



MULTIFAMILY PROPERTY DISCLOSURE RIDER

(To be used in conjunction with Property Disclosure – Residential)

1 **SELLER:** _____ JH Holdings LLC
 2 **PROPERTY LOCATION:** _____ 9932 E. 36th Street, Independence, MO 64052
 3 **NUMBER OF UNITS:** _____ 10

5 **1. RENT SCHEDULE (If more than 6 units, attach additional rent schedule). Check box if additional
 6 schedule attached.**

8 Monthly Rent: If vacant please enter most recent rent amount.

9 Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer, G = Gas

Unit #	Lease (Y/N) or last occupied	Lease Begin MM/YY	Lease End MM/YY	Monthly Rent	Is rent current?	Amount of Security Deposit (Tenants/Pets)	Tenant Pays (Check)	Landlord Pays (Check)
1	Y	01/2026	12/2027	1150	Y	1000	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
2	N	N/a	N/a	N/a	N/a	N/a	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
3	Y	01/2026	12/2027	1189	Y	450	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
4	Y	09/2025	08/2026	1166	Y	1000	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
5	N	N/a	N/a	N/a	N/a	N/a	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
6	Y	08/2025	07/2026	1026	Y	1000	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S

10
 11 Have any tenants given notice, been served Notices to Quit, or eviction proceedings begun against any
 12 tenants? _____ No

13
 14 **2. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc):** _____ No

17 **3. EXPENSE INFORMATION:**

- 18 a. Annual real estate taxes and year:.....\$ _____ 8000
- 19 b. Annual hazard insurance:.....\$ _____ 7500
- 20 c. Annual snow removal expense:.....\$ _____ 200
- 21 d. Annual lawn mowing, yard maintenance expense:.....\$ _____ 400
- 22 e. Annual fuel consumption paid by landlord:.....\$ _____ 3000 #Gallons, cu.ft: _____ n/a
- 23 f. Annual electric costs paid by landlord:.....\$ _____ 3000
- 24 g. Annual trash removal expense:.....\$ _____ 3000
- 25 h. Other expense: _____ property management - 6000

SELLER

Initials **SELLER and BUYER acknowledge they have read this page** Initials

BUYER

27 **4. APPLIANCE/HVAC/WATER HEATER SCHEDULE (only list appliances included in sale, if more than**
 28 **6 units, attach additional appliance schedule). Check box if additional schedule attached.**

Unit	Stove	DW	Refrigerator	Microwave	Washer	Dryer	Furnace/ Age	Central Ac Age	Water Heater Age	Window Unit(s)
1	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
2	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
3	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
4	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
5	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
6	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N

29

30 **5. ADDITIONAL INFORMATION:**

31 a. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____

32

33 b. Attached Operating/Income Statement for _____ years.

34 c. Additional comments: _____

35
36
37

38 **RENTS SHALL BE PRO-RATED AS OF THE DAY OF CLOSING. ALL PRO-RATED RENTS AND DEPOSITS**
 39 **SHALL TRANSFER TO BUYER AT CLOSING.**

40

41 **AFTER ALL BUYER CONTINGENCIES ARE SATISFIED, SELLER AGREES TO PROVIDE BUYER COPIES OF**
 42 **ALL LEASES.**

43

44 **SELLER ACKNOWLEDGES THAT SELLER HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH**
 45 **INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF SELLER KNOWLEDGE. SELLER**
 46 **AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER**
 47 **BROKERS AND BUYER'S.**

48

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 50 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN**
 51 **ATTORNEY BEFORE SIGNING.**

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dotloop verified
01/12/26 7:44 AM PST
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SELLER

DATE

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dotloop verified
01/14/26 9:25 AM CST
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SELLER

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 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 2026.



MULTIFAMILY PROPERTY DISCLOSURE RIDER

(To be used in conjunction with Property Disclosure – Residential)

1 **SELLER:** _____ JH Holdings LLC
 2 **PROPERTY LOCATION:** _____ 9932 East 36th Street South, Independence, MO 64052
 3 **NUMBER OF UNITS:** _____ 10

4
 5 **1. RENT SCHEDULE (If more than 6 units, attach additional rent schedule). Check box if additional
 6 schedule attached.**

7 Monthly Rent: If vacant please enter most recent rent amount.
 8 Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer, G = Gas

Unit #	Lease (Y/N) or last occupied	Lease Begin MM/YY	Lease End MM/YY	Monthly Rent	Is rent current?	Amount of Security Deposit (Tenants/Pets)	Tenant Pays (Check)	Landlord Pays (Check)
7	N	N/a	N/a	N/a	N/a	N/a	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
8	Y	11/2025	10/2026	1031	Y	1000	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
9	Y	11/2025	10/2026	1050	Y	1000	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
10	Y	10/2025	09/2026	1050	Y	1000	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
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 21 d. Annual lawn mowing, yard maintenance expense:.....\$ _____ 400
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 23 f. Annual electric costs paid by landlord:.....\$ _____ 3000
 24 g. Annual trash removal expense:.....\$ _____ 3000
 25 h. Other expense: _____ property management - 6000

 
 SELLER BUYER

Initials **SELLER and BUYER acknowledge they have read this page** Initials

 
 BUYER BUYER

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 28 **6 units, attach additional appliance schedule). Check box if additional schedule attached.**

Unit	Stove	DW	Refrigerator	Microwave	Washer	Dryer	Furnace/ Age	Central Ac Age	Water Heater Age	Window Unit(s)
7	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
8	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
9	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N
10	Y	N	Y	N	N	N	1 yr	1 yr	1 yr	N

29
 30 **5. ADDITIONAL INFORMATION:**
 31 a. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____
 32
 33 b. Attached Operating/Income Statement for _____ years.
 34 c. Additional comments: _____
 35
 36
 37

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SELLER	DATE	BUYER	DATE
	dotloop verified 01/14/26 9:25 AM CST CTEB-FKZN-CGDP-28N0		dotloop verified 01/14/26 9:25 AM CST CTEB-FKZN-CGDP-28N0
SELLER	DATE	BUYER	DATE

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MULTIFAMILY PROPERTY DISCLOSURE RIDER

(To be used in conjunction with Property Disclosure – Residential)

1 **SELLER:** _____ JH Holdings LLC2 **PROPERTY LOCATION:** _____ 9930 E. 36th Street, Independence, MO 640523 **NUMBER OF UNITS:** _____ 104 **5. 1. RENT SCHEDULE (If more than 6 units, attach additional rent schedule). Check box if additional
6 schedule attached.**7 **8. Monthly Rent: If vacant please enter most recent rent amount.**9 **Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer, G = Gas**

Unit #	Lease (Y/N) or last occupied	Lease Begin MM/YY	Lease End MM/YY	Monthly Rent	Is rent current?	Amount of Security Deposit (Tenants/Pets)	Tenant Pays (Check)	Landlord Pays (Check)
1	Y	04/2025	03/2026	750	Y	750	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
2	Y	04/2025	03/2026	750	Y	750	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
3	Y	04/2025	03/2026	750	Y	750	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
4	Y	month to month	month to month	1000	Y	500	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
5	Y	month to month	month to month	600	Y	600	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
6	Y	12/2025	11/2026	1028	Y	1000	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S

10 **11. Have any tenants given notice, been served Notices to Quit, or eviction proceedings begun against any
12 tenants? _____ unit 5 has been notice to quit due to her erratic behavior**13 **14. 2. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc): _____ tenants in units 1,2,3,7,8 pay a utility
15 of \$90 per month**16 **17. 3. EXPENSE INFORMATION:**

- 18 a. Annual real estate taxes and year:.....\$ _____ 8000
- 19 b. Annual hazard insurance:.....\$ _____ 7500
- 20 c. Annual snow removal expense:.....\$ _____ 200
- 21 d. Annual lawn mowing, yard maintenance expense:.....\$ _____ 400
- 22 e. Annual fuel consumption paid by landlord:.....\$ _____ 3000 #Gallons, cu.ft: _____
- 23 f. Annual electric costs paid by landlord:.....\$ _____ 3000
- 24 g. Annual trash removal expense:.....\$ _____ 3000
- 25 h. Other expense: _____

SELLER

Initials **SELLER** and **BUYER** acknowledge they have read this page

BUYER

27 **4. APPLIANCE/HVAC/WATER HEATER SCHEDULE (only list appliances included in sale, if more than**
 28 **6 units, attach additional appliance schedule). Check box if additional schedule attached.**

Unit	Stove	DW	Refrigerator	Microwave	Washer	Dryer	Furnace/ Age	Central Ac Age	Water Heater Age	Window Unit(s)
1	Y	N	Y	N	N	N	12	12	12	N
2	Y	N	Y	N	N	N	12	12	12	N
3	Y	N	Y	N	N	N	12	12	12	N
4	Y	N	Y	N	N	N	12	12	12	N
5	Y	N	Y	N	N	N	12	12	12	N
6	Y	N	Y	N	N	N	12	12	12	N

29

30 **5. ADDITIONAL INFORMATION:**31 a. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____

32

33 b. Attached Operating/Income Statement for _____ years.

34 c. Additional comments: _____

35

36

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SELLER

DATE

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FE3D-BNNM-PJKZ-DCWB

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SELLER

DATE



BUYER

DATE



BUYER

DATE

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7	Y	04/2025	03/2026	650	Y	400	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
8	Y	04/2025	03/2026	650	Y	650	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
9	N	N/a	N/a	N/a	N/a	N/a	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
10	Y	08/2025	07/2026	1182	Y	1182	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> G <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> G <input type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S
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 11 Have any tenants given notice, been served Notices to Quit, or eviction proceedings begun against any
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22 e. Annual fuel consumption paid by landlord:.....\$ _____ #Gallons, cu.ft: _____

23 f. Annual electric costs paid by landlord:.....\$ _____

24 g. Annual trash removal expense:.....\$ _____

25 h. Other expense: _____

26 _____

 
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 BUYER BUYER

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Unit	Stove	DW	Refrigerator	Microwave	Washer	Dryer	Furnace/ Age	Central Ac Age	Water Heater Age	Window Unit(s)
7	Y	N	Y	N	N	N	12 yr	12 yr	12 yr	N
8	Y	N	Y	N	N	N	12 yr	12 yr	12 yr	N
9	Y	N	Y	N	N	N	12 yr	12 yr	12 yr	N
10	Y	N	Y	N	N	N	12 yr	12 yr	12 yr	N

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30 **5. ADDITIONAL INFORMATION:**31 a. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____

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33 b. Attached Operating/Income Statement for _____ years.

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dotloop verified
01/12/26 7:44 AM PST
LQ05-YLBY-DU20-RTDL

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SELLER**DATE**

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BUYER**DATE**

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dotloop verified
01/14/26 9:25 AM CST
MCRK-ICX4-FXTA-FVQJ

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SELLER**DATE**

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BUYER**DATE**

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