

RURAL PROPERTY ATTACHMENT TO SALES CONTRACT

SELLER(s): The Edward James Bates and Eva Marie Bates Revocable Trust dated December 11, 1996

BUYER(s): _____

ADDRESS: 15939 Leavenworth Rd, Basehor, KS 66007

Septic Inspection / Septic Pumping / Water Well Inspection:

Property is located in Leavenworth County and has a Septic System and/or Water Well. All jurisdictions have different rules and regulations regarding the transfer of real estate and the inspection of septic systems / water wells. Seller (BUYER/SELLER) agrees to contact the appropriate jurisdiction to determine whether inspections of these systems are required.

If the Property is in a jurisdiction that requires Septic Pumping, Septic Inspections, and/or Water Well Inspections by the governing authority, said inspections shall be ordered by Seller (BUYER/SELLER) and performed at Seller's (BUYER'S/SELLER'S) expense, no later than Septic Inspection has been completed (date). SELLER shall provide access to the property for a well water test. SELLER shall also provide access to the cover of the septic tank by removing any obstructions to the tank, at SELLER'S expense, prior to the date of Septic Inspection.

N/A (BUYER/SELLER) shall provide N/A (BUYER/SELLER) with copies of all reports within 5 days from the date of inspection. *****SEE INFORMATION BELOW regarding Septic Inspection.**

The terms and conditions of Paragraph 10.d of the sales contract attached hereto shall apply to the aforementioned Septic System and/or Water Well inspections.

Water Rights / Rural Water District Meter Rights and Transfer Certificates: It

is the BUYER'S responsibility to verify the water rights and rural water district meter rights/ownership that are available for the subject property. If a rural water meter is assigned to the SELLER/Property, the BUYER should verify their rights to have the meter/meter rights transferred to BUYER. SELLER agrees to execute any necessary documents to transfer or assign any ownership rights in the water meter or water rights of the subject property. Any cost to transfer or assign ownership rights shall be paid by _____ (BUYER/SELLER).

Propane Tank / Remaining Fuel Pro-ration:

If SELLER is the owner of the existing propane tank, then ownership of the propane tank shall be passed along to the BUYER at closing. If the Propane Tank is leased, SELLER shall cancel any existing lease on the propane tank as of the closing date. BUYER shall be responsible for the creation of any new lease.

Whether tank is owned or leased, BUYER shall pay SELLER for any remaining fuel in the tank that will transfer to BUYER at closing, with pro-rated amount based upon SELLER'S documentation of the most recent billing cost for fuel.

SELLER DATE

BUYER DATE

SELLER DATE

BUYER DATE



Lawrence Board of Realtors® (6-22-09)



The Septic Inspection was done on May 24, 2019. See attached Inspection Report. Buyer acknowledges receiving a copy of said Inspection. Buyer has read and understands the Septic Inspection Report. The septic tank is unacceptable, and will need to be replaced prior to occupancy. This will be the responsibility of the Buyer to correct before the property can be habited. A list of Certified Septic Installers has been provided to Buyer. It is the responsibility of Buyer to obtain any permits, ect required for repairs. ALL Repairs and associated costs are the Buyers responsibility, once system has been replaced, Buyer will need to contact County for approval.

Buyers Initials: _____
Buyers Initials: _____