

SELLER'S SPECIAL ASSESSMENT DISCLOSURE ADDENDUM



Topeka Area Association of REALTORS®, Inc.

Seller, covering the property legally described as Lot Block Addition and commonly known asCapricorn Woods #3, Shawnee City Ks (32) platted building sites). County, Kansas.	In reference to the purchase contra				, betwe	en	
Seller hereby notifies Buyer that the Property is subject to special assessments or fees or may be in an improvement district created pursuant to K.S.4. 12-601 et seq and amendments thereto subjecting the Property to future assessments or fees of an unknown amount. Buyer acknowledges that Buyer is aware of such assessments and/or fees and that the following information is a good faith estimation of such amounts provided by Seller: These special assessment amounts are estimates and are not guaranteed by the Seller. Buyers are encouraged to verify the accuracy of this information with the Shawnee County Treasurer. Improvement District		, Buyer a	ınd <u>OG RE</u>	AL ESTATE LLC	, Sel	ler, covering the	
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Remaining Balance (circle one) CITY SEWER per lot \$ 470 Est (A) (E) 5,885 Est 2029 Blk A, lots 1 thru 11 Blk B, lots 1 thru 11 Blk C, lots 1 thru 14 Blk C, lots 1 thru 15 Blk D, lots 1 & 20 \$ (A) (E) 20 \$ (A) (E) 20 \$ (A) (E) 20 \$ (A) (E) 20 Seller does not warrant this information since all of the special assessments are of public record. Seller and ALL OTHER TERMS AND CONDITIONS OF SAID CONTRACT REMAIN IN FULL FORCE AND EFFECT. Buyer agree that they each have equal and similar access and opportunity to review all public records in relation to said special assessments. OG REAL-ESTATE LEG Seller Buyer Date Buyer	improvement district created purse. Property to future assessments or such assessments and/or fees and provided by Seller: These special Seller. Buyer	uant to K.S.A. fees of an unk that the follow assessment an s are encourag	12-601 et nown am ing infor- nounts are ed to veri	seq and amendmount. Buyer acknomation is a good for estimates and are fy the accuracy of	ents thereto subjouveledges that Bostimation of the entry and the entry	ecting the uyer is aware of of such amounts	
Remaining Balance (circle one) [Individual Lots in Capricorn Woods #3 2029 Elik A, lots 1 thru 11 Elik B, lots 1 thru 11 Elik B, lots 1 thru 11 Elik B, lots 1 thru 14 Elik B, lots 1 thru 15 Elik D, lots 1 & 2	Improvement District	Payments	(E)stii	nated	Final		
CITY SEWER per lot \$ 470 Est (A) (E) 5,885 Est 2029 Capricorn Woods #3 CITY STREET/PAVING per lot \$ 1,369 Est (A) (E) 19,423 Est 2030 S (A) (E) 20 S (A) (E) 20 S (A) (E) 20 Seller does not warrant this information since all of the special assessments are of public record. Seller and ALL OTHER TERMS AND CONDITIONS OF SAID CONTRACT REMAIN IN FULL FORCE AND EFFECT. Buyer agree that they each have equal and similar access and opportunity to review all public records in relation to said special assessments. OG REAL-ESTATE LEG Seller Buyer Date Buyer		•	Remai	ning Balance	Payment		
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FORCE AND EFFECT. Buyer agree that they each have equal and similar access and opportunity to review all public records in relation to said special assessments. OG REAL-ESTATE LLG Seller Date Date Buyer Buyer Buyer							
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