



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.

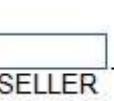
143 **a. Motivating Factor for sale of Property (check one):**

- 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.

- 198 • **Seller Agency.** A SELLER'S agent represents SELLER only, so the Buyer may be either unrepresented or
199 represented by another agent. The SELLER'S agent is responsible for performing the following duties:
200 promoting the interests of SELLER with the utmost good faith, loyalty, and fidelity; protecting SELLER'S
201 confidences, unless disclosure is required; presenting all offers in a timely manner; advising SELLER to
202 obtain expert advice; accounting for all money and property received; disclosing to SELLER all adverse
203 material facts about the Buyer that the agent knows; disclosing to the Buyer environmental hazards affecting
204 the Property that are required to be disclosed, the physical condition of the Property or any material defects
205 in the Property or in the title to the Property; any material limitation on SELLER'S ability to complete the
206 contract. The SELLER'S agent has no duty to conduct an independent inspection of the Property for the
207 benefit of the Buyer or to independently verify the accuracy or completeness of any statement by SELLER or
208 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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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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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 _____ 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

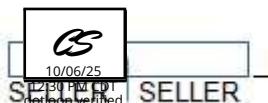
351 agrees to purchase a home warranty at a cost not to exceed \$ _____, from _____
 352 _____ (vendor) to be paid at Closing. (A separate application defining the
 353 coverage of the program may be signed at the time this listing is executed, and BROKER may receive a fee
 354 from the warranty company to cover processing and administration of the plan.)
 355 does not agree to purchase a home warranty.

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**

381 dotloop verified
382 10/06/25 8:35 PM CDT
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383 **DATE**

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FSLQ-MC2X-GR6Y-IGAM

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.

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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