

Property Client Full Plus

11730 W Harmony Lane, Olathe, KS 66062

L Price: \$800,000

MLS#: 2598811 Status: Active

County: Johnson, KS

Residential

Area: 345 - N=135th;S=Co Ln;E=State Ln;W=Pflumm

Sub: **Harmony View Acres**
 Type: **Single Family**
 Bed: **4** Full Bath: **3** Half Bth: **1**
 Above Grade Fin: **2,339** Source: **Appraiser**
 Below Grade Fin: **900** Source: **Estimated**
 Total Square Feet: **3,239** Source:
 Lot Size: **2.01 - Acres** Age: **51-75 Years**
 Elem: **Morse** Yr Built: **1969**
 Middle: **Aubry Bend** Tax: **\$7,338**
 Senior: **Blue Valley Southwest** FP: **Yes**
 District: **Blue Valley** Bsmt: **Yes**
 HOA: CA: **Yes**
 Terms: Gar: **Yes**
 Legal: **HARMONY VIEW ACRES SECOND PLAT LT 19 OLC 245 8 19**
 Direction Faces: **Southeast**



General Information

Floor Plan: **1.5 Stories** Style: **Traditional**
 Construct: **Brick & Frame, Vinyl Siding** Roof: **Composition**
 Garage: **2/Attached, Gar Door Opener, Garage Faces Side** Bsmt: **Egress Window, Garage Entrance, Inside Entrance, Sump Pump, Walk Up**
 Dining: **Breakfast Area, Eat-In Kitchen, Liv/Dining Combo** Lake:
 Lot Desc: **Acreage, Corner Lot, Estate Lot, Treed** Fence: **Other, Partial, Privacy, Wood**
 Fireplace: **1/Family Room, Gas Starter, Masonry, Wood Burning** Utilities: **In The Basement, Off The Kitchen**
 Oth Bldgs: **Outbuilding**
 Oth Rms: **Den/Study, Entry, Fam Rm Main Level, Main Floor BR, Main Floor Primary Bedroom, Workshop**

Remarks & Directions

**** Value Range Pricing Opportunity – Seller reviewing offers between \$680K-\$800K. ** ** List price reflects the upper value range; strong terms and clean offers encouraged. ** Discover a unique opportunity to own a beautifully positioned home on over 2 acres in the desirable Harmony View Acres neighborhood. Enjoy the perfect blend of privacy, space, and potential—whether you're dreaming of outdoor living, room to expand, or simply a peaceful retreat with easy access to city conveniences, this home has built-in charm with flowing floor plan and warm bones, awaiting your modern touch. Set in a distinct neighborhood of sprawling semi-rural lots with mature trees and masterful landscaping, this well-maintained residence features timeless character and a functional layout ready to meet a variety of lifestyle needs. Expansive lot provides ample space for gardening, hobbies, entertaining, or future enhancements. Inside, you'll find a warm, inviting atmosphere with generously sized rooms: a main-level primary bedroom with ensuite, a second bedroom and second full bath on the main floor, and wet bars on the main floor and in the basement. The home's layout offers flexible living spaces that can easily adapt to today's evolving needs— working from home, hosting guests, or simply enjoying everyday living. Located in a well-established neighborhood with access to top-tier schools, this home is just minutes from shopping, dining, parks, and major commuter routes. • Over 2 acres of usable land in a quiet, established community • A balance of traditional charm and vision-ready flexibility • Thermopane windows that welcome natural light and views of mature oak trees • Ideal lot for outdoor recreation, garden projects, or additional structures • Separate outbuilding with its own electric meter, offering flexibility to operate a home-based business or for use as a Workshop, Music Studio, or Mancave/She-Shed. Create your ideal lifestyle and long-term value here!**

Directions: **From US-69, take the exit for 151st Street / W 151st St (westbound). Head west on 151st Street. Continue on 151st until you reach Harmony Lane. There are two entrances; go to the second entrance of the horseshoe that is Harmony Lane. Turn north (right) onto Harmony Lane. The address 11730 W Harmony Ln will be on your left.**

Room Information

| Room Type | Dim | Level | Room Features | Room Type | Dim | Level | Room Features |
|-----------|-----|--------|---------------|-----------|-----|--------|---------------|
| Living Rm | | Main | All Carpet | Dining Rm | | Main | All Carpet |
| Family Rm | | Main | Hardwood | Kitchen | | Main | Pantry |
| Laundry | | Main | | BATHHALF | | Main | |
| Bed 1 | | Main | All Carpet | Bath 1 | | Main | |
| Bed 2 | | Main | | Bath 2 | | Main | |
| Bed 3 | | Second | Hardwood | Bed 4 | | Second | Hardwood |
| Bath 3 | | Second | | FAMILY2 | | Bsmt | |
| KITCHEN2 | | Bsmt | | Workshop | | Bsmt | |

Additional Information

Exclude:
 Bldg Conv: Age Rest: **No**
 Ceiling R: Walls R:
 Heating: **Central Gas, Heatpump/Gas, Natural Gas, Wood**
 Water: **City/Public - Verify**
 Ownrshp:
 Road Mnt: Road Surf:
 Other R: City Limits:
 Cooling: **Attic Fan, Central Electric, Heat Pump**
 Sewer: **Septic**

Patio: **Patio** Pool: **Pool**
 Flooring: **Carpeted Floors, Tile Floors, Wood Floors** Windows: **Storm Windows, Thermal Windows**
 Interior: **All Window Cover, Exercise Room, Fixer Up, Pantry, Walk-In Closet, Wet Bar**
 Equipment: **Fireplace Screen**
 Appliances: **Cooktop, Dishwasher, Disposal, Rng/Oven- Built In, Water Purifier, Water Softener**
 Telecom: **Cable - Available, Fiber - Available, High Speed Internet - Available**

Financial Information

Will Sell: **Cash, Conventional** HOA: **/**
 Tax: **\$7,338** Spc Tax: **\$0** Total Tax: **\$7,338** Tax Comm:

Assessment & Tax

| Assessment Year | 2025 | 2024 | 2023 |
|----------------------------------|----------|----------|----------|
| Assessed Value - Total | \$68,862 | \$68,460 | \$64,159 |
| Assessed Value - Land | \$16,973 | \$16,973 | \$16,973 |
| Assessed Value - Improved | \$51,889 | \$51,487 | \$47,186 |
| YOY Change (\$) | \$402 | \$4,301 | |
| YOY Change (%) | 1% | 7% | |

| Tax Year | 2025 | 2024 | 2023 |
|------------------------|------------|------------|------------|
| Total Tax | \$7,363.76 | \$7,337.70 | \$6,976.49 |
| YOY Change (\$) | \$26 | \$361 | |
| YOY Change (%) | 0% | 5% | |



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

1 **SELLER** (*Indicate Marital Status*): Alfred Gonzales, Jr. & Shonda Gonzales, Husband & Wife

5 **PROPERTY**: 11730 W Harmony Lane, Olathe, KS 66062

1. NOTICE TO SELLER.

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

2. NOTICE TO BUYER.

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

3. OCCUPANCY.

22 Approximate age of Property? 56 years How long have you owned? 27 years
23 Does SELLER currently occupy the Property? Yes No
24 If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

28 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
29 Mobile Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- 33 a. Any fill or expansive soil on the Property? Yes No
- 34 b. Any sliding, settling, earth movement, upheaval or earth stability problems
35 on the Property? Yes No
- 36 c. The Property or any portion thereof being located in a flood zone, wetlands
37 area or **proposed** to be located in such as designated by FEMA which
38 requires flood insurance? Yes No
- 39 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 40 e. Any flood insurance premiums that you pay? Yes No
- 41 f. Any need for flood insurance on the Property? Yes No
- 42 g. Any boundaries of the Property being marked in any way? Yes No
- 43 h. The Property having had a stake survey? Yes No
- 44 i. Any encroachments, boundary line disputes, or non-utility easements
45 affecting the Property? Yes No
- 46 j. Any fencing on the Property? Yes No
47 If "Yes", does fencing belong to the Property? N/A Yes No
- 48 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 49 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 50 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

52 **If any of the answers in this section are "Yes", explain in detail or attach other**
53 **documentation:** OWNER ADDED BOUNDARY FENCE

54 AG SG Initials Initials
55 SELLER SELLER BUYER BUYER

113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155

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 2 Cesspool Lagoon Other _____
- f. Approximate location of septic tank and/or absorption field: SEPTIC TANKS 50FT FROM HOUSE, LATERALS 220FT FROM HOUSE
- g. The location of the sewer line clean out trap is: SOUTH BSMT WALL
- 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? 2022 By whom? CHADMAN SEPTIC SERVICE
- 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: FRONT YARD
- 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: _____

AG OG
SELLER SELLER

Initials

Initials _____
BUYER BUYER

156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209

11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes No
 Central Electric Central Gas Heat Pump Window Unit(s)
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. _____
 2. _____
- b. Does the Property have heating systems? Yes No
 Electric Fuel Oil Natural Gas Heat Pump Propane
 Fuel Tank Other _____
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. _____
 2. _____
- c. Are there rooms without heat or air conditioning? Yes No
 If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes No
 Electric Gas Solar Tankless
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. _____
 2. _____
- e. Are you aware of any problems regarding these items? Yes No
 If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: Copper Aluminum Unknown
- b. Type of electrical panel(s): Breaker Fuse
 Location of electrical panel(s): BEMT
 Size of electrical panel(s) (total amps), if known: 200 AMP
- c. Are you aware of any problem with the electrical system? Yes No
 If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes No
 - b. Any landfill on the Property? Yes No
 - c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
 - d. Any contamination with radioactive or other hazardous material? Yes No
 - e. Any testing for any of the above-listed items on the Property? Yes No
 - f. Any professional testing for radon on the Property? Yes No
 - g. Any professional mitigation system for radon on the Property? Yes No
 - h. Any professional testing/mitigation for mold on the Property? Yes No
 - i. Any other environmental issues? Yes No
 - j. Any controlled substances ever manufactured on the Property? Yes No
 - k. Any methamphetamine ever manufactured on the Property? Yes No
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)**

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

RS 89
SELLER SELLER

Initials _____
BUYER BUYER

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 \$ _____ 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 _____
241 _____
- 242 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

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

245 _____
246 _____
247 _____
248 _____

249 **15. PREVIOUS INSPECTION REPORTS.**

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

252 **16. OTHER MATTERS. ARE YOU AWARE OF:**

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

268   Initials
SELLER SELLER

Initials _____
BUYER BUYER

269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323

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

If any of the answers in this section are "Yes", explain in detail: HALL DAMAGE

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

Electric Company Name: EVERLY Phone # 888-471-5275
 Gas Company Name: ATMOS Phone # 888-286-6700
 Water Company Name: CITY OF OLATHE Phone # 913-971-9311
 Trash Company Name: CITY OF OLATHE Phone # 913-971-9311
 Other: _____ Phone # _____
 Other: _____ Phone # _____

18. 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.

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

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:

- | | |
|---|---|
| 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, attached or hung | Storm windows, doors, screens |
| Fences (including pet systems) | Window blinds, curtains, coverings and window mounting components |

AG 89
SELLER SELLER

Initials _____
BUYER BUYER

324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378

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.)

NA Air Conditioning Window Units, # _____
OS Air Conditioning Central System
OS Attic Fan
OS Ceiling Fan(s), # 2
NA Central Vac and Attachments
NA Closet Systems, Location _____
NA Camera-Surveillance Equipment
OS Doorbell
NA Electric Air Cleaner or Purifier
NA Electric Car Charging Equipment
OS Exhaust Fan(s) - Baths
OS Fences - Invisible & Controls
 Fireplace(s), # 1
 Location #1 MAIN FLOOR Location #2 _____
OS Chimney _____ Chimney
NA Gas Logs _____ Gas Logs
NA Gas Starter _____ Gas Starter
NA Heat Re-circulator _____ Heat Re-circulator
NA Insert _____ Insert
OS Wood Burning _____ Wood Burning
 _____ Other _____ Other _____
NA Fountain(s)
OS Furnace/Heat Pump/Other Heating System
OS Garage Door Keyless Entry
OS Garage Door Opener(s), # 2
OS Garage Door Transmitter(s), # 2
NA Generator
NA Humidifier
NA Intercom
NA Jetted Tub
 KITCHEN APPLIANCES
 Cooking Unit
OS Stove/Range
OS Elec. _____ Gas _____ Convection
OS Built-in Oven
OS Elec. _____ Gas _____ Convection
OS Cooktop OS Elec. _____ Gas
NA Microwave Oven
OS Dishwasher
OS Disposal
NA Freezer
 Location _____
NA Refrigerator (#1)
 Location _____
OS Refrigerator (#2)
 Location BSMT
NA Trash Compactor

NA Laundry - Washer
NA Laundry - Dryer
 _____ Elec. _____ Gas
MOUNTED Entertainment Equipment
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA Speakers, Location _____
NA Speakers, Location _____
NA Other/Location _____
NA Other/Location _____
NA Other/Location _____
NA Other/Location _____
NA Outside Cooking Unit
NA Propane Tank
 _____ Owned _____ Leased
NA Security System
 _____ Owned _____ Leased
NA Smoke/Fire Detector(s), # _____
NA 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
EX Swing set/Playset
OS Sump Pump(s), # 2
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
NA Yard Light
 _____ Elec. _____ Gas
NA Boat Dock, ID# _____
NA Other _____

AG SG
 SELLER SELLER

Initials

Initials _____
 BUYER 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 Alfred Gonzales, Jr. 1-30-26 Shonda Gonzales 01/30/2026
402 SELLER DATE SELLER DATE
403
404

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 _____
421 BUYER 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:** _____ Alfred Gonzales, Jr. & Shonda Gonzales, Husband & Wife

2
3 **PROPERTY:** _____ 11730 W Harmony Lane, Olathe, KS 66062

4
5 **Lead Warning Statement:**

6 *Every purchaser of any interest in residential real property on which a residential dwelling was built*
7 *prior to 1978 is notified that such property may present exposure to lead from lead-based paint that*
8 *may place young children at risk of developing lead poisoning. Lead poisoning in young children*
9 *may produce permanent neurological damage, including learning disabilities, reduced intelligence*
10 *quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk*
11 *to pregnant women. The seller of any interest in residential real property is required to provide the*
12 *buyer with any information on lead-based paint hazards from risk assessments or inspections in the*
13 *seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment*
14 *or inspection for possible lead-based paint hazards is recommended prior to purchase.*

15
16 **Seller's Disclosure (Initial applicable lines)**

17 a. AG SG **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**

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

21 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22

23 b. AG SG **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
24 **(check one below)**

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

28 Seller has no reports or records pertaining to lead-based paint and/or lead-based
29 paint hazards in the housing.
30

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

32 c. _____ **BUYER HAS RECEIVED** copies of records and reports pertaining to lead-
33 based paint and/or lead-based paint hazards in the housing listed above.

34 _____ **BUYER HAS NOT RECEIVED** any copies of records and reports
35 pertaining to lead-based paint and/or lead based paint hazards in the
36 housing listed above.

37 d. _____ **BUYER HAS RECEIVED THE PAMPHLET:**
38 *"Protect Your Family from Lead in Your Home"*

39 e. _____ **BUYER HAS: (Check one below)**

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

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

44 **Licensee's Acknowledgment: (initial or enter N/A if not applicable)**

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

47 g. _____ Licensee assisting Buyer has informed the Seller of the Seller's obligations under 42
48 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

49 **Certification of Accuracy**

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

52
53

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

57
58 Alfred Gonzalez, Jr. 1-30-26 _____
59 **SELLER** **DATE** **BUYER** **DATE**
60

61
62 Shonda Gonzalez 01/30/2026 _____
63 **SELLER** **DATE** **BUYER** **DATE**
64

65
66 Shonda Gonzalez 01/30/2026 _____
67 **LICENSEE ASSISTING SELLER** **DATE** **LICENSEE ASSISTING BUYER** **DATE**
68

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS®. Last revised October 2025. All previous versions of this document may no longer be valid. January 2026.