

PROPERTY INFORMATION PACKET

THE DETAILS



5326 S. Broadway Ave. | Wichita, KS 67216

AUCTION: Wednesday, September 18th @ 12:00 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.683.0612 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION L.L.C.
REAL ESTATE SPECIALISTS



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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

STANDARD



MLS # 571421
Class Land
Property Type Vacant Lot
County Sedgwick
Area 518
Address 5326 S BROADWAY AVE
Address 2
City Wichita
State KS
Zip 67216
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Display on Public Websites	Yes
Showing Phone	1-800-301-2055	Display Address	Yes
Zoning Usage	Commercial	VOW: Allow AVM	Yes
Parcel ID	20173-215-21-0-32-03-002.01	VOW: Allow 3rd Party Comm	Yes
Number of Acres	0.87	Sub-Agent Comm	0
Lot Size/SqFt	37897	Buyer-Broker Comm	3
School District	Wichita School District (USD 259)	Transact Broker Comm	3
Elementary School	White	Variable Comm	Non-Variable
Middle School	Truesdell	Virtual Tour Y/N	No
High School	South		
Subdivision	OTHER		
Legal	LOT 2 BLOCK A CLAASSEN, DANIEL L 1ST ADD.		

DIRECTIONS

Directions 47th & Broadway - South to property.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	LOCKBOX
Rectangular	None	None	None
Corner	OUTBUILDINGS	EXISTING FINANCING	AGENT TYPE
TOPOGRAPHIC	None	Other/See Remarks	Sellers Agent
Level	MISCELLANEOUS FEATURES	PROPOSED FINANCING	OWNERSHIP
PRESENT USAGE	Mineral Rights Included	Other/See Remarks	Individual
None/Vacant	No Crops Included	POSSESSION	TYPE OF LISTING
ROAD FRONTAGE	DOCUMENTS ON FILE	At Closing	Excl Right w/o Reserve
City	Aerial Photos	SHOWING INSTRUCTIONS	BUILDER OPTIONS
UTILITIES AVAILABLE	Ground Water Addendum	Call Showing #	Open Builder
Other/See Remarks	FLOOD INSURANCE		
	Required		

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.71
General Tax Year	2018
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

MARKETING REMARKS

Marketing Remarks This property is offered by Rick Brock with McCurdy Auction, LLC. Office: 316-683-0612 Email: rbrock@mccurdyauction.com. THIS PROPERTY IS SELLING AT A MULTI-PROPERTY AUCTION CONDUCTED OFF-SITE AT 170 W. DEWEY ON SEPTEMBER 18TH AT 12:00 P.M. DOORS OPEN AT 11:00 AM FOR REGISTRATION OR PRE-REGISTER ONLINE. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. NO MINIMUM, NO RESERVE!!! This property is selling with clear title at closing and no back taxes. Property previews available. Vacant .87+/- Acre Commercial Lot in Southeast Wichita! This lot is zoned Limited Commercial and is on a corner lot off Broadway / U.S. Route 81, which provides great potential and visibility. This is a great opportunity for development! DISCLOSURES: Seller is a licensed real estate salesperson or broker in the state of Kansas. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$3,500.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	
Auction Location	170 W. Dewey, Wichita	1 - Open Start Time	
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	9/18/2019		
Auction Start Time	12:00 PM		
Broker Registration Req	Yes		
Broker Reg Deadline	5:00 PM on 9/17/19		
Buyer Premium Y/N	Yes		
Premium Amount	0.10		
Earnest Money Y/N	Yes		
Earnest Amount %/\$	3,500.00		

TERMS OF SALE

Terms of Sale

ADDITIONAL PICTURES



DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2019 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



WATER WELL INSPECTION REQUIREMENTS City of Wichita

Property Address: 5326 S. Broadway Ave - Wichita, KS 67216

1. Any property within the *City of Wichita* with any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO [X]

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO [X]

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Owner  _____
09/16/2019 3:14:43 PM CDT

_____ Date

Owner _____

_____ Date

ADDENDUM _____ (Groundwater)

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:
5326 S. Broadway Ave - Wichita, KS 67216

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

 [SH] Seller has no knowledge of groundwater contamination or other environmental concerns; or
 Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

 [SH] Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
 Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) Buyer has received copies of all information, if any, listed above. (initial)

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

 
8/16/2019 2:15:08 PM CDT
 Seller Date

 Buyer Date

 Seller Date

 Buyer Date

This form is approved by legal counsel for the Wichita Area Association of REALTORS® exclusively for use by members of the Wichita Area Association of REALTORS® and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations.



Security 1st Title

File #:

Property Address:

5326 S. Broadway Ave

Wichita, KS 67216

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

****SECURITY 1ST TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED****

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1st Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **DO NOT FORWARD** wire instructions to any other parties.
- **ALWAYS VERIFY WIRE INSTRUCTIONS**, specifically the ABA routing number and account number, by calling the party who is receiving the funds.
- **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.
- **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer

Seller

Authenti-

8/16/2019 3:15:20 PM CDT

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>



ENVIRONMENTAL MANAGEMENT, INC.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM Standard E1527-13)

Commercial Property
5326 South Broadway
Wichita, KS 67216

PREPARED FOR:

Green Cabin Capital, LLC

SUBMITTED BY:

Environmental Management, Inc.
P.O. Box 23753
Overland Park, KS 66283

May 31, 2019

1 SUMMARY

Environmental Management, Inc. (“EMI”) was retained by Green Cabin Capital, LLC (the “User”) to perform a Phase I Environmental Site Assessment (“ESA”) for the properties located at 5255, 5326 and 5355 South Broadway, Wichita, KS 67216 (collectively, the “Property”). **As detailed below, the ESA revealed no “recognized environmental conditions” (“RECs”) at the Property.**

Allied Environmental Consultants, Inc.



May 29, 2003

Stoneborough Estates

Attention:

Reference: Phase II Environmental Site Assessment
5326 South Broadway, Wichita, Kansas
AEC File No. 03068-0431

Dear :

At your request, Allied Environmental Consultants, Inc. (AEC) has conducted a limited soil and ground water investigation at the above-referenced site. This report summarizes the methodology and results of the investigation.

Background

The subject site fronts Broadway Avenue with dimensions of approximately 99 feet north/south by 380 feet east/west. The site is in an area of known oil field operations and is also immediately north of a retail fuel outlet.

Scope of Work

Based on the above concerns, AEC has completed the following scope of work:

- Underground utility clearance.
- Decontamination of the probing and sampling equipment prior to each use.
- Installation of two exploratory probes utilizing geoprobe hydraulic sampling technology.
- Field screening of representative soil samples to a depth of 8 feet at each location utilizing a photo-ionization detector (PID).
- Collection of groundwater samples from the upper aquifer at each location.
- Submittal of two groundwater samples for volatile organic compound (VOC) analysis by a State of Kansas-certified analytical laboratory.
- Abandonment of the probe holes after sampling according to Kansas Department of Health and Environment (KDHE) guidelines.

Sampling Methodology

Field activities were conducted on May 19, 2003. Environmental Compliance and Probing Services of Wichita, Kansas provided the geoprobe services. Probe locations are shown on Figure 1 (Attachment 1).

Soil samples were collected to depths of 8 feet below ground surface at each location utilizing disposable acetate sleeves fitted inside the drive sampler. Lithologic features included 0.5-1.5 feet of fill soil overlying silts and silty clays. Sandy clay and sand deposits were encountered at depths of 5-6 feet, becoming saturated at approximately 14-14.5 feet below ground surface. Both probes were terminated at 18 feet below ground surface. Copies of boring logs are included in Attachment 2.

Stoneborough Estates
May 29, 2003
Page 2

Upon retrieval to the surface, the soils were removed from the liners and screened for the presence of VOC vapors using a PID meter equipped with an 11.7 eV lamp. Soil samples were placed in a zip-lock bag for approximately 15 minutes at 75-90 degrees Fahrenheit, and the resulting headspace measurements were recorded in the field notes (see Attachment 3). No VOC vapors were detected in the soils at either location.

Geoprobe hydraulic sampling equipment was also utilized to obtain groundwater samples from the upper aquifer at each location. New teflon tubing was installed for each sample to avoid cross contamination. The water sample was raised into the tubing by vacuum and placed into laboratory-supplied sample containers. Each container was placed on ice in an insulated cooler, labeled, and shipped to Test America, an analytical laboratory located in Nashville, Tennessee, for VOC analyses by method 8260. Copies of sampling data logs are included in Attachment 3 and copies of the chain-of-custody forms are included in Attachment 4.

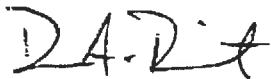
Analytical Results

No VOC constituents were detected in either of the two groundwater samples submitted for chemical analysis. The complete laboratory report is included in Attachment 4. Review of the laboratory quality assurance data indicates that all laboratory data is within acceptable quality parameters.

Should you have any questions or comments concerning the results of this investigation, please contact our office at your convenience.

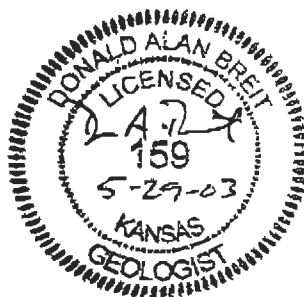
Sincerely,

ALLIED ENVIRONMENTAL CONSULTANTS, INC.



Don A. Breit, PG
Project Manager

Attachments: as noted





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5326 S. Broadway Ave, Wichita, KS 67216

Flood Zone



Geographic Information Services
Sedgwick County...
working for you

Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174

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Fri Aug 16 08:23:37 GMT-0500 2019

Legend

Flood Plain

Base Flood Approximate

--

Base Flood Elevations

—

0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

A

AE

AE,

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

X - Area of Special Consideration

X AREA OF SPECIAL CONSIDERATION

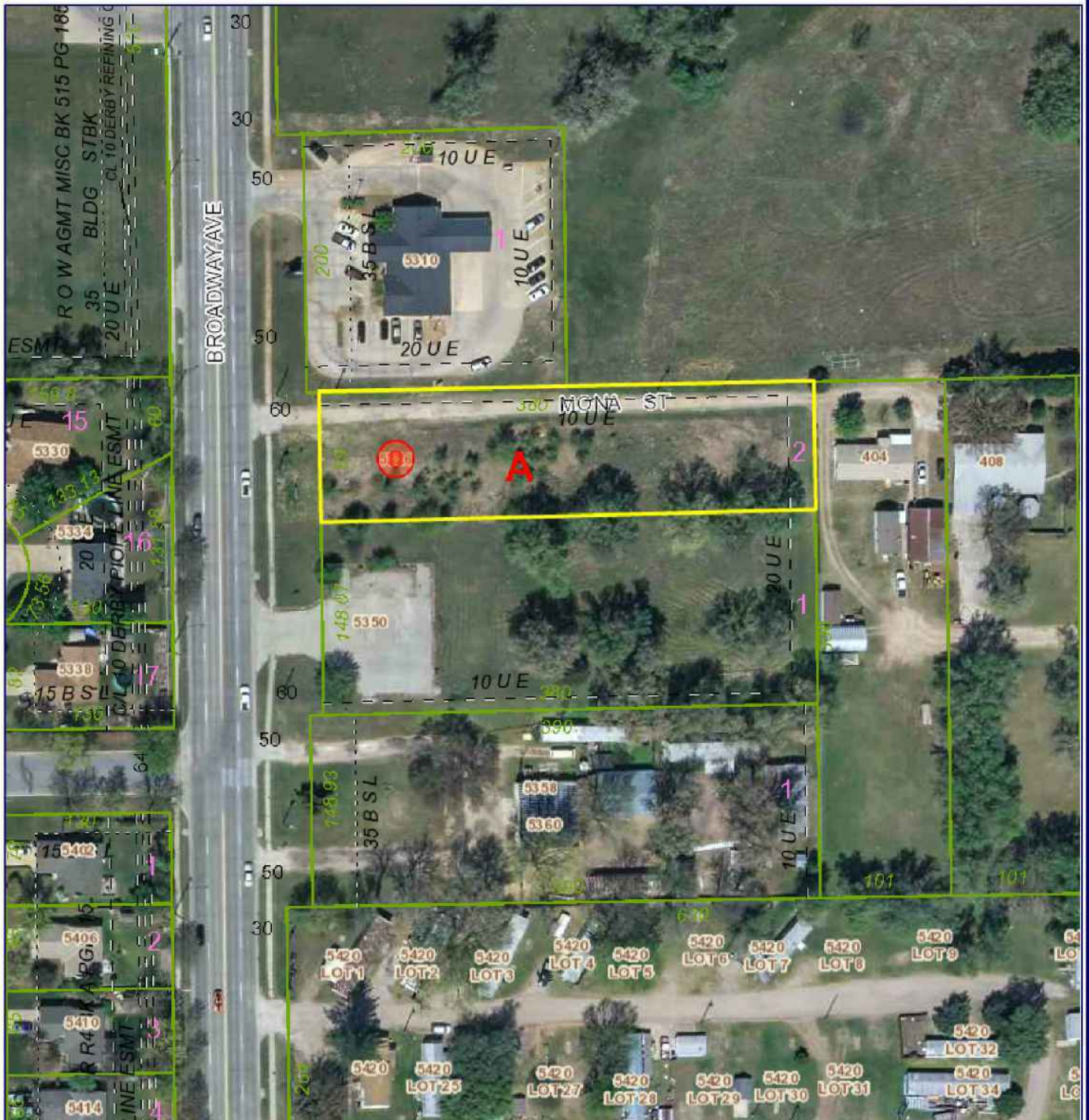
X

X,

Area Not Included

5326 S. Broadway Ave, Wichita, KS 67216

Aerial



Geographic Information Services

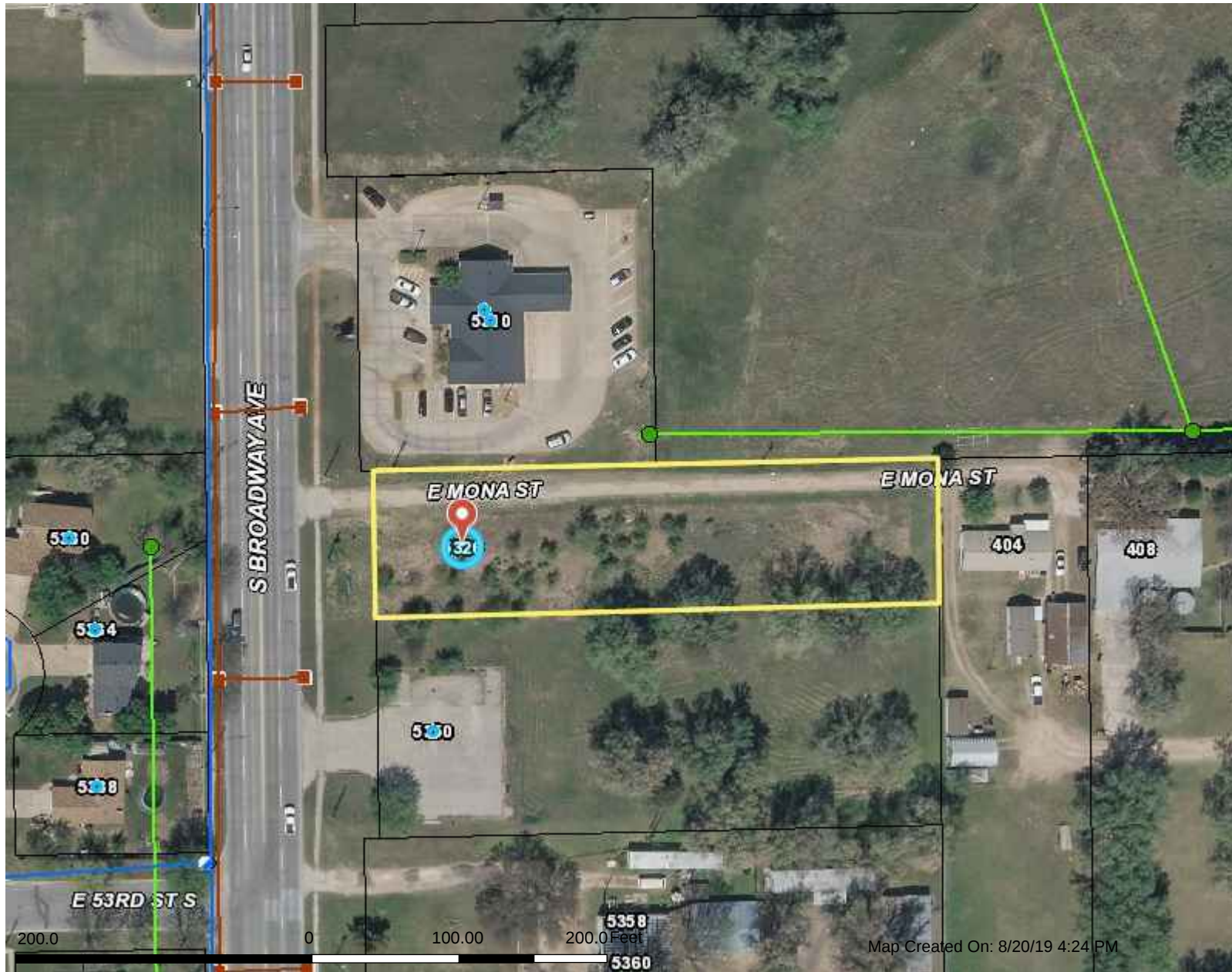
Sedgwick County...
working for you

Geographic Information Services
Division of Information & Operations
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525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174
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5326 S. Broadway Ave. - Wichita, KS 67216



Legend

- Water Hydrants
- Water Valves
- Water Service Taps
- Backflow Devices
- Water Nodes
- Water Mains
- Sewer Manholes
- Sewer Mains
- Storm Structures
 - Manhole
 - Inlet
 - Outfall
 - Other
- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
- Open Channel Conduit
- Parcels

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 1,200



S.W. ¼ SEC. 21, TWP. 28S. R. 1 E.

R1
84



TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. To the extent permitted under applicable law, McCurdy has the right to establish all bidding increments.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

