLER to obtain expert advice; accounting for all money and property received; disclosing to SELLER all adverse material facts about the Buyer that the agent knows; disclosing to the Buyer 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 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 to independently verify the accuracy or completeness of any statement by SELLER or any qualified third party.



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- 212 • **Transaction Broker. (Kansas and Missouri).** SELLER acknowledges that BROKER may have Buyer
 213 clients who have retained BROKER to represent them in the acquisition of property. If one of these clients
 214 becomes interested in making an offer on the Property, BROKER would be in the position of representing the
 215 Buyer and SELLER in the same transaction. Unless designated agents have been appointed as provided
 216 below, this representation would constitute a dual agency (**Missouri only**). With the informed consent of both
 217 SELLER and the Buyer, BROKER may act as a Transaction Broker. As a Transaction Broker, BROKER
 218 would assist the parties with the real estate transaction without being an agent or advocate for the interests of
 219 either party. A Transaction Broker has the duty to perform the terms of any written or oral agreement made
 220 with any party to the transaction; to exercise reasonable skill, care and diligence as a Transaction Broker,
 221 including but not limited to: presenting all offers and counter offers in a timely manner regardless of whether
 222 the Property is subject to a Contract for sale or lease or a letter of intent; keeping the parties fully informed
 223 regarding the transaction and suggesting that such parties obtain expert advice as to material matters about
 224 which the Transaction Broker knows but the specifics of which are beyond the expertise of such broker;
 225 accounting in a timely manner for all money and property received; disclosing to each party to the transaction
 226 any adverse material facts of which the Transaction Broker has actual notice or knowledge; and assisting the
 227 parties in complying with the terms and conditions of any Contract. The parties to a transaction brokerage
 228 transaction shall not be liable for any acts of the Transaction Broker. The following information shall not be
 229 disclosed by a Transaction Broker without the informed consent of the party or parties disclosing such
 230 information to the BROKER: that a Buyer is willing to pay more than the Purchase Price offered for the
 231 Property; that SELLER is willing to accept less than the asking price for the Property; what the motivating
 232 factors are for any party buying, selling or leasing the Property; that SELLER or a Buyer will agree to
 233 financing terms other than those offered or any confidential information about the other party, unless
 234 disclosure of such information is required by law, statute, rules or regulations or failure to disclose such
 235 information would constitute fraud or dishonest dealing. (**A separate Transaction Broker Addendum must**
 236 **be signed by all parties when this arrangement is used.**)
- 237 • **Subagency.** A Subagent is the agent of an agent. A Subagent owes the same obligations and
 238 responsibilities as the agent.
- 239 • **Disclosed Dual Agency. (Missouri only).** BROKER may have Buyer clients who have retained BROKER
 240 to represent them in connection with the acquisition of property. If a Buyer represented by BROKER
 241 becomes interested in making an offer on the Property, BROKER is in the position of representing both
 242 SELLER and the Buyer in that transaction. This representation, known as dual agency, can create inherent
 243 conflicts of interest. The same is true if the listing agent is also the selling agent. A Dual Agent shall be a
 244 limited agent for both SELLER and a Buyer and shall have the duties of SELLER'S or a Buyer's agent except
 245 that a Dual Agent may disclose any information to one client that the licensee gains from the other client if the
 246 information: (1) is material to the transaction unless it is confidential information that has not been made
 247 public or, (2) becomes public by the words or conduct of the client to whom the information pertains or, (3) is
 248 obtained from a source other than the licensee. A Dual Agent may not disclose, without the consent of the
 249 client to whom the information pertains: that a Buyer is willing to pay more than the Purchase Price offered for
 250 the Property; that SELLER is willing to accept less than the asking price for the Property; what the motivating
 251 factors are for any client, buying or selling the Property or that a client will agree to financing terms other than
 252 those offered and/or the terms of any prior offers or counter offers made by any party. A Dual Agent shall not
 253 disclose to one client any confidential information about the other client unless the disclosure is required by
 254 statute, rule or regulation or failure to disclose the information would constitute a misrepresentation or unless
 255 disclosure is necessary to defend the affiliate licensee against an action of wrongful conduct in any
 256 administrative or judicial proceeding or before a professional committee. (**A separate Disclosed Dual**
 257 **Agency Amendment must be signed by SELLER and the Buyer when this form of agency is used.**)
- 258 • **Designated Agency.** A Designated Agent is a licensee affiliated with BROKER who has been designated by
 259 BROKER, or BROKER'S authorized representative, to act as the agent of a Buyer represented by BROKER
 260 or a SELLER represented by BROKER to the exclusion of all other affiliated licensees of BROKER. The use
 261 of a Designated Agent is an alternative to a Disclosed Dual Agency in Missouri or a Transaction Broker in
 262 Kansas or Missouri. A Designated SELLER'S Agent will perform all of the duties of a SELLER'S Agent.
 263 **If a Designated Agent is appointed to represent SELLER,** SELLER understands and agrees that:
- 264 1. The Designated Agent will perform all of the duties of a SELLER'S Agent and will be
 265 SELLER'S legal agent to the exclusion of all other licensees affiliated with BROKER.
- 266 2. Another licensee with the BROKER may act as a Designated Agent for a Buyer in the sale of the
 267 Property.


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Page 5 of 8

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3. The supervising broker (or branch broker, if applicable) will act as a Transaction Broker and will not advocate for the interests of either party and will not, without prior consent of both parties, disclose any information or personal confidences about a party which might place the other party at an advantage. The supervising broker (or branch broker, if applicable) may appoint an affiliated licensee to act in the transaction as a Transaction Broker.
 4. If the Designated Agent for SELLER is also the Designated Agent of a Buyer who is interested in purchasing the Property, the Designated Agent cannot represent both SELLER and Buyer. With the informed consent of both SELLER and Buyer, the Designated Agent may act as a Transaction Broker and assist the parties with the real estate transaction without being an agent or advocate for the interests of either party.
 5. If a Buyer who is represented by a Designated Agent of BROKER wants to see a property which was personally listed by the supervising broker, then the supervising broker, with the written consent of SELLER, may specifically designate an affiliated licensee who will act as the Designated Agent for

HUTCHINSON'S ADD E 18.6' OF LOT 2 & W 13.4' OF LOT 3

9. SELLER CONSENT TO BROKERAGE RELATIONSHIPS.

SELLER consents to the following brokerage relationships (*Check applicable boxes*):

- Yes No SELLER consents to Seller Agency.
- Yes No SELLER consents to a Transaction Broker and agrees, if applicable, to sign a Transaction Broker Addendum.
- Yes No SELLER consents to Subagency.
- Yes No SELLER consents to Dual Agency and agrees, if applicable, to sign a Disclosed Dual Agency Amendment. (**Missouri only**)
- Yes No SELLER consents to the appointment of a Designated Agent for Seller. (**In Kansas, Supervising Broker acts as a Transaction Broker**)
- Yes No SELLER consents to the appointment of a Designated Agent for a Buyer in sale of the SELLER'S Property. (**In Kansas, Supervising Broker acts as a Transaction Broker**)

10. COMPENSATION TO BROKERS. SELLER acknowledges there are no standard compensation rates and the Compensation in this Contract is fully negotiable and not set by law.

- a. **COMPENSATION TO LISTING BROKER:** SELLER agrees to pay LISTING BROKER compensation which shall be: _____ 3% of purchase price _____.

Other Compensation: _____ \$400 Transaction Fee _____ (check if applicable).

The Compensation shall be due and payable if LISTING BROKER or anyone else produces or finds a purchaser ready, willing, and able to purchase the Property at the price and terms offered now or at the price and terms acceptable to SELLER at a later date. The Compensation is exclusively for LISTING BROKER'S services and is not subject to sharing, splitting, or otherwise paying to a buyer's broker. SELLER may negotiate to cover some or all of a buyer's broker fees, which must be included in a separate contract, such as a real estate sale contract.

- b. **COMPENSATION TO BROKER ASSISTING BUYER:** In addition to the compensation to LISTING BROKER, a seller may agree, but is not required to pay the fees of a broker assisting a buyer. SELLER acknowledges that any buyer's broker may represent the interests of buyers only. (*Check one*):

Seller is willing to compensate broker assisting buyer.

SELLER (*Check one*): authorizes does not authorize LISTING BROKER to disclose SELLER'S willingness to compensate buyer's broker.

Seller is not willing to compensate broker assisting buyer.

SELLER authorizes the party handling the Closing to pay Compensation to BROKERS from SELLER'S proceeds at the Closing. SELLER understands and agrees that LISTING BROKER may be compensated by more than one party in the transaction.

- c. **PROTECTION PERIOD:** If the Property is not sold during the term of this Contract but a sale is made directly or indirectly within _____ 90 calendar days (ninety (90) if left blank) after this Contract terminates to anyone to whom the Property was shown or submitted during the term of this Contract and whose name



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Page 6 of 8

329 BROKER has submitted to SELLER in writing prior to the expiration of this Contract, the Compensation and
 330 Other Compensation shall be due and payable to BROKER. However, SELLER shall not be obligated to pay
 331 the Compensation and Other Compensation if a valid Exclusive Right To Sell Contract is entered into during
 332 such period with another licensed real estate broker and the sale of the Property is made during such period,
 333 **unless said exclusions have been added to a subsequent Exclusive Right To Sell Contract.** The terms
 334 "purchase" and "sale" as used herein shall include any agreement to transfer all or a substantial part of
 335 SELLER'S interest in the Property, including a Contract for deed, a Contract for sale, a lease, a lease/option
 336 Contract, and a shared equity Contract.
 337

338 **11. TITLE INSURANCE.** SELLER has been informed of SELLER'S responsibility to provide the Buyers of the Property
 339 with evidence of clear title as required by the sale Contract. SELLER authorizes BROKER to order title evidence
 340 through Platinum Title LLC _____ Title to the
 341 Property is vested in the name(s) of: Kc Equity Solutions, LLC
 342 _____
 343 (including but not limited to marital status, trust documents, LLC).
 344

345 **12. LIMITED HOME WARRANTY.** If applicable, it is suggested that SELLER consider the purchase of a home
 346 warranty plan for the Property which may increase the Property's marketability and reduce SELLER'S risk. A
 347 home warranty plan is a limited service contract covering repair or replacement of the working components of
 348 the Property for a minimum of one (1) year from the Closing Date subject to the terms and conditions of the
 349 individual plan. The program was explained to SELLER and SELLER (**Check one**):
 350 agrees to purchase a home warranty at a cost not to exceed \$ _____, from _____
 351 _____ (vendor) to be paid at Closing. (A separate application defining the
 352 coverage of the program may be signed at the time this listing is executed, and BROKER may receive a fee
 353 from the warranty company to cover processing and administration of the plan.)
 354 does not agree to purchase a home warranty.
 355

356 **13. NOTICE TO SELLERS WHO ARE FOREIGN PERSONS.** A SELLER who is a foreign person should consult an
 357 attorney or accountant familiar with the Foreign Investment in Real Property Tax Act (FIRPTA) before entering
 358 into negotiations or contracts for the sale of property.
 359

360 **14. FRANCHISE DISCLOSURE.** (check if applicable) BROKER is a member of a franchise and pursuant to the
 361 terms of its franchise agreement, the franchisor has no legal liability for the actions of BROKER, despite its use of
 362 franchisor's trade or insignia.
 363

364 **15. CYBER PROTECTION.** As a SELLER involved in a real estate transaction where money is changing hands,
 365 SELLER may be a potential target for cyber-criminals. Always contact the closer directly before wiring any money.
 366

367 **16. ADDITIONAL TERMS AND CONDITIONS, IF ANY:** _____
 368 _____
 369 _____
 370 _____



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

375 All parties agree that this transaction can be conducted by electronic means, including email,
 376 according to the Uniform Electronic Transaction Act as adopted in Kansas and Missouri.

377 Worth Clark Realty

380 **BROKERAGE**

381 *Kayleigh Biggs*

383 **LICENSEE ASSISTING SELLER**

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SELLER

DATE

SELLER

DATE

SELLER ADDRESS

SELLER CITY, STATE, ZIP

SELLER PHONE #

connorshene@gmail.com

SELLER EMAIL

Appointment of Designated Agent(s): BROKER or BROKER'S authorized representative hereby designates:

 Kayleigh Biggs

to act as a **Designated Agent(s)** on SELLER'S behalf. SELLER consents to the above named **Designated Agent(s)** acting as SELLER'S Designated Agent (or as a Transaction Broker, or Disclosed Dual Agent in Missouri if such Designated Agent is also the Designated Agent for the buyer, subject to both SELLER and Buyer signing a Transaction Broker Addendum or Disclosed Dual Agency Amendment (**Missouri only**) with BROKER, which shall be signed by the Buyer prior to writing the offer and by SELLER prior to signing the Contract).

DocuSigned by:

Shelly Mawry

BROKER'S Signature (required in Missouri)

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised July 2024. All previous versions of this document may no longer be valid. Copyright August 2024.



WORTH CLARK REALTY OFFICE DISCLOSURES

DISCLOSURE OF REFERRAL OF BUSINESS

Affiliated Parties: Worth Clark, Inc (d/b/a Worth Clark Realty)
Choice Home Warranty

I, the Client/Customer, understand that Worth Clark Realty has, or ostensibly has, an affiliate relationship with or owns an interest in all companies listed below, and Worth Clark Realty is recommending that I employ listed companies to provide their respective services described below:

- Choice Home Warranty, a company that provides home warranty services.

It has been disclosed to me that Worth Clark Realty may earn financial benefits from my use of any company listed above, and that I am under **no obligation** to use the services of any listed company. I understand that I may select different companies if I wish to do so.

=====

WIRE FRAUD ADVISORY

Don't let hackers steal your money by emailing fake wire instructions. Criminals target social media and email to steal information. They use a similar email address and steal a logo and other info to make it look like the email came from your real estate agent or title company. This threat is becoming more commonplace to real estate transactions due to the sensitive data often sent by electronic means. **WE DO NOT WANT YOU TO BE THE NEXT VICTIM OF WIRE FRAUD.** Protect yourself and your money by following these steps:

- Do not trust emails containing wire instructions.
- Do not trust emails seeking personal or financial information.
- Only trust your known source of information

If you receive an email containing wiring instructions or seeking personal/financial information, immediately call (do not email) your escrow company to verify its legitimacy. It's imperative that the number you call was previously obtained in person, or other reliable means, from the individual you know and trust. If you feel you are a victim of wire fraud, immediately notify your governmental officials, banking institution, and escrow company.

Client/Customer certifies that this form has been fully explained and that the above disclosures were made on the date of Client's/Customer's signature.

Acknowledged:

	dotloop verified 10/06/25 12:30 PM CDT 5L4Z-IXJ4-W6D7-ZITK
Connor Shene	Date
Client/Customer Signature	

Connor Shene _____

Client/Customer Printed Name

Client/Customer Signature _____ Date _____

Client/Customer Printed Name _____

	dotloop verified 10/06/25 8:35 PM CDT XXZ4-IZMU-DIXY-VSTN
Kayleigh Biggs	Date
Authorized Agent Signature	

Kayleigh Biggs _____

Authorized Agent Printed Name



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

1 **SELLER** (*Indicate Marital Status*): _____ KC Equity Solutions, LLC
 2 _____
 3 _____
 4 _____

5 **PROPERTY:** _____ 7525 E 52nd St, Kansas City, MO 64129
 6 _____
 7 _____

8 **1. NOTICE TO SELLER.**
 9 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
 10 space is insufficient for all applicable comments. **SELLER** understands that the law requires disclosure of any material
 11 defects, known to **SELLER**, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
 12 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
 13 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
 14 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
 15 Lead Based Paint Disclosure Addendum.
 16 _____
 17 _____
 18 _____
 19 _____

20 **2. NOTICE TO BUYER.**
 21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
 22 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
 23 warranty or representation by the Broker(s) or their licensees.
 24 _____
 25 _____
 26 _____

27 **3. OCCUPANCY.**
 28 Approximate age of Property? 65 How long have you owned? 1 month
 29 Does SELLER currently occupy the Property? Yes No
 30 If "No", how long has it been since SELLER occupied the Property? years/months
 31 _____
 32 _____
 33 _____

34 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
 35 Mobile Other
 36 _____
 37 _____
 38 _____

39 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND
 40 DISCLOSURE ALSO.) ARE YOU AWARE OF:**
 41 a. Any fill or expansive soil on the Property? Yes No
 42 b. Any sliding, settling, earth movement, upheaval or earth stability problems
 43 on the Property? Yes No
 44 c. The Property or any portion thereof being located in a flood zone, wetlands
 45 area or **proposed** to be located in such as designated by FEMA which
 46 requires flood insurance? Yes No
 47 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
 48 e. Any flood insurance premiums that you pay? Yes No
 49 f. Any need for flood insurance on the Property? Yes No
 50 g. Any boundaries of the Property being marked in any way? Yes No
 51 h. The Property having had a stake survey? Yes No
 52 i. Any encroachments, boundary line disputes, or non-utility easements
 53 affecting the Property? Yes No
 54 j. Any fencing on the Property? Yes No
 55 If "Yes", does fencing belong to the Property? N/A Yes No
 56 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
 57 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
 58 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No
 59 _____
 60 _____
 61 _____

62 **If any of the answers in this section are "Yes", explain in detail or attach other
 63 documentation:**
 64 _____
 65 _____
 66 _____

Initials

Initials

BUYER BUYER

56 6. ROOF.

- 57 a. Approximate Age: _____ years Unknown Type: _____
 58 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
 59 If "Yes", what was the date of the occurrence?
 60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
 61 Date of and company performing such repairs _____ / _____
 62 d. Has there been any roof replacement? Yes No
 63 If "Yes", was it: Complete or Partial
 64 e. What is the number of layers currently in place? _____ layers or Unknown.

66 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other
 67 documentation:
 68 _____
 69 _____
 70 _____

71 7. INFESTATION. ARE YOU AWARE OF:

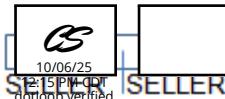
- 72 a. Any termites or other wood destroying insects on the Property? Yes No
 73 b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
 74 c. Any damage to the Property by wood destroying insects or **other** pests? Yes No
 75 d. Any termite, wood destroying insects or **other** pest control treatments on the
 76 Property in the last five (5) years? Yes No
 77 If "Yes", list company, **when and where** treated _____
 78 e. Any current warranty, bait stations or other treatment coverage by a licensed
 79 pest control company on the Property? Yes No
 80 If "Yes", the annual cost of service renewal is \$_____ and the time remaining on the
 81 the service contract is _____.
 82 (Check one) The treatment system stays with the Property or the treatment system is
 83 subject to removal by the treatment company if annual service fee is not paid.

85 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other
 86 documentation:
 87 _____
 88 _____
 89 _____

90 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**91 ARE YOU AWARE OF:**

- 92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
 93 crawl space or slab? Yes No
 94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
 95 crawl space, basement floor or garage? Yes No
 96 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
 97 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
 98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
 99 f. Any problems with windows or exterior doors? Yes No
 100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
 101 h. Any problems with fireplace including, but not limited to firebox, chimney,
 102 chimney cap and/or gas line? N/A Yes No
 103 Date of any repairs, inspection(s) or cleaning? _____
 104 Date of last use?
 105 i. Does the Property have a sump pump? Yes No
 106 If "Yes", location: _____
 107 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

109 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other
 110 documentation:
 111 _____
 112 _____



Initials



9. ADDITIONS AND/OR REMODELING.

a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes No
 If "Yes", explain in detail: _____

b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A Yes No
 If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

a. What is the drinking water source? Public Private Well Cistern Other: _____
 If well water, state type _____ depth _____ diameter _____ age _____

b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
 If "Yes", when was the water last checked for safety? _____ (attach test results)

c. Is there a water softener on the Property? Yes No
 If "Yes", is it: Leased Owned?

d. Is there a water purifier system? Yes No
 If "Yes", is it: Leased Owned?

e. What type of sewage system serves the Property? Public Sewer Private Sewer
 Septic System, Number of Tanks _____ Cesspool Lagoon Other _____

f. Approximate location of septic tank and/or absorption field: _____

g. The location of the sewer line clean out trap is: _____

h. Is there a sewage pump on the septic system? N/A Yes No

i. Is there a grinder pump system? Yes No

j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____

k. Is there a sprinkler system? Yes No
 Does sprinkler system cover full yard and landscaped areas? N/A Yes No

If "No", explain in detail: _____

l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No

m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other _____

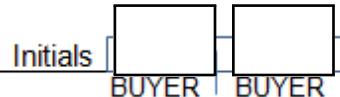
The location of the main water shut-off is: _____

n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation: _____



Initials



Initials

BUYER

156 11. HEATING AND AIR CONDITIONING.

- 157 a. Does the Property have air conditioning? Yes No
 158 Central Electric Central Gas Heat Pump Window Unit(s)

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

1.					
----	--	--	--	--	--

2.					
----	--	--	--	--	--

- 162 b. Does the Property have heating systems? Yes No

163 Electric Fuel Oil Natural Gas Heat Pump Propane
 164 Fuel Tank Other

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

1.					
----	--	--	--	--	--

2.					
----	--	--	--	--	--

- 168 c. Are there rooms without heat or air conditioning? Yes No

169 If "Yes", which room(s)? _____

- 170 d. Does the Property have a water heater? Yes No

171 Electric Gas Solar Tankless

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

1.						
----	--	--	--	--	--	--

2.						
----	--	--	--	--	--	--

- 175 e. Are you aware of any problems regarding these items? Yes No

176 If "Yes", explain in detail:
 177 _____
 178 _____
 179 _____

180 12. ELECTRICAL SYSTEM.

- 181 a. Type of material used: Copper Aluminum Unknown

- 182 b. Type of electrical panel(s): Breaker Fuse

183 Location of electrical panel(s): _____ basement

184 Size of electrical panel(s) (total amps), if known: _____

- 185 c. Are you aware of any problem with the electrical system? Yes No

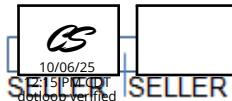
186 If "Yes", explain in detail:
 187 _____
 188 _____
 189 _____

190 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- 191 a. Any underground tanks on the Property? Yes No
- 192 b. Any landfill on the Property? Yes No
- 193 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
- 194 d. Any contamination with radioactive or other hazardous material? Yes No
- 195 e. Any testing for any of the above-listed items on the Property? Yes No
- 196 f. Any professional testing for radon on the Property? Yes No
- 197 g. Any professional mitigation system for radon on the Property? Yes No
- 198 h. Any professional testing/mitigation for mold on the Property? Yes No
- 199 i. Any other environmental issues? Yes No
- 200 j. Any controlled substances ever manufactured on the Property? Yes No
- 201 k. Any methamphetamine ever manufactured on the Property? Yes No

202 (In Missouri, a separate disclosure is required if methamphetamine or other controlled
 203 substances have been produced on the Property, or if any resident of the Property has
 204 been convicted of the production of a controlled substance.)

206 If any of the answers in this section are "Yes", explain in detail or attach test results and other
 207 documentation:
 208 _____
 209 _____



Initials



210 14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- 211 a. The Property located outside of city limits? Yes No
- 212 b. Any current/pending bonds, assessments, or special taxes that
213 apply to Property? Yes No
214 If "Yes", what is the amount? \$ _____
- 215 c. Any condition or proposed change in your neighborhood or surrounding
216 area or having received any notice of such? Yes No
- 217 d. Any defect, damage, proposed change or problem with any
218 common elements or common areas? Yes No
- 219 e. Any condition or claim which may result in any change to assessments or fees? Yes No
- 220 f. Any streets that are privately owned? Yes No
- 221 g. The Property being in a historic, conservation or special review district that
222 requires any alterations or improvements to the Property be approved by a
223 board or commission? Yes No
- 224 h. The Property being subject to tax abatement? Yes No
- 225 i. The Property being subject to a right of first refusal? Yes No
226 If "Yes", number of days required for notice: _____
- 227 j. The Property being subject to covenants, conditions, and restrictions of a
228 Homeowner's Association or subdivision restrictions? Yes No
- 229 k. Any violations of such covenants and restrictions? N/A Yes No
- 230 l. The Homeowner's Association imposing its own transfer fee and/or
231 initiation fee when the Property is sold? N/A Yes No
232 If "Yes", what is the amount? \$ _____
- 233 m. The Property being subject to a Homeowners Association fee? Yes No
234 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
235 \$ _____ 0 _____ payable yearly semi-annually monthly quarterly, sent to:
236 and such includes:
237

238 Homeowner's Association/Management Company contact name, phone number, website, or email address:
239

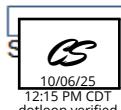
- 240 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

241 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**
242 **243 15. PREVIOUS INSPECTION REPORTS.**

244 Has Property been inspected in the last twelve (12) months? Yes No
245 If "Yes", a copy of inspection report(s) are available upon request.

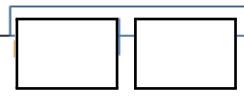
246 16. OTHER MATTERS. ARE YOU AWARE OF:

- 247 a. Any of the following?
248 Party walls Common areas Easement Driveways Yes No
- 249 b. Any fire damage to the Property? Yes No
- 250 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 251 d. Any violations of laws or regulations affecting the Property? Yes No
- 252 e. Any other conditions that may materially affect the value
253 or desirability of the Property? Yes No
- 254 f. Any other condition, including but not limited to financial, that may prevent
255 you from completing the sale of the Property? Yes No
- 256 g. Any animals or pets residing in the Property during your ownership? Yes No
- 257 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 258 i. Missing keys for any exterior doors, including garage doors to the Property?
259 List locks without keys _____ Yes No
- 260 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 261 k. Any unrecorded interests affecting the Property? Yes No



Initials

Initials



- 269 l. Anything that would interfere with giving clear title to the BUYER? Yes No
 270 m. Any existing or threatened legal action pertaining to the Property? Yes No
 271 n. Any litigation or settlement pertaining to the Property? Yes No
 272 o. Any added insulation since you have owned the Property? Yes No
 273 p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes No
 274 q. Any transferable warranties on the Property or any of its components? Yes No
 275 r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes No
 276 If "Yes", were repairs from claim(s) completed? N/A Yes No
 277 s. Any use of synthetic stucco on the Property? Yes No

281 **If any of the answers in this section are "Yes", explain in detail:**
 282 _____

283 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

284 Electric Company Name: _____ Phone # _____
 285 Gas Company Name: _____ Phone # _____
 286 Water Company Name: _____ Phone # _____
 287 Trash Company Name: _____ Phone # _____
 288 Other: _____ Phone # _____
 289 Other: _____ Phone # _____

290 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

291 Any technology or systems staying with the Property? N/A Yes No
 292 If "Yes" list:
 293 _____

300 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

301 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

302 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

316 Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
317 Attached lighting	Mounted entertainment brackets
318 Attached floor coverings	Plumbing equipment and fixtures
319 Bathroom vanity mirrors, 320 attached or hung	Storm windows, doors, screens
321 Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

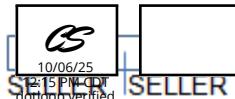
 
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SELLER

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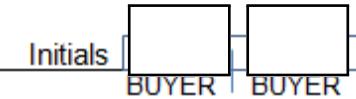
 
 Initials
BUYER 

324 **Fill in all blanks using one of the abbreviations listed below.**
 325 “OS” = Operating and Staying with the Property (any item that is performing its intended function).
 326 “EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 327 Condition.
 328 “NA” = Not applicable (any item not present).
 329 “NS” = Not staying with the Property (item should be identified as “NS” below.)
 330
 331

<p>332 na Air Conditioning Window Units, # _____ 333 os Air Conditioning Central System 334 ex Attic Fan 335 ex Ceiling Fan(s), # _____ 336 na Central Vac and Attachments 337 na Closet Systems, Location _____ 338 na Camera-Surveillance Equipment 339 ex Doorbell 340 na Electric Air Cleaner or Purifier 341 na Electric Car Charging Equipment 342 os Exhaust Fan(s) – Baths 343 ex Fences – Invisible & Controls 344 Fireplace(s), # _____ Location #1 _____ Location #2 _____ Chimney Chimney Gas Logs Gas Logs Gas Starter Gas Starter Heat Re-circulator Heat Re-circulator Insert Insert Wood Burning Wood Burning Other Other 353 na Fountain(s) 354 os Furnace/Heat Pump/Other Heating System 355 na Garage Door Keyless Entry 356 ex Garage Door Opener(s), # _____ 357 na Garage Door Transmitter(s), # _____ 358 na Generator 359 na Humidifier 360 na Intercom 361 na Jetted Tub 362 KITCHEN APPLIANCES 363 Cooking Unit Stove/Range Elec. Gas Convection Built-in Oven Elec. Gas Convection Cooktop Elec. Gas Microwave Oven 370 ex Dishwasher 371 na Disposal 372 ex Freezer Location 374 ex Refrigerator (#1) Location 376 Refrigerator (#2) Location 378 na Trash Compactor </p>	<p>na Laundry - Washer na Laundry - Dryer Elec. Gas OUNTED Entertainment Equipment TV, Location _____ TV, Location _____ TV, Location _____ TV, Location _____ Speakers, Location _____ Speakers, Location _____ Other/Location _____ Other/Location _____ Other/Location _____ Other/ Location _____ na Outside Cooking Unit na Propane Tank Owned Leased na Security System Owned Leased ex Smoke/Fire Detector(s), # _____ ex Shed(s), # _____ na Spa/Hot Tub na Spa/Sauna na Spa Equipment na Sprinkler System Auto Timer na Sprinkler System Back Flow Valve na Sprinkler System (Components & Controls) na Statuary/Yard Art na Swing set/Playset ex Sump Pump(s), # _____ na Swimming Pool (Swimming Pool Rider Attached) na Swimming Pool Heater na Swimming Pool Equipment na TV Antenna/Receiver/Satellite Dish Owned Leased os Water Heater(s) na Water Softener and/or Purifier Owned Leased na Wood Burning Stove ex Yard Light na Elec. Gas na Boat Dock, ID# _____ Other Other Other Other Other </p>
---	---



Initials



Initials

BUYER

379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
 380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
 381 invoices, notices or other documents describing or referring to the matters revealed herein:
 382
 383
 384
 385

386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
 387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
 388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
 389 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
 390 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
 391 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
 392 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # _____ of**
 393 **pages).**

394
 395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
 396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
 397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

398
 399
 400
 401 *Connor Shene*

402 dotloop verified
 10/06/25 12:15 PM CDT
 JVNP-CWT1-49B1-56YB

403 SELLER

404 DATE

SELLER

DATE

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 406
 407 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
 408 and SELLER need only make an honest effort at fully revealing the information requested.
 409 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
 410 concerning the condition or value of the Property.
 411 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
 412 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
 413 I have been specifically advised to have Property examined by professional inspectors.
 414 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
 415 5. I specifically represent there are no important representations concerning the condition or value of Property made
 416 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

417
 418
 419
 420 BUYER

421 DATE

BUYER

DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2024. All previous versions of this document may no longer be valid. Copyright January 2025.



LEAD BASED PAINT DISCLOSURE ADDENDUM

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

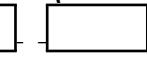
1 **SELLER:** _____ KC Equity Solutions, LLC

2 **PROPERTY:** _____ 7525 E 52nd St, Kansas City, MO 64129

3 ***Lead Warning Statement:***

4 ***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.

5 ***Seller's Disclosure (Initial applicable lines)***

6 a.   **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
PAINT HAZARDS: (check one below)

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

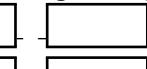
8 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

9 b.   **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
(check one below)

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

11 Seller has no reports or records pertaining to lead-based paint and/or lead-based
 paint hazards in the housing.

12 ***Buyer's Acknowledgment (Initial applicable lines)***

13 c.   **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
ABOVE

14 d.   **BUYER HAS RECEIVED THE PAMPHLET**
"Protect Your Family from Lead in Your Home"

15 e.   **BUYER HAS: (Check one below)**

16 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
 or inspection for the presence of lead-based paint or lead-based paint hazards; or

17 Waived the opportunity to conduct a risk assessment or inspection for the presence of
 lead-based paint and/or lead-based paint hazards.

41 **Licensee's Acknowledgment: (initial)**

42 f. Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and
43 is aware of his/her responsibility to ensure compliance.

44 **Certification of Accuracy**

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

47

48

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

52

53 *Connor Shene*

dotloop verified
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54 SELLER

DATE

BUYER

DATE

55

56 SELLER

DATE

BUYER

DATE

57

58 SELLER

DATE

BUYER

DATE

59

60 *Kayleigh Biggs*

dotloop verified
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CDT
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61 LICENSEE ASSISTING SELLER

DATE

LICENSEE ASSISTING BUYER

DATE

62

63

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members.

No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. January 2025.



IN ITS PRESENT CONDITION ADDENDUM

1 **SELLER:** Connor Shene

2 **BUYER:** _____

3 **PROPERTY:** 7525 East 52nd Street, Kansas City, MO 64129

4
5 This addendum modifies the Inspections section of the Contract. The Property is being sold in its present condition,
6 which includes all latent and patent defects and conditions. Except as herein expressly stated, SELLER makes no
7 warranty, expressed or implied, including, without limitation, any implied warranty of merchantability or fitness for
8 any particular purpose.

- 9
- 10 1. BUYER is entitled to conduct inspections as outlined in the Inspections Paragraph of the Contract.
11 SELLER will make no repairs and/or treatments.
12 BUYER will have the right to cancel the Contract, during the Inspection Period, if the results of the
13 inspections are unsatisfactory.
14 BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the
15 inspection provisions in the Contract.
- 16
- 17 2. BUYER is entitled to conduct inspections for informational purposes ONLY.
18 SELLER will make no repairs and/or treatments.
19 BUYER waives any right to cancel the Contract pursuant to the inspection provisions in the Contract.
20 BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the
21 inspection provisions in the Contract.
- 22
- 23 3. BUYER waives any right to conduct inspections as outlined in the Inspections Paragraph of the Contract.
24 SELLER will make no repairs and/or treatments.
25 BUYER waives any right to cancel or renegotiate pursuant to the inspection provisions in the Contract.

26 It is understood by all parties that the sale of the Property in its present condition does not relieve the SELLER of the
27 obligation to disclose all material facts of which SELLER has knowledge relating to the condition of the Property.

28
29
30 BUYER is advised that various professional inspection are available and advisable. BUYER's waiver of any right to
31 inspection is the BUYER'S decision alone. All Parties indemnify and hold harmless SELLER, BROKER, and
32 BROKER'S affiliated licensees, agents and employees from any liability or obligation resulting from or in connection
33 with this decision.

34
35 SELLER understands and agrees that the Property will be delivered to the BUYER in the same condition and state
36 of repair as at the time of agreement and SELLER is still responsible to care for the Property through the
37 Possession Date as outlined in the Condition, Maintenance and Inspections of the Property section of the
38 Residential Real Estate Sale Contract.

SELLER <i>Connor Shene</i>	<small>dotloop verified 10/06/25 12:19 PM CDT YNPV-NYPM-QQTO-UC6W</small>
BUYER	DATE
SELLER	DATE
BUYER	DATE

46
47
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50 Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No
51 warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is
52 appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to
53 this Contract be made. Last revised August 2022. All previous versions of this document may no longer be valid. Copyright January 2025.

MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, ***to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord*** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, ***to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant*** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate

- Either party will agree to financing terms other than those offered
 - Motivating factors for any person buying, selling or leasing the property
 - Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency or transaction brokerage:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
 2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
 - Exercise reasonable skill and care
 - Present all written offers in a timely manner
 - Keep the parties fully informed
 - Account for all money and property received
 - Assist the parties in complying with the terms and conditions of the contract
 - Disclose to each party of the transaction any adverse material facts known by the licensee
 - Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
 - Seller/Landlord will accept less than the asking or lease price
 - Motivating factors of the parties
 - Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
 - Conduct an independent investigation of the buyer's financial condition.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- Seller's Limited Agent
 - Landlord's Limited Agent
 - Buyer's Limited Agent
 - Tenant's Limited Agent
 - Sub-Agent
 - Disclosed Dual Agent
 - Designated Agent
 - Transaction Broker
 - Other Agency Relationship

Broker or Entity Name and Address

Prescribed by the Missouri Real Estate Commission as of January, 2005. This additional format prescribed October 2007.