

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

SELLER (*Indicate Marital Status*): _____

PROPERTY: _____

A condominium is the form of housing ownership and other real property where a specified part of real estate is individually owned while use of and access to common facilities such as hallways, heating system, elevators, and exterior areas jointly owned and is executed under legal rights associated with the individual ownership and controlled by the association of owners.

1. NOTICE TO SELLER.

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

2. CONDOMINIUM RESALE CERTIFICATE. (Missouri only)

Missouri law (448.4-109) requires that the SELLER furnish to the Buyer before the execution of any contract or otherwise before conveyance, a resale certificate containing a copy of the declaration, the Bylaws, and the rules and regulations. The SELLER should obtain from their association a certificate of resale containing information necessary to enable the SELLER to comply with Missouri law 448.4-109.

The resale certificate is attached. Yes ☐ No ☐

3. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Brokers(s) or their licensees.

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

4. OCCUPANCY.

Approximate age of Property? _____ How long have you owned? _____

Does SELLER currently occupy the Property? Yes ☐ No ☐

If "No", how long has it been since SELLER occupied the Property? _____ years/months.

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

5. ROOF.

a. Approximate Age: _____ years ☐ Unknown Type: _____

b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☐

If "Yes", what was the date of the occurrence? _____

c. Have there been any repairs to the roof, flashing or gutters? Yes ☐ No ☐

Date of and company performing such repairs _____ / _____

d. Has there been any roof replacement? Yes ☐ No ☐

If "Yes", was it: ☐ Complete ☐ Partial

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- e. Has the old roof been removed? Yes ☐ No ☐
What is the number of layers currently in place? _____ layers ☐ Unknown.

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

6. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☐
b. Any damage to the Property by termites, wood destroying insects or other pests? Yes ☐ No ☐
c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five years? Yes ☐ No ☐
If "Yes", list company, **when** and **where** treated _____
d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☐
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the service contract is _____.
(Check one) ☐ The treatment system stays with the Property, or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

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

7. STRUCTURAL, BASEMENT/CRAWL SPACE ITEMS, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

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

If any of the answers in this section are "Yes" (except i), explain in detail or attach all warranty information and other documentation: _____

8. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☐
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: _____

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

9. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☐ Public ☐ Private
- b. Is there a water softener on the Property? Yes ☐ No ☐
It is (check one) ☐ Leased ☐ Owned
- c. Is there a water purifier system? Yes ☐ No ☐
It is (check one) ☐ Leased ☐ Owned
- d. What type of sewage system serves the Property?
☐ Public Sewer ☐ Private Sewer
- e. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☐
- f. Type of plumbing material currently used on the Property:
☐ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____
- g. The location of the main water shut-off is: _____
- h. The location of the sewer line clean out trap is: _____

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

10. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☐ No ☐
If "Yes", the air conditioning system is: ☐ in the unit ☐ building generated
Type: ☐ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
Unit Age of Unit Location Last Date Serviced/By Whom?
1. _____
2. _____
Are you currently using the air conditioning system(s) Yes ☐ No ☐
If no, date of last use: _____
- b. Does the Property have heating systems? Yes ☐ No ☐
If "Yes", the heating system is: ☐ in the unit ☐ building generated
Type: ☐ Electric ☐ Natural Gas ☐ Heat Pump ☐ Other _____
Unit Age of Unit Location Last Date Serviced/By Whom?
1. _____
2. _____
Are you currently using the heating system system(s) Yes ☐ No ☐
If no, date of last use: _____
Are there rooms without heat or air conditioning? Yes ☐ No ☐
If "Yes", which room(s)? _____
- c. Does the Property have a water heater? Yes ☐ No ☐
If "Yes", the water heater system is: ☐ in the unit ☐ building generated
Type: ☐ Electric ☐ Gas ☐ Solar ☐ Tankless
Unit Age of Unit Location Last Date Serviced/By Whom?
1. _____
2. _____
- d. Are you aware of any problems regarding these items? Yes ☐ No ☐

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

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168 **11. ELECTRICAL SYSTEM.**

- 169 a. Type of material used: ☐ Copper ☐ Other ☐ Unknown
170 b. Type of electrical panel(s): ☐ Breaker ☐ Fuse
171 Location of electrical panel(s): _____
172 Size of dwelling unit electrical panel (total amps), if known: _____
173 c. Are you aware of any problem with the electrical system? Yes ☐ No ☐

174 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and**
175 **other documentation:** _____
176 _____
177 _____

178
179 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- 180 a. Any underground tanks on the Property? Yes ☐ No ☐
181 b. Any landfill on the Property? Yes ☐ No ☐
182 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☐
183 d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☐
184 e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☐
185 f. Any professional testing for radon on the Property? Yes ☐ No ☐
186 g. Any professional mitigation for radon on the Property? Yes ☐ No ☐
187 h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☐
188 i. Any other environmental issues? Yes ☐ No ☐
189 j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☐
190 k. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☐

191 *(In Missouri, a separate disclosure is required if methamphetamine or other controlled*
192 *substances have been produced on the Property, or if any resident of the Property has*
193 *been convicted of the production of a controlled substance.)*
194

195 **If any of the answers in this section are "Yes", explain in detail or attach test results and other**
196 **documentation:** _____
197 _____
198 _____
199

200 **13. NEIGHBORHOOD INFORMATION. ARE YOU AWARE OF:**

- 201 a. Any boundaries of the Property being marked in any way? Yes ☐ No ☐
202 b. The Property having had a stake survey? Yes ☐ No ☐
203 c. Any encroachments, boundary line disputes, or easements affecting
204 the Property? Yes ☐ No ☐
205 d. Any fencing on the Property? Yes ☐ No ☐
206 If "Yes", does fencing belong to the Property? N/A ☐ Yes ☐ No ☐
207 e. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☐
208 f. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☐
209 g. Any land that you may own around Property? Yes ☐ No ☐
210 h. The Property being subject to a right of first refusal? Yes ☐ No ☐
211 If "Yes", number of days required for notice: _____
212 i. Any current/pending bonds, assessments, or special taxes apply to the Property? Yes ☐ No ☐
213 Description: _____ Amount: \$ _____
214 j. Any tax credits or a tax freeze? Yes ☐ No ☐
215 k. Any condition or proposed change in your neighborhood or surrounding
216 area or having received any notice of such? Yes ☐ No ☐
217 l. The Property being subject to covenants, conditions, and restrictions of a
218 Homeowner's Association or subdivision restrictions? Yes ☐ No ☐
219 m. Any violations of such covenants and restrictions? Yes ☐ No ☐
220 n. Any defect, damage, proposed change or problem with any
221 common elements or common areas? Yes ☐ No ☐
222 o. Any condition or claim which may result in any change to
223 assessments or fees? Yes ☐ No ☐

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- p. Any streets that are privately owned? Yes ☐ No ☐
- q. Any fill or expansive soil on the Property? Yes ☐ No ☐
- r. Any sliding, settling, earth movement, upheaval or earth stability problems
on the Property? Yes ☐ No ☐
- s. The Property or any portion thereof being located in a flood zone, wetlands
area or **proposed** to be located in such as designated by FEMA which
requires flood insurance? Yes ☐ No ☐
- t. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☐
- u. Any flood insurance premiums that you pay? Yes ☐ No ☐
- v. Any need for flood insurance on the Property? Yes ☐ No ☐
- w. The Property being subject to tax abatement? Yes ☐ No ☐
- If the answer to any of the above questions is "Yes" (except d), explain in detail or attach other
documentation:** _____

14. HOMEOWNER'S ASSOCIATION(S).

- Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable
☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly
- Name, phone, and address of the Property Management company: _____
- Name, phone, and address of the Homeowner's Association President: _____
- a. Do you have a copy of the Homeowner's Association Rules and Regulations, Deed Restrictions,
Bylaws, Budget and major component study pertaining to the Property? Yes ☐ No ☐
(SELLER agrees to furnish these documents to the Licensee five (5) calendar days from the listing date.)
- b. The amount of reserves for capital expenditures are \$ _____ as of _____, and \$ _____ of
the reserves has been allocated by the Association for specific projects.
- c. Any capital expenditures anticipated by the Association in the current or next two fiscal years?... Yes ☐ No ☐
If "Yes", explain in detail: _____
- d. Are you aware of any special assessment to be imposed by the Association? Yes ☐ No ☐
If "Yes", explain in detail: _____
- e. Does the Homeowner's Association impose its own transfer fee when this Property is sold? Yes ☐ No ☐
If "Yes", what is the amount? \$ _____.
- f. Is the Property subject to a secondary Master Community Homeowners Association fee? Yes ☐ No ☐
If "Yes", name, phone, and address of the Secondary Management company: _____

15. HOMEOWNER'S ASSOCIATION(S) FEE COVERS: (check all applicable boxes)

- a. ☐ Amenities
Describe: _____
- b. ☐ Building Maintenance
Describe: _____
- | | |
|---|---|
| ☐ Common Area Grounds | ☐ Master Insurance |
| ☐ Snow Removal | ☐ Cooling |
| ☐ Trash | ☐ Electricity |
| ☐ Association Management | ☐ Heating |
| ☐ Security | ☐ Hot Water |
| ☐ Parking Maintenance | ☐ Water |
| ☐ Other _____ | |

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- 281 **16. PARKING.**
 282 The following are included in the sale of the unit:
 283 a. Parking Type and Location:
 284 ☐ Garage parking space(s) # _____ Secured/Gated Yes ☐ No ☐
 285 ☐ Covered parking space(s) # _____ Secured/Gated Yes ☐ No ☐
 286 ☐ Surface lot parking space(s) # _____ Secured/Gated Yes ☐ No ☐
 287 ☐ Surface lot owned by the Association, no reserved parking. Secured/Gated Yes ☐ No ☐
 288 ☐ Other: _____
 289 b. Ownership of Parking Spaces:
 290 ☐ Designated parking space(s) included in the sale and property title.
 291 ☐ Parking space(s) owned and assigned by the Condominium Association
 292 and may be subject to reassignment.
 293 ☐ Parking space(s) leased; Amount of lease: \$ _____ year/month
 294 ☐ Other: _____
 295
 296 **17. STORAGE.**
 297 Additional storage area is available outside of unit? Yes ☐ No ☐
 298 If "Yes", Storage Unit # _____
 299 Location: _____
 300 ☐ Owned ☐ Leased; \$ _____ year/month
 301
 302 **18. PREVIOUS INSPECTION REPORTS.**
 303 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☐
 304 If "Yes", a copy of inspection report(s) are available upon request.
 305
 306 **19. OTHER MATTERS. ARE YOU AWARE OF:**
 307 a. Any of the following?
 308 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☐
 309 b. Any fire damage to the Property? Yes ☐ No ☐
 310 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☐
 311 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☐
 312 e. Any other conditions that may materially affect the
 313 value or desirability of the Property? Yes ☐ No ☐
 314 f. Any other condition, including but not limited to financial,
 315 that may prevent you from completing the sale of the Property? Yes ☐ No ☐
 316 g. Any animals or pets residing in the Property during your ownership? Yes ☐ No ☐
 317 h. Any general stains or pet stains to the carpet, the flooring
 318 or sub-flooring? Yes ☐ No ☐
 319 i. Having keys, codes, key cards for all exterior doors, including doors to
 320 building, unit, storage? Yes ☐ No ☐
 321 List locks without keys: _____
 322 j. Any violations of zoning, setbacks, restrictions, or
 323 non-conforming uses? Yes ☐ No ☐
 324 k. Any unrecorded interests affecting the Property? Yes ☐ No ☐
 325 l. Anything that would interfere with giving clear title to BUYER? Yes ☐ No ☐
 326 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☐
 327 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☐
 328 o. Any added insulation since you have owned the Property? Yes ☐ No ☐
 329 p. Having replaced any appliances that remain with the Property in the past
 330 five (5) years? Yes ☐ No ☐
 331 q. Any transferable warranties on the Property or any of its
 332 components? Yes ☐ No ☐
 333 r. Having made any insurance or other claims pertaining to the Property
 334 in the past five (5) years? Yes ☐ No ☐
 335 If "Yes", were repairs from the claim(s) completed? Yes ☐ No ☐
 336 s. Any use of synthetic stucco on the Property? Yes ☐ No ☐

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If any of the answers in this section are "Yes" (except i), explain in detail or attach documentation:

20. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name:	_____	Phone #	_____
Gas Company Name:	_____	Phone #	_____
Water Company Name:	_____	Phone #	_____
Other:	_____	Phone #	_____
Other:	_____	Phone #	_____

21. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the property? N/A ☐ Yes ☐ No ☐

If "Yes" list: _____

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

22. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the condominiums 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 printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the 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:

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

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Fill in all blanks using one of the abbreviations listed below.

“OS” = Operating and Staying with the Property (any item that is performing its intended function).

“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

“NA” = Not applicable (any item not present).

“NS” = Not staying with the Property (item should be identified as “NS” below.)

Air Conditioning Window Units, #

Air Conditioning Central System

Attic Fan

Ceiling Fan(s), #

Central Vac and Attachments

Closet Systems, Location

Camera-Surveillance Equipment

Doorbell / Video Doorbell

Electric Air Cleaner or Purifier

Exhaust Fan(s) – Baths

Fences – Invisible & Controls

Fireplace(s), #

Location #1

Location #2

Chimney

Gas Logs

Gas Starter

Heat Re-circulator

Insert

Wood Burning

Other

Fountain(s)

Furnace/Heat Pump/Other Heating System

Garage Door Keyless Entry

Garage Door Opener Unit(s), #

Garage Door Remote(s), #

Generator

Humidifier

Intercom

Jetted Tub

KITCHEN APPLIANCES

Cooking Unit

Cooktop

Elec.

Gas

Microwave Oven

Oven

Elec.

Gas

Convection

Stove/Range

Elec.

Gas

Convection

Range Exhaust Hood

Dishwasher

Disposal

Freezer

Location

Icemaker

Refrigerator (#1)

Location

Refrigerator (#2)

Location

Trash Compactor

Laundry - Washer

Laundry - Dryer

Elec.

Gas

MOUNTED ENTERTAINMENT EQUIPMENT

TV, Location

TV, Location

TV, Location

TV, Location

Speakers, Location

Speakers, Location

Other/Location

Other/Location

Other/Location

Other/Location

Outside Cooking Unit

Propane Tank

Owned

Leased

Security System

Owned

Leased

Smoke/Fire Detector(s), #

Spa/Hot Tub (SPA Rider Attached)

Spa/Sauna

Spa Equipment

Sprinkler System Auto Timer

Sprinkler System Back Flow Valve

Sprinkler System (Components & Controls)

Statuary/Yard Art

Sump Pump

Swimming Pool (Swimming Pool Rider Attached)

Swimming Pool Heater

Swimming Pool Equipment

TV Antenna/Receiver/Satellite Dish

Owned

Leased

Water Heater

Water Softener

Water Purifier

Owned

Leased

Yard Light

Elec.

Gas

Other

Other

Other

Other

Other

Other

Other

Other

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

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

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

SELLER	DATE	SELLER	DATE
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BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and that SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
6. I acknowledge that I have seen the Homeowner's Association Rules and Regulations and Deed Restrictions, Bylaws, Budget, and major component study pertaining to Property.

BUYER	DATE	BUYER	DATE
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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 September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.