



RE/MAX HERITAGE

FRANCHISE DISCLOSURE

SELLER: Timothy W Richey and Paula J Richey (AMC)

BUYER: _____

PROPERTY: 908 NE Hunter's Road, Blue Springs, MO 64014

FRANCHISE DISCLOSURE

Each RE/MAX Company is independently owned and operated and is solely responsible for its own debts and liabilities. RE/MAX Heritage is only responsible for the debt or liabilities of RE/MAX Heritage not any other RE/MAX affiliates. Each Realtor® of RE/MAX Heritage is a self-employed contractor.

THE IMPORTANCE OF BUYER'S INVESTIGATION

Buyer shall have the sole responsibility to employ professional inspectors to thoroughly evaluate the condition of the property, including the roof, the foundation, the structure, the soils and subterranean conditions, the super-structure of the home, and all other structures, as well as the plumbing, the sanitary system, the electrical, gas or water systems, and test for the presence of radon, mold, wood destroying insects, or other health, safety or environmental concerns, survey issues, and to investigate issues related to crimes in the neighborhood or any other undesirable risk of any kind, and thoroughly check out all other features of the home that may be a problem, or present a risk during ownership. Real Estate licensees have no special training to discover defects in properties and do not investigate the skills, insurance of any limitations of liability of any inspector, surveyor, engineer or other professional. Buyer shall have the sole responsibility to select any inspectors. It is very important to seek out professional legal or tax advise since Real Estate licensees are not attorneys or accountants.

This document acknowledges our recommendation to obtain independent home inspections as described above.

AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that David Wiesemann Real Estate LLC, D/B/A RE/MAX Heritage ("RE/MAX Heritage") and David Wiesemann, have a financial and business relationship with Heritage MortgageKC, LLC, D/B/A Motto Mortgage Heritage ("Motto Mortgage Heritage"), Ever Title Agency, LLC ("Ever Title Agency"), and Associated Services in Insurance Inc. ("ASI"), through business and ownership connections with each of these businesses. Because of this financial or business relationship with these entities, any referrals by RE/MAX Heritage or David Wiesemann to Motto Mortgage Heritage, Ever Title Agency, or ASI may provide RE/MAX Heritage and David Wiesemann with a financial or other benefit.

PRIOR INSPECTIONS AND DISCLOSURES

Seller represents to Buyer (and real estate licensees involved in this transaction) that all documents that have a bearing on the condition, safety or value of the property that are known to Seller have been provided to Buyer or identified in any Seller's Disclosure.

CAREFULLY READ THE TERM HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONTACT AN ATTORNEY BEFORE SIGNING.

Timothy W Richey dotloop verified
04/02/21 9:04 PM CDT
VZJL-AVEO-AG6X-UKOF

SELLER _____ DATE _____

BUYER _____ DATE _____

Paula J Richey dotloop verified
04/02/21 9:58 PM CDT
YMFJ-NHNS-XHTW-QAFW

SELLER _____ DATE _____

BUYER _____ DATE _____