



AGENCY DISCLOSURE ADDENDUM
(Residential)

1 SELLER/LANDLORD: Margie C. Hardy Properties, FLP

2 BUYER/TENANT:

3 PROPERTY: 619 Jesse St., Kearney, MO 64060

4
5 THE FOLLOWING DISCLOSURE IS MADE IN COMPLIANCE WITH MISSOURI AND KANSAS REAL
6 ESTATE LAWS AND RULES AND REGULATIONS. APPLICABLE SECTIONS BELOW MUST BE
7 CHECKED & COMPLETED FOR BOTH SELLER/LANDLORD & BUYER/TENANT.

8 SELLER/LANDLORD and BUYER/TENANT acknowledge that the real estate licensee involved in this
9 transaction may be acting as agents of the SELLER/LANDLORD, agents of the BUYER/TENANT,
10 Transaction Brokers or Disclosed Dual Agents (Available only in Missouri). The Licensee acting as an
11 agent of the SELLER/LANDLORD has a duty to represent the SELLER'S/LANDLORD'S interest and will
12 not be the agent of the BUYER/TENANT. Information given by the BUYER/TENANT to a Licensee acting
13 as an agent of the SELLER/LANDLORD will be disclosed to the SELLER/LANDLORD. The Licensee
14 acting as an agent of the BUYER/TENANT has a duty to represent the BUYER'S/TENANT'S interest and
15 will not be an agent of the SELLER/LANDLORD. Information given by the SELLER/LANDLORD to a
16 Licensee acting as an agent of the BUYER/TENANT will be disclosed to the BUYER/TENANT. A
17 Licensee acting in the capacity of a Transaction Broker is not an agent for either party and does not
18 advocate the interests of either party. A Licensee acting as a Disclosed Dual Agent (Available only in
19 Missouri) is acting as an agent for both the SELLER/LANDLORD and the BUYER/TENANT, and when
20 acting as a Disclosed Dual Agent, a separate Dual Agency Disclosure Addendum is required.
21 SELLER/LANDLORD AND BUYER/TENANT HEREBY ACKNOWLEDGE THAT THE REAL ESTATE
22 BROKERAGE RELATIONSHIPS BROCHURE HAS BEEN FURNISHED TO THEM, AND THAT THE
23 BROKERAGE RELATIONSHIPS WERE DISCLOSED TO THEM OR THEIR RESPECTIVE AGENTS
24 AND/OR TRANSACTION BROKERS NO LATER THAN THE FIRST SHOWING, UPON FIRST
25 CONTACT, OR IMMEDIATELY UPON THE OCCURRENCE OF ANY CHANGE TO THAT
26 RELATIONSHIP.

27
28 SELLER/LANDLORD AND BUYER/TENANT CONFIRMATION OF BROKERAGE AGENCY
29 RELATIONSHIPS:

- 30
31 A. Licensee assisting SELLER is functioning as:
32
33 [x] SELLER'S/LANDLORD'S Agent
34 [] Designated SELLER'S/LANDLORD'S Agent (In Kansas, Supervising Broker acts as a
35 Transaction Broker)
36 [] Transaction Broker and SELLER/LANDLORD agree, if applicable, to sign a Transaction Broker
37 Agreement. SELLER/LANDLORD is not being represented.
38 [] Disclosed Dual Agent and SELLER/LANDLORD agree, if applicable, to sign a Disclosed Dual
39 Agency Agreement (Missouri Only)
40 [] BUYER'S/TENANT'S Agent
41 [] Designated BUYER'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction
42 Broker)
43 [] Subagent
44 [] SELLER/LANDLORD is not being represented.

45 **B. Licensee assisting BUYER is functioning as:**


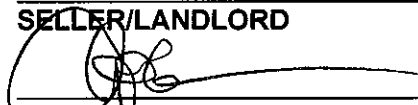
- 46 BUYERS'S/TENANT'S Agent
- 47 Designated BUYERS'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction
- 48 **Broker)**
- 49 Transaction Broker and BUYER/TENANT agree, if applicable, to sign a Transaction Broker
- 50 Agreement. Buyer/Tenant is not being represented.
- 51 Disclosed Dual Agent and BUYER/TENANT agree, if applicable, to sign a Disclosed Dual Agency
- 52 Agreement (Missouri Only)
- 53 SELLER'S/LANDLORD'S Agent
- 54 Designated SELLER'S/LANDLORD'S Agent in BUYER/TENANT'S Purchase of the Property
- 55 (In Kansas, Supervising Broker acts as a Transaction Broker)
- 56 Subagent
- 57 BUYER/TENANT is not being represented.
- 58
- 59

60 **SOURCE OF COMPENSATION:**

61 Brokerage fees, to include but not limited to broker commissions and other fees shall be paid out of
 62 escrow at Closing by SELLER/LANDLORD and, or, BUYER/TENANT unless otherwise described
 63 in the terms of the respective agency agreements or other SELLER/BUYER agreements.
 64 **SELLER/LANDLORD and BUYER/TENANT understand and agree that Brokers may be**
 65 **compensated by more than one party in the transaction.**

66
 67 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
 68 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD,**
 69 **CONSULT AN ATTORNEY BEFORE SIGNING.**

70
 71 Licensees also hereby certify that they are licensed to sell real estate in the state in which the
 72 Property is located.

73 	74 4.17.09		
75 SELLER/LANDLORD POA FOR FLP	DATE	BUYER/TENANT	DATE
76			
77			
78 SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
79 	80 4.17.09		
81 LICENSEE ASSISTING	DATE	LICENSEE ASSISTING	DATE
82 SELLER/LANDLORD		BUYER/TENANT	

AGENT RELATED TO MEMBER OF FLP
 AND IS POA FOR PURPOSES OF THIS
 TRANSACTION.

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. Copyright January 2009. Last revised 10/07. All previous versions of this document may no longer be valid.