

PROPERTY INFORMATION PACKET | THE DETAILS



2818 S. 343rd St. W. | Cheney, KS 67025

AUCTION: BIDDING OPENS: Tues, June 22nd @ 2:00 PM
BIDDING CLOSES: Thurs, July 8th @ 2:20 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.867.3600 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION L.L.C.
REAL ESTATE SPECIALISTS



Table of Contents

PROPERTY DETAIL PAGE
SELLERS DISCLOSURES
LEAD-BASED PAINT DISCLOSURE
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
SECURITY 1 ST TITLE WIRE FRAUD ALERT
CONTACT LIST
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

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.

ALL FIELDS CUSTOMIZABLE 2



MLS # 597757
Status Active
Contingency Reason
Area 605 - Cheney
Address 2818 S 343RD ST W
Address 2
City Cheney
Zip 67025
Asking Price \$0
Original Price \$0
Picture Count 35



KEYWORDS

AG Bedrooms	2	Approx. AGLA	2150
Total Bedrooms	4.00	AGLA Source	Measured
AG Full Baths	2	Approx. BFA	1950.00
AG Half Baths	1	BFA Source	Measured
Total Full Baths	3	Approx. TFLA	4,100
Total Half Baths	1	Lot Size/SqFt	2371406
Total Baths	4	Number of Acres	54.44
Old Total Baths			
Garage Size	3		
Basement	Yes - Partially Finished		
Levels	One Story		
Approximate Age	New		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone		Co-List Office - Office Name and Phone	
Showing Phone	1-800-301-2055	Model Home Phone	
Year Built	1948	Builder	Commerce Construction
Est. Completion Date		Building Permit Date	
Parcel ID	20173-171-02-0-31-00-001.00	School District	Cheney School District (USD 268)
Elementary School	Cheney	Middle School	Cheney
High School	Cheney	Subdivision	NONE LISTED ON TAX RECORD
Legal	SW1/4 EXC BEG 25 FT S NW COR SW1/4 E 1656.5 FT S TO S LI SW1/4 W 1798.5 FT TO SW COR N TO BEG SEC 2-	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Sub-Agent Comm	0	Buyer-Broker Comm	3
Transact Broker Comm	3	Variable Comm	Non-Variable
Virtual Tour Y/N		Days On Market	25
HotSheet Date	6/17/2021	Price Date	6/17/2021

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	14.4 x 16.9
Master Bedroom Flooring	Other	Living Room Level	Main
Living Room Dimensions	26.11 x 20.10	Living Room Flooring	Other
Kitchen Level	Main	Kitchen Dimensions	14.11 x 19.8
Kitchen Flooring	Other	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Bedroom
Room 4 Dimensions	12.1 x 16.3	Room 4 Flooring	Other
Room 5 Level	Basement	Room 5 Type	Bedroom
Room 5 Dimensions	12.11 x 16.7	Room 5 Flooring	Concrete
Room 6 Level	Basement	Room 6 Type	Bedroom
Room 6 Dimensions	22.2 x 12.10	Room 6 Flooring	Concrete
Room 7 Level	Basement	Room 7 Type	Family Room
Room 7 Dimensions	39.8 x 16.4	Room 7 Flooring	Concrete
Room 8 Level	Main	Room 8 Type	Dining Room

ROOMS

Room 8 Dimensions	16.7 x 13.10	Room 8 Flooring	Other
Room 9 Level	Main	Room 9 Type	Mud Room
Room 9 Dimensions	8.6 x 10.3	Room 9 Flooring	Other
Room 10 Level	Main	Room 10 Type	Garage Space 1
Room 10 Dimensions	39.7 x 25.9	Room 10 Flooring	Concrete
Room 11 Level		Room 11 Type	
Room 11 Dimensions		Room 11 Flooring	
Room 12 Level		Room 12 Type	
Room 12 Dimensions		Room 12 Flooring	

DIRECTIONS

Directions (Cheney) W. 23rd St. S. & S. 343rd St. W. - South to Home

FEATURES

ARCHITECTURE	FLOOD INSURANCE	KITCHEN FEATURES	PROPOSED FINANCING
Ranch	Required	Electric Hookup	Other/See Remarks
EXTERIOR CONSTRUCTION	UTILITIES	APPLIANCES	WARRANTY
Other/See Remarks	Septic	None	No Warranty Provided
ROOF	Private Water	MASTER BEDROOM	OWNERSHIP
Composition	BASEMENT / FOUNDATION	Master Bdrm on Main Level	Individual
Metal	Full	Master Bedroom Bath	PROPERTY CONDITION REPORT
LOT DESCRIPTION	Walk Out At Grade	AG OTHER ROOMS	Yes
Irregular	View Out	Mud Room	DOCUMENTS ON FILE
River/Creek	BASEMENT FINISH	LAUNDRY	Ground Water
Wooded	Other/See Remarks	Main Floor	Sellers Prop. Disclosure
FRONTAGE	COOLING	Separate Room	SHOWING INSTRUCTIONS
Unpaved Frontage	None	220-Electric	Appt Req-Call Showing #
EXTERIOR AMENITIES	HEATING	INTERIOR AMENITIES	LOCKBOX
Covered Patio	Forced Air	Closet-Walk-In	SCKMLS
Fence-Wood	Electric	Fireplace Doors/Screens	TYPE OF LISTING
Storm Windows/Ins Glass	DINING AREA	Vaulted Ceiling	Excl Right w/o Reserve
Outbuildings	FIREPLACE	POSSESSION	AGENT TYPE
GARAGE	One	At Closing	Sellers Agent
Attached			
Oversized	Living Room		
Side Load	Woodburning		

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$743.25	Home Warranty Purchased	Unknown
General Tax Year	2020	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$7.80		
Total Specials	\$7.80		

MARKETING REMARKS

Marketing Remarks This property is offered by Rick Brock with McCurdy Auction, LLC. Office: 316-867-3600 Email: rbrock@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Tuesday, June 22nd, 2021 at 2:00 PM (cst) | BIDDING CLOSES: Thursday, July 8th, 2021 at 2:20 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES ONLINE ONLY!!! What a rare opportunity to purchase this hunter's paradise on 54+/- wooded acres in Cheney, Kansas!! This newly constructed home is ready for all your custom finishes! The parcel also features a 594 Sq. Ft. cabin, a 32 x 23 outbuilding/garage, meandering creek, and wooded areas with walking paths to explore. You can get the best of both worlds, country living with privacy yet a short distance to all the amenities. This property is less than a 20 minute drive to West Wichita and merely minutes to HWY 400. Newly Constructed Home: Exterior: Custom designed and built by seller with Commerce Construction as contractor Attached oversized, side load, 3+car garage with 9 x 10 garage doors installed by Cheney Door Large floored storage with window above garage Covered front porch Landmark CertainTeed roof installed 6 months ago by Keeter Roofing Co. Backyard patio is wired for a hot tub Approved for septic, needs well installed Interior: 4 bedrooms (2 on main level & 2 in the basement) 2.5 bathrooms on the main level & 1 bathroom in the basement High efficiency Trane forced air heat installed by Fredrick Heating & Air CA Unit purchased but not installed 16 Ft vaulted ceilings in living room Floor to ceiling fire place Full walkout basement with glass front garage door 9Ft ceilings in basement Colored concrete flooring in basement Wired for doorbell, intercom, garage door, & security system Home is pre plumbed for water softener R-O Purification System Hunting Cabin: This historic cabin was originally built by the Arnholz family (Arnholz Coffee Company) Covered front porch Custom front door High ceilings Hard wood floors throughout Kitchen 1 bedroom 1 full bathroom with walk-in shower All electric CH/CA Drinking well & Septic Additional Features: Outbuilding/garage with concrete floors Walking paths Lots of trees Creek running through the property Boat launch area with concrete patio This is a unique and once in a life time find. You have the best of both worlds, a newly built home on 54 beautiful acres ready for you to do all the custom finishes! Blueprints available for the buyer at closing. Enclosed in the Property Information Packet is a list of contractors utilized in the construction of the new home on this property. Mineral Interests: The sellers own 50% of the mineral interests and will convey their rights and interest to the new buyer at closing. The remaining 50% is held by a third party but will revert back to the current owner of the property in 2033. *SEE TERMS OF SALE*

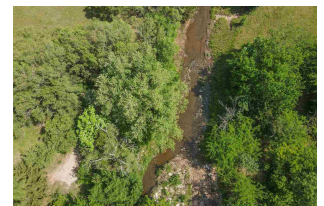
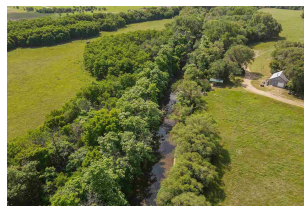
AUCTION

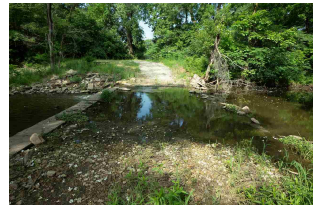
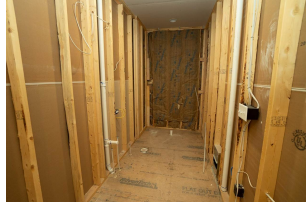
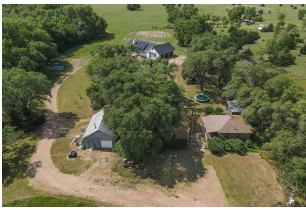
Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	www.mccurdyauction.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	6/22/2021	
Auction Start Time	2:00 PM	
Broker Registration Req	Yes	
Buyer Premium Y/N	Yes	
Premium Amount	0.10	
Earnest Money Y/N	Yes	
Earnest Amount %/\$	50,000.00	

TERMS OF SALE

Terms of Sale *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 \$50,000 anticipates closing on or before 30 days from the date of sale. A 45 day close is available at the discretion of purchaser with deposit of \$75 ,000 in earnest money at the time of contracting.. Blueprints available for the buyer at closing. Enclosed in the Property Information Packet is a list of contractors utilized in the construction of the new home on this property. Mineral Interests: The sellers own 50% of the mineral interests and will convey their rights and interest to the new buyer at closing. The remaining 50% is held by a third party but will revert back to the current owner of the property in 2033.

ADDITIONAL PICTURES







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MLS PIP



MLS # 597762
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 605 - Cheney
Address 2818 S 343RD ST W
Address 2
City Cheney
State KS
Zip 67025
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 4



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: 316-867-3600	Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	1-800-301-2055	Sub-Agent Comm	0
Zoning Usage	Single Family	Buyer-Broker Comm	3
Parcel ID	20173-171-02-0-31-00-001.00	Transact Broker Comm	3
Number of Acres	54.44	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	2371406		
School District	Cheney School District (USD 268)		
Elementary School	Cheney		
Middle School	Cheney		
High School	Cheney		
Subdivision	NONE		
Legal	SW1/4 EXC BEG 25 FT S NW COR SW1/4 E 1656.5 FT S TO S LI SW1/4 W 1798.5 FT TO SW COR N TO BEG SEC 2-		

DIRECTIONS

Directions (Cheney) W. 23rd St. S. & S. 343rd St. W. - South to Home.

FEATURES

SHAPE / LOCATION Irregular	IMPROVEMENTS Fencing	SALE OPTIONS None	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level	OUTBUILDINGS Garage	EXISTING FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE Other/See Remarks	MISCELLANEOUS FEATURES Water Access	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Ground Water Addendum	POSSESSION At Closing	HOUSE FEATURES House Listed Under Resid.
UTILITIES AVAILABLE Electricity	Photographs	SHOWING INSTRUCTIONS Call Showing #	0-15 Years
Natural Gas	Sellers Prop. Disclosure	LOCKBOX SCKMLS	BUILDER OPTIONS Open Builder
Private Water	FLOOD INSURANCE Required		
Septic Tank Installed			

FINANCIAL

Assumable Y/N	No
General Taxes	\$743.25
General Tax Year	2020
Yearly Specials	\$7.80
Total Specials	\$7.80
HOA Y/N	No

Yearly HOA Dues
HOA Initiation Fee
Earnest \$ Deposited With Security 1st Title

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AUCTION

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Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	www.mccurdyauction.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	6/22/2021	2 - Open for Preview
Auction Start Time	2:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	07/07/2021 by 5:00 PM	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	50,000.00	3 - Open End Time

TERMS OF SALE

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PERSONAL PROPERTY

Personal Property

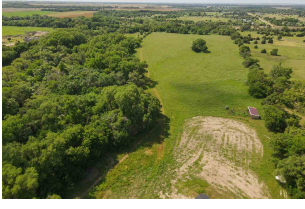
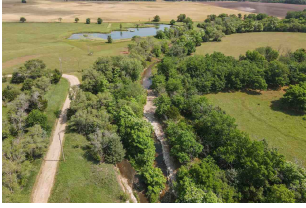
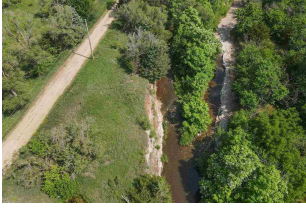
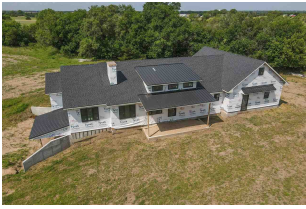
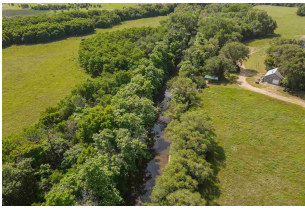
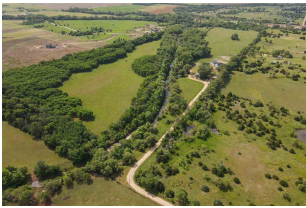
SOLD

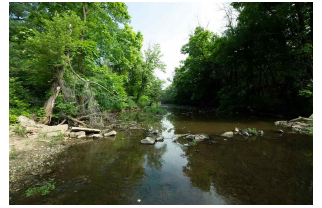
How Sold
Sale Price
Net Sold Price \$0
Pending Date

Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Selling Office - Office Name and Phone
Co-Selling Office - Office Name and Phone
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES





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Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 2818 & 2820 S. 343rd St. W. - Cheney, KS 67025

Seller: Kelli J. Monson

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
☒	☐	☐	☐	☐	Disposal	☐	☐	☐	☐	☒	Smoke/Fire Detectors
☒	☐	☐	☐	☐	Dishwasher	☐	☐	☒	☐	☐	Light Fixtures
☒	☐	☐	☐	☐	Oven	☐	☐	☒	☐	☐	Switches/Outlets
☒	☐	☐	☐	☐	Range (Circle One) ☐ Gas ☐ Electric	☒	☐	☐	☐	☐	Ceiling Fan(s)
☒	☐	☐	☐	☐	Microwave	☐	☐	☒	☐	☐	Bathroom Vent Fan(s)
					Built in (Circle One) ☐ YES ☐ NO	☐	☐	☐	☐	☒	Telephone Wiring/Blocks/Jacks
☒	☐	☐	☐	☐	Range Hood	☐	☐	☐	☐	☒	Door Bell
					Vented Outside (Circle One) ☐ YES ☐ NO	☒	☐	☐	☐	☐	Intercom
☒	☐	☐	☐	☐	Kitchen Refrigerator	☒	☐	☐	☐	☐	Garage Door Opener
☒	☐	☐	☐	☐	Clothes Washer	# of Remotes:					Keypad Entry: (Circle One) ☐ YES ☐ NO
☒	☐	☐	☐	☐	Clothes Dryer	☐	☐	☐	☐	☒	Aluminum Wiring
☒	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☐	☒	Copper Wiring
☐	☐	☐	☒	☐	Central Vacuum	☐	☐	☐	☐	☒	220 Volt
☒	☐	☐	☐	☐	Exterior Attached Gas Grill	☒	☐	☐	☐	☒	Service Panel Total Amps
☐	☐	☐	☐	☐	Other:	☐	☐	☐	☐	☐	Security System
☐	☐	☐	☐	☐	Other:						(Circle One) ☐ Own ☐ Rent/Financed
☐	☐	☐	☐	☐	Other:						Company
☐	☐	☐	☐	☐	Other:						
Comments: NO unit for Beam Central Vac, but pipes installed, just need main unit.						Comments: wired for doorbell, intercom, garage door, security.					

BUYER'S INITIALS: _____

Pg 1 of 7

SELLER'S INITIALS: 

WATER/SEWAGE SYSTEMS (See Part II Also)				
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		
None Does Not Transfer	Working Not Working Don't Know			
☒	☐	☐ Sewage Systems		
☐	☐	☒ Sump Pump		
☐	☐	☒ Backup Sump Pump/Battery		
☐	☐	☒ Plumbing		
☐	☐	☒ Type		
☐	☐	☒ Water Heater (Circle One) ☐ Elect ☐ Gas		
☐	☐	☐ Size & Age		
☐	☐	☒ Instant Hot Water		
☒	☐	☐ Water Softener		
		(Circle One) ☐ Own ☐ Rent/Lease		
		Company		
☒	☐	☐ Water Purifier/Reverse Osmosis		
☒	☐	☐ Underground Sprinkler System		
		☐ Backflow Device (Circle One) ☐ YES ☐ NO		
		☐ Date Last Tested or Inspected		
☒	☐	☐ Pool Equipment		
☒	☐	☐ Hot Tub/Spa		

Comments: Softener, PWS ready, not installed
wired for hot tub @ basement patio

MEDIA				
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		
None Does Not Transfer	Working Not Working Don't Know			
☒	☐	☐ Satellite Dish		
☒	☐	☐ # of Rcvrs/Remotes		
☒	☐	☐ Attached Antennas		
☐	☐	☒ Cable TV Wiring/Jacks		
☐	☐	☒ Attached Television Mount(s)		
☒	☐	☐ Projector(s)		
☒	☐	☐ Projector Screen(s)		
☒	☐	☐ Surround Sound Speakers		
☐	☐	☒ Wired for Surround Sound		

Comments: wired for AV

HEATING & COOLING SYSTEMS				
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		
None Does Not Transfer	Working Not Working Don't Know			
☐	☐	☒ Cooling System		
		☐ Type		
		☐ Age		
☐	☒	☐ Heating System		
		☐ Type		
		☐ Age		
☒	☐	☐ Window/Wall Air Conditioning Units		
☐	☐	☒ Electronic Air Filter		
☐	☐	☒ Humidifier		
☐	☐	☒ Fireplace		
☐	☐	☒ Fireplace Insert		
☐	☐	☒ Wood burning Stove		
		☐ Chimney/Flue - Date Last Cleaned		
☒	☐	☐ Gas Log Lighter		
☐	☐	☒ Whole House Attic Fan		
☒	☐	☐ Solar Equipment		
☒	☐	☐ Propane Tank		
		(Circle One) ☐ Own ☐ Rent/Lease		
		Company		

Comments: A/C will need to be installed after grading complete. Wood burning stove can be left if wanted for basement

Any Additional Comments for Part I:

Many items above are wired, not installed. Will have list of all items acquired to be left with the house.

BUYER'S INITIALS: _____

Pg 2 of 7

SELLER'S INITIALS: 

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions?
Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab			
☐	☐	☒	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☐	☒	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☒	☐	Cracks or flaws in the walls, floors or foundation?
☒	☐	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☒	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☒	☐	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☐	☐	☒	Is there insulation in the floors?
Additional Comments: <u>Needs grading work, driveway etc. New build...</u> <u>unsure of transferable warranties. will have available to buyer</u>			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: <u>6 months</u> Type: _____
☐	☐	☒	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☐	☐	☒	During your ownership, has the roof ever been ☐ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☐	☒	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☐	☒	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments: <u>will give full list of warranties to buyer.</u>			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

BUYER'S INITIALS: _____

SELLER'S INITIALS: [Signature]

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
☐	☒	☐	Is the property connected to any private water systems? (Mark all that apply.) ☐ Drinking Well ☐ Irrigation Well ☐ Geo-Thermal Well	
			Type: _____	Location: _____ Depth: _____
			Type: _____	Location: _____ Depth: _____
			Type: _____	Location: _____ Depth: _____
☐	☐	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____	Location: _____
			# feet laterals: _____	# Feet infiltrators: _____ Location: _____
☐	☒	☐	Is the property connected to a lagoon system? Location: _____	
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
☐	☐	☐	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:			Approved for septic. Needs well installed	

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
☐	☐	☒	Any water leakage in or around the fireplace or chimney?	
☐	☐	☒	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?	
☐	☐	☒	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
☐	☐	☒	Any leaks caused by appliances?	
☐	☐	☒	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
☐	☐	☒	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE	
☐	☐	☒	Any accumulation of water within the basement/crawl space?	
☐	☐	☒	Sump Pump(s) Location(s): _____	
☐	☐	☒	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
☐	☐	☒	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.) ☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION	
☐	☐	☒	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.) ☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION	
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)	
☐	☐	☒	Is the property currently under a termite warranty or other coverage by a licensed pest control company? Company: _____ Warranty Expiration Date: _____	
☒	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
☒	☐	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:			Will have termite info for Buyer with list of all vendors/warranties/etc... Treated as per new build.	

BUYER'S INITIALS: _____

Pg 4 of 7

SELLER'S INITIALS: AM

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☐	☒	Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☒	☐	☐	Do mineral rights convey to buyer? If NO, please define: <u>yes per when previous owner rights up</u>
☐	☒	☐	Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☐	☐	Are there any diseased or dead trees and shrubs?
To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)			
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well If YES, has mitigation been performed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other:
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?

Comments:

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☒	☐	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☐	☐	☐	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property?
☐	☐	☐	Does fencing belong to the property? If YES, which sides? <u>some fence</u>
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☐	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☐	☒	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☒	☐	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☐	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☐	☒	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☐	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING

Comments: house not in flood plain part of land is.

BUYER'S INITIALS: _____

Pg 5 of 7

SELLER'S INITIALS: RAM

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION			
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☐	☒	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☐	☒	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
☐ Owner ☐ County ☐ Public Record ☐ Other: _____			
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
Annual Dues? _____ Initiation Fee? _____			
☐ Homeowner's Association contact information: _____			
☐	☐	☒	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments: _____			
YES	NO	DON'T KNOW	SECTION 10
MISCELLANEOUS			
☐	☐	☒	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☐	☒	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☐	☒	Is the present use of the property a non-conforming use?
☐	☒	☐	Have you had any insurance claims in the past five years?
☐	☐	☐	Were repairs made? If so, _____
☐	☐	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☐	☒	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☐	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐	☐	Do all window and door treatments remain? If NO, please list: _____
☐	☐	☐	Does any other personal property remain? If YES, please list: _____
☐	☐	☐	Does the property contain any of the following? (Mark all that apply.)
☐	☒	☐	☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☐	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☐	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: _____
☐	☐	☒	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☐	☒	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☒	☐	☐	Are there any transferable warranties on the property or any of its components?
Comments: <u>New build will give full list to buyer</u>			
Any Additional Comments For Part II:			

BUYER'S INITIALS: _____

Pg 6 of 7

SELLER'S INITIALS: JM

216

SELLER'S ACKNOWLEDGEMENT

217 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best
 218 of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's
 219 Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this
 220 Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of
 221 the property from all liability, claims, loss, cost, or damage in connection with the information contained in this
 222 Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate
 223 brokers and agents and prospective buyers of the property.

224 Seller is occupant: ☐ YES ☐ NO

225 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date
 226 signed by Seller.

227 SELLER:  6-8-21 SELLER: _____
 228 Date Date

229

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

230 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with
 231 Seller. Subject to any inspections, I agree to purchase the property in its present condition without
 232 representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of
 233 the property.

234 2. I agree to verify any of the above information that is important to me by an independent investigation of my
 235 own. I have been advised to have the property examined by professional inspectors.

236 3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or
 237 repairing physical defects in the property. I state that no important representations concerning the condition of
 238 the property are being relied upon by me except as disclosed above or as fully set forth as
 239 follows: _____

240 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain
 241 sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have
 242 been advised that if I desire information regarding those registrants, I may find information on the home page of
 243 the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

244 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military
 245 Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch,
 246 amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have
 247 been informed that if I desire information regarding potential for noise caused by the aircraft operations
 248 associated with McConnell Air Force Base and its operations, I may find information by contacting the
 249 Metropolitan Area Planning Department.

250 BUYER: _____ BUYER: _____
 251 Date Date

252 This form is approved by legal counsel for the Wichita Area Association of REALTORS® exclusively for use by members of the Wichita Area
 253 Association of REALTORS® and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this
 254 form, or that its use is appropriate for all situations. Copyright March 2014.

255

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 2818 & 2820 S. 343rd St. W. - Cheney, KS 67025

Cabin

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
☒	☐	☐	☐	☐	Disposal	☒	☐	☐	☐	Smoke/Fire Detectors	
☒	☐	☐	☐	☐	Dishwasher	☐	☐	☒	☐	Light Fixtures	
☒	☐	☐	☐	☐	Oven	☐	☐	☒	☐	Switches/Outlets	
☒	☐	☐	☐	☐	Range (Circle One) ☐ Gas ☐ Electric	☐	☐	☒	☐	Ceiling Fan(s)	
☐	☒	☐	☐	☐	Microwave	☐	☐	☒	☐	Bathroom Vent Fan(s)	
					Built in (Circle One) ☐ YES ☒ NO	☐	☐	☐	☒	Telephone Wiring/Blocks/Jacks	
☒	☐	☐	☐	☐	Range Hood	☒	☐	☐	☐	Door Bell	
					Vented Outside (Circle One) ☐ YES ☒ NO	☒	☐	☐	☐	Intercom	
☐	☐	☒	☐	☐	Kitchen Refrigerator	☒	☐	☐	☐	Garage Door Opener	
☒	☐	☐	☐	☐	Clothes Washer	# of Remotes: _____				Keypad Entry: (Circle One) ☐ YES ☒ NO	
☒	☐	☐	☐	☐	Clothes Dryer	☐	☐	☐	☒	Aluminum Wiring	
☒	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☒	Copper Wiring	
☒	☐	☐	☐	☐	Central Vacuum	☐	☐	☐	☒	220 Volt	
☒	☐	☐	☐	☐	Exterior Attached Gas Grill				☒	Service Panel Total Amps	
☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	Security System	
☐	☐	☐	☐	☐	Other: _____					(Circle One) ☒ Own ☐ Rent/Financed	
☐	☐	☐	☐	☐	Other: _____					Company _____	
☐	☐	☐	☐	☐	Other: _____	Comments	porch light networking				
Comments:											

BUYER'S INITIALS: _____

Pg 1 of 7

SELLER'S INITIALS: 

WATER/SEWAGE SYSTEMS (See Part II Also)					HEATING & COOLING SYSTEMS				
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		
None Does Not Transfer	Working Not Working Don't Know				None Does Not Transfer	Working Not Working Don't Know			
☐	☐	☒	☐	☐	☐	☐	☒	☐	☐
Sewage Systems					Cooling System				
☐	☐	☐	☐	☒	☒ Type				☐
☒ Sump Pump					☐ Age				
☐	☐	☐	☐	☒	☐ Backup Sump Pump/Battery				☐
☒ Plumbing					☐ Heating System				
☐ Type					☒ Type				
☐	☐	☒	☐	☐	☐ Age				☐
Water Heater (Circle One) ☐ Elect ☒ Gas					☐ Age				
☒ Size & Age					☒ Window/Wall Air Conditioning Units				
☒	☐	☐	☐	☐	☐	☐	☒	☐	☐
Instant Hot Water					Electronic Air Filter				
☒	☐	☐	☐	☐	☐	☐	☒	☐	☐
Water Softener					Humidifier				
(Circle One) ☐ Own ☐ Rent/Lease					☒ Fireplace				
Company					☒ Fireplace Insert				
☒	☐	☐	☐	☐	☐	☐	☐	☐	☐
Water Purifier/Reverse Osmosis					Wood burning Stove				
☒	☐	☐	☐	☐	☒ Chimney/Flue - Date Last Cleaned				☐
Underground Sprinkler System					☒ Gas Log Lighter				
☐ Backflow Device (Circle One) ☐ YES ☒ NO					☒ Whole House Attic Fan				
☐ Date Last Tested or Inspected					☒ Solar Equipment				
☒	☐	☐	☐	☐	☐	☐	☐	☐	☐
Pool Equipment					Propane Tank				
☒	☐	☐	☐	☐	(Circle One) ☐ Own ☐ Rent/Lease				☐
Hot Tub/Spa					Company				
Comments:					Comments:				
MEDIA									
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.			Any Additional Comments for Part I:				
None Does Not Transfer	Working Not Working Don't Know								
☒	☐	☐	☐	☐					
Satellite Dish									
☒	☐	☐	☐	☐					
# of Rcvrs/Remotes									
☐	☐	☐	☐	☒					
Attached Antennas									
☐	☐	☐	☐	☒					
Cable TV Wiring/Jacks									
☒	☐	☐	☐	☐					
Attached Television Mount(s)									
☒	☐	☐	☐	☐					
Projector(s)									
☒	☐	☐	☐	☐					
Projector Screen(s)									
☒	☐	☐	☐	☐					
Surround Sound Speakers									
☐	☐	☐	☐	☒					
Wired for Surround Sound									
Comments:									

BUYER'S INITIALS: _____

SELLER'S INITIALS: 

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab
☐	☐	☒	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO
			<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>
☐	☐	☒	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☐	☒	Cracks or flaws in the walls, floors or foundation?
☐	☐	☒	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☐	☒	Problems with operation of windows or doors, or broken seals?
☐	☐	☒	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☐	☒	Is there insulation in the walls?
☐	☐	☒	Is there insulation in the floors?
Additional Comments: <u>porch needs repairs has a few broken boards</u>			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
	☒	☒	Age: _____ Type: _____
☐	☒	☐	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☐	☒	☒	During your ownership, has the roof ever been ☐ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☐	☒	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☐	☒	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☐	☐	☒	Is there insulation in the ceiling/attic?
Additional Comments: <u>need vent cover where old stove set in living space</u>			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
			<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>
☐	☐	☒	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☒	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☒	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☒	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments: _____			

BUYER'S INITIALS: _____

Pg 3 of 7

SELLER'S INITIALS: MM

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)	
			☒ Drinking Well	☐ Irrigation Well ☐ Geo-Thermal Well
			Type: ?	Location: S. of cabin Depth: ?
			Type: _____	Location: _____ Depth: _____
			Type: _____	Location: _____ Depth: _____
☐	☐	☒	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
☒	☐	☐	Is the property connected to a septic system? Date Last Pumped: ?	
			Tank Size: ?	Location: Don't know location poss. dy N. of cabin
			# feet laterals: ?	# Feet infiltrators: ? Location: ?
☐	☒	☐	Is the property connected to a lagoon system? Location: _____	
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
☐	☐	☒	To your knowledge, is there any problem relating to the waste disposal system?	

Additional Comments:

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
☐	☐	☒	Any water leakage in or around the fireplace or chimney?	
☒	☐	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?	
☐	☐	☒	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
☐	☒	☐	Any leaks caused by appliances?	
☐	☐	☒	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
☐	☐	☒	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE	
☐	☐	☒	Any accumulation of water within the basement/crawl space?	
☐	☐	☒	Sump Pump(s) Location(s): _____	
☐	☐	☒	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR	

Additional Comments:

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
☐	☐	☒	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☐	☒	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			☐ WOOD DESTROYING INSECTS	☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)	
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____	Warranty Expiration Date: _____
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)	
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	

Additional Comments:

BUYER'S INITIALS: _____

Pg 4 of 7

SELLER'S INITIALS: AM

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☐	☒	Is the property located in a subdivision with a master drainage plan?
☐	☐	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐	☐	☐	Do mineral rights convey to buyer? If NO, please define: <u>yes, according to after previous owner rights</u>
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☐	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well If YES, has mitigation been performed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other:
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?
Comments:			

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☒	☐	☐	Have you had a survey of the property? (If YES, attach copy if available.)
☒	☐	☐	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property?
☒	☐	☐	Does fencing belong to the property? If YES, which sides? <u>Yes, All Sides</u>
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☐	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☒	☐	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☐	☒	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING
Comments:			

BUYER'S INITIALS: _____

Pg 5 of 7

SELLER'S INITIALS: AM

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION			
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☐	☒	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☐	☒	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
☐ Owner ☐ County ☐ Public Record ☐ Other: _____			
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
Annual Dues? _____ Initiation Fee? _____			
☐ Homeowner's Association contact information: _____			
☐	☐	☒	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments: _____			
YES	NO	DON'T KNOW	SECTION 10
MISCELLANEOUS			
☐	☐	☒	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☐	☒	Is the present use of the property a non-conforming use?
☐	☒	☐	Have you had any insurance claims in the past five years?
☐	☐	☒	Were repairs made? If so,
☐	☐	☒	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☐	☒	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☐	☒	☐	Do all window and door treatments remain? If NO, please list: _____
☐	☒	☐	Does any other personal property remain? If YES, please list: _____
☐	☐	☐	Does the property contain any of the following? (Mark all that apply.)
☐	☒	☐	☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☒	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☒	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: _____
☐	☐	☒	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☐	☒	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☐	☒	Are there any transferable warranties on the property or any of its components?
Comments: _____			
Any Additional Comments For Part II:			

BUYER'S INITIALS: _____

Pg 6 of 7

SELLER'S INITIALS: 

SELLER'S ACKNOWLEDGEMENT

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant: ☐ YES ☒ NO

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

SELLER: [Signature] 6821
Date

SELLER: _____
Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property.

2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.

3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____

4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

BUYER: _____
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. Copyright March 2014.

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

KM

1 Property Address: 2818/2820 S. 343rd St W. Cheney KS 67025
2 Seller: Kelli J. Manson Date of Purchase: _____
3 Property currently zoned as: _____

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,
6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the
8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available
10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a
11 question, use the comment lines to explain.

12 **By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.**

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material
14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is
15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any
17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain
18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

PART I

Indicate the condition of the following items by marking the appropriate box.
Check only one box for each item.

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

20 ☐ ☐ ☒ ☐ ☐ Well/Pump _____
21 ☐ ☐ ☐ ☐ ☐ Drinking _____ Irrigation _____
22 ☐ ☐ ☐ ☐ ☐ Location _____
23 ☐ ☐ ☐ ☐ ☐ Depth _____
24 ☐ ☐ ☐ ☐ ☐ Type _____
25 If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No
26 Is the property connected to ☐ city ☐ rural water systems?
27 Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ _____
28 ☐ ☐ ☐ ☐ ☐ Cistern _____
29 ☐ ☐ ☐ ☐ ☐ Other _____
30 ☐ ☐ ☐ ☐ ☐ Comments: _____
31 _____
32 _____

DRAINAGE/SEWAGE SYSTEMS

33 ☐ ☐ ☐ ☐ ☐ Sewer Lines _____
34 ☐ ☐ ☐ ☐ ☐ Septic/Laterals _____
35 ☐ ☐ ☐ ☐ ☐ Lagoon _____
36 ☐ ☐ ☐ ☐ ☐ Tank Size _____ Location _____
37 ☐ ☐ ☐ ☐ ☐ # Feet of Laterals _____
38 ☐ ☐ ☐ ☐ ☐ Other _____
39 ☐ ☐ ☐ ☐ ☐ Other _____
40 ☐ ☐ ☐ ☐ ☐ Comments: _____
41 _____
42 _____

Seller's Initials KJM

Buyer's Initials _____

PART II

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

GAS/ELECTRIC

- 43 ☐ ☒ Is there a propane tank on the property?
- 44 ☐ ☒ If yes, is it ☐ owned ☐ leased?
- 45 ☐ ☐ ☒ Is gas connected to property?
- 46 ☐ ☐ If not, distance to nearest source? _____
- 47 ☒ ☐ Is electricity connected to property?
- 48 ☐ ☐ If not, distance to nearest source? _____
- 49 ☐ ☐ ☒ To your knowledge, is there any additional costs to hook up utilities?
- 50 ☐ ☐ If yes, please explain: _____
- 51 _____
- 52 Comments: _____
- 53 _____

DRAINAGE/SEWAGE SYSTEMS

- 54 ☐ ☒ ☐ Is property connected to a public sewer system?
- 55 ☐ ☒ If yes, no explanation required.
- 56 ☒ ☐ ☐ Is there a septic tank/lagoon system serving this property?
- 57 ☐ ☐ If yes, when was it last serviced? Date _____
- 58 ☐ ☐ ☒ To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
- 59 ☒ ☐ To your knowledge, is the property located in a federally designated flood plain or wetlands area?
- 60 ☐ ☐ ☒ Is the property located in a subdivision with a master drainage plan?
- 61 ☐ ☐ If so, is this property in compliance?
- 62 ☐ ☒ Has the property ever had a drainage problem during your ownership?
- 63 ☐ ☒ Do you currently pay flood insurance?
- 64 ☐ ☐ Other drainage/sewage systems and their conditions: _____
- 65 Comments: _____
- 66 _____

BOUNDARIES/LAND

- 67 ☒ ☐ Have you had a survey of your property?
- 68 ☒ ☐ ☐ Are the boundaries of your property marked in any way?
- 69 ☒ ☐ ☐ Is there any fencing on the boundary(ies) of the property?
- 70 ☒ ☐ ☐ If yes, does the fencing belong to the property?
- 71 ☐ ☒ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- 72 ☐ ☒ ☐ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
- 73 ☐ ☐ ☒ Is this property owner responsible for maintenance of any such shared feature?
- 74 ☐ ☐ ☒ Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
- 75 _____
- 76 Comments: _____
- 77 _____
- 78 _____

HOMEOWNER'S ASSOCIATION

- 79 ☐ ☒ ☐ Is the property subject to rules or regulations of any homeowner's association?
- 80 ☐ ☒ Annual dues \$ _____ Initiation Fee \$ _____
- 81 ☐ ☒ To your knowledge, are there any problem relating to any common area?
- 82 ☐ ☒ Have you been notified of any condition which may result in an increase in assessments?
- 83 _____
- 84 Comments: _____
- 85 _____

Seller's Initials



Buyer's Initials

PART II - Continued

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

- 86
87
88 ☐ ☒ Asbestos
89 ☐ ☒ Contaminated soil or water (including drinking water)
90 ☐ ☒ Landfill or buried materials
91 ☐ ☒ Methane gas
92 ☐ ☒ Oil sheers in wet areas
93 ☐ ☒ Radioactive material
94 ☐ ☒ Toxic material disposal (e.g., solvents, chemicals, etc.)
95 ☐ ☒ Underground fuel or chemical storage tanks
96 ☐ ☒ EMFs (Electro Magnetic Fields)
97 ☐ ☒ Gas or oil wells in area
98 ☐ ☒ Other
99 ☐ ☒ To your knowledge, are any of the above conditions present near your property?

Comments: _____

MISCELLANEOUS

To your knowledge:

- 104 ☐ ☒ Are there any gas/oil wells on the property or adjacent property?
105 ☐ ☒ Is the present use of the property a non-conforming use?
106 ☐ ☒ Are there any violations of local, state or federal government laws or regulations relating to this property?
107 ☐ ☒ Is there any existing or threatened legal or regulatory action affecting this property?
108 ☐ ☒ Are there any current special assessments or do you have knowledge of any future assessments?
109 ☐ ☒ Are there any proposed or pending zoning changes on this or adjacent property?
110 ☐ ☒ Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
111 ☒ ☐ Are there any diseased or dead trees or shrubs?
112 ☐ ☐ ☒ Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
113
114 ☐ ☐ ☒ Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: _____

Seller Owns:

- 119 ☐ ☐ Mineral Rights:
120 _____ % pass with the land to the Buyer _____ % remain with the Seller
121 _____ % are owned by third party _____ unknown
122 ☐ ☐ Are there any oil, gas, or wind leases of record or Other? Please explain:

Mineral rights transfer to new owner when previous owner rights

- 124 ☒ ☐ Crops planted at the time of sale:
125 100% pass with the land to the Buyer _____ remain with the Seller approx 8-10 yrs.
126 _____ none _____ negotiable
127 _____ Other (please describe): Hay - NO rights owned by
128 former at this time.

Tenant's rights apply to the subject property with lease or shares as follows: _____

Water Rights:

- ☒ pass with the land to the Buyer - Permit # _____
☐ remain with the Seller - Permit # _____
☐ have been terminated

Comments: _____

Seller's Initials KIM

Buyer's Initials XXXX

SELLER'S ACKNOWLEDGMENT

138 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
139 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that
140 the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless
141 and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection
142 with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure
143 to other real estate brokers and agents and prospective buyers of the property.

144 [Signature] 6-8-21
145 Seller _____ Date _____ Seller _____ Date _____

OR

146 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.
147 I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

148 _____
149 Seller _____ Date _____ Seller _____ Date _____

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- 151 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.
152 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of
153 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- 154 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been
155 advised to have the property examined by professional inspectors.
- 156 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical
157 defects in the property. I state that no important representations concerning the condition of the property are being relied
158 upon by me except as disclosed above or as fully set forth as follows: _____
159 _____
- 160 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
161 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire
162 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)
163 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 164 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base
165 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise
166 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information
167 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I
168 may find information by contacting the Metropolitan Area Planning Department.

169 _____
170 Buyer _____ Date _____ Buyer _____ Date _____

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Seller's Initials [Signature]

Buyer's Initials _____

Property Address: 2818 & 2820 S. 343rd St. W. - Cheney, KS 67025**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards****Lead Warning Statement**

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

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.**Purchaser's Acknowledgment (Initial)**(c) ☐ Purchaser has received copies of all information listed above.(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.**Agent's Acknowledgment (Initial)**(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.**Certification of Accuracy**

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

Authentisign 06/03/2021 Seller <u>Kelli J. Monson</u> Date _____ 6/3/2021 7:43:06 PM CDT		Seller _____ Date _____	
Purchaser _____ Date _____		Purchaser _____ Date _____	
Agent <u>[Signature]</u> Date <u>6-3-2021</u>		Agent _____ Date _____	



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 2818 & 2820 S. 343rd St. W. - Cheney, KS 67025

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

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

Location of Well: South of Cabin

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES ☐ NO ☒

If yes, what type? Septic ☒ Lagoon _____

Location of Lagoon/Septic Access: unknown

Authentisign

Kelli J. Monson

6/3/2021 7:43:54 PM CDT

06/03/2021

Owner _____

Date _____

Owner _____

Date _____

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 2818 & 2820 S. 343rd St. W. - Cheney, KS 67025

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

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

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

10 Kgm ☒ Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 ☐ Known groundwater contamination or other environmental concerns are:
13
14

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

16 Kgm ☒ Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 ☐ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

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

24 **CERTIFICATION**

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

	Authentisign <i>Kelli J. Monson</i> 6/3/2021 7:44:55 PM CDT	06/03/2021	
Seller		Date	Buyer
			Date

Seller	Date	Buyer
		Date

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Security 1st Title

File #:

Property Address:

2818 & 2820 S. 343rd St. W.

Cheney, KS 67025

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 _____

Authentisign

06/03/2021

Kelli J. Monson

6/3/2021 7:45:36 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>

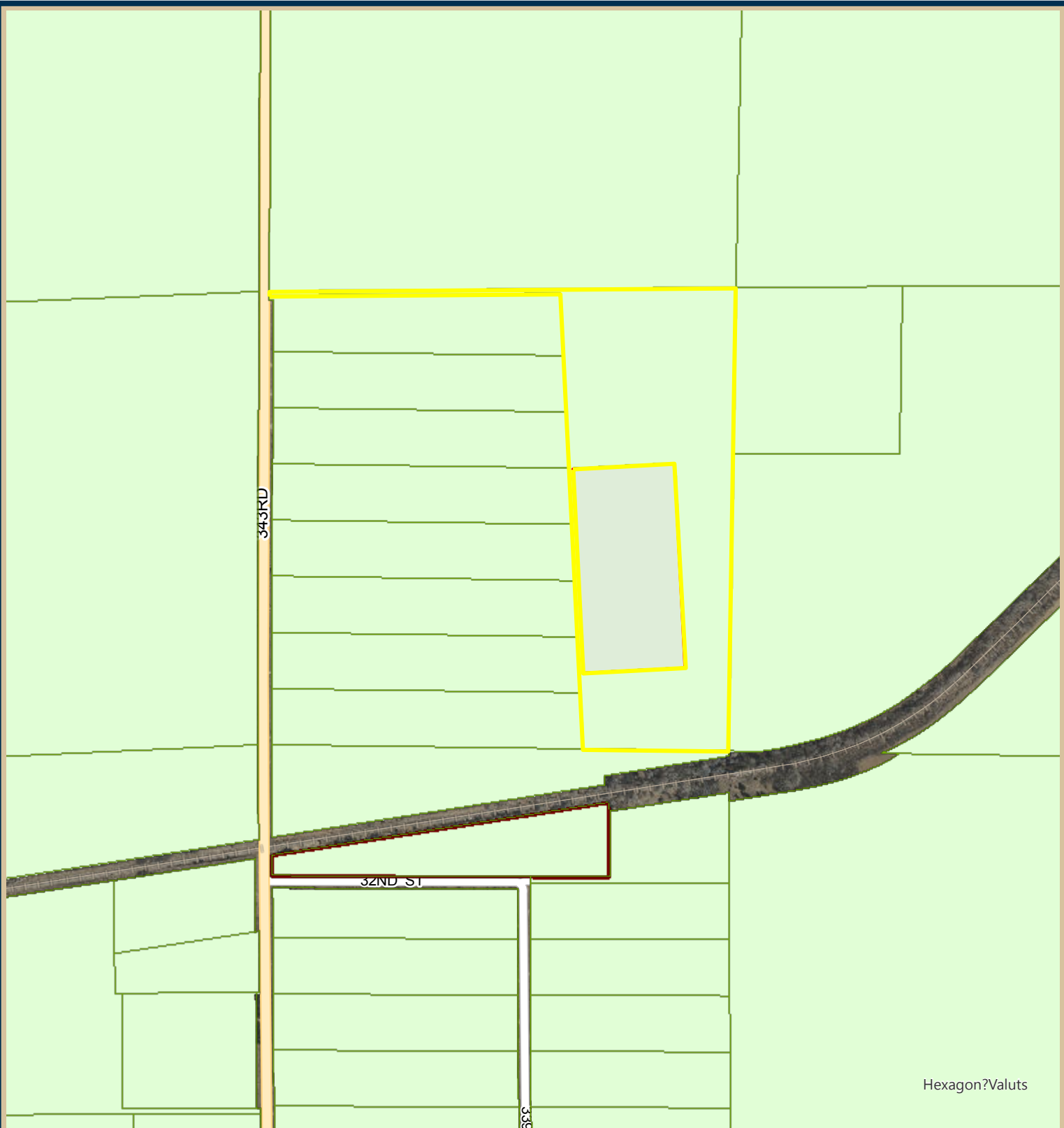
Internet Crime Complaint Center:

<http://www.ic3.gov>

Contact List

2820 S. 343rd
Cheney, KS

Termite Pretreat	Rosann Rogers AR Termites, LLC-Wichita
Concrete/Waterproofing	Bryce Martens Kansas Paving-Wichita
Wood Materials	John Koerner Star Lumber & Supply-Wichita
Hardware	Mack Hudson Engineered Door Products-Wichita
Roofing (Labor)	Daryn Keeter Keeter Roofing & Remodeling-Wichita
Doors/Windows/Overhead Doors	Kenny Bomholt Cheney Door-Wichita
Fireplaces	Wilton Dod Dod Installations, Inc.
Plumbing	Kent Hageman CK Contracting LLC-Wichita
HVAC	Chris Highfill Frederick's Plumbing & Heating
Electrical	Mike Absolute Electrical-Wichita



Geographic Information Services
Sedgwick County...
working for you

Date: 5/24/2021

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

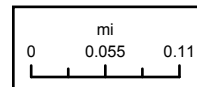
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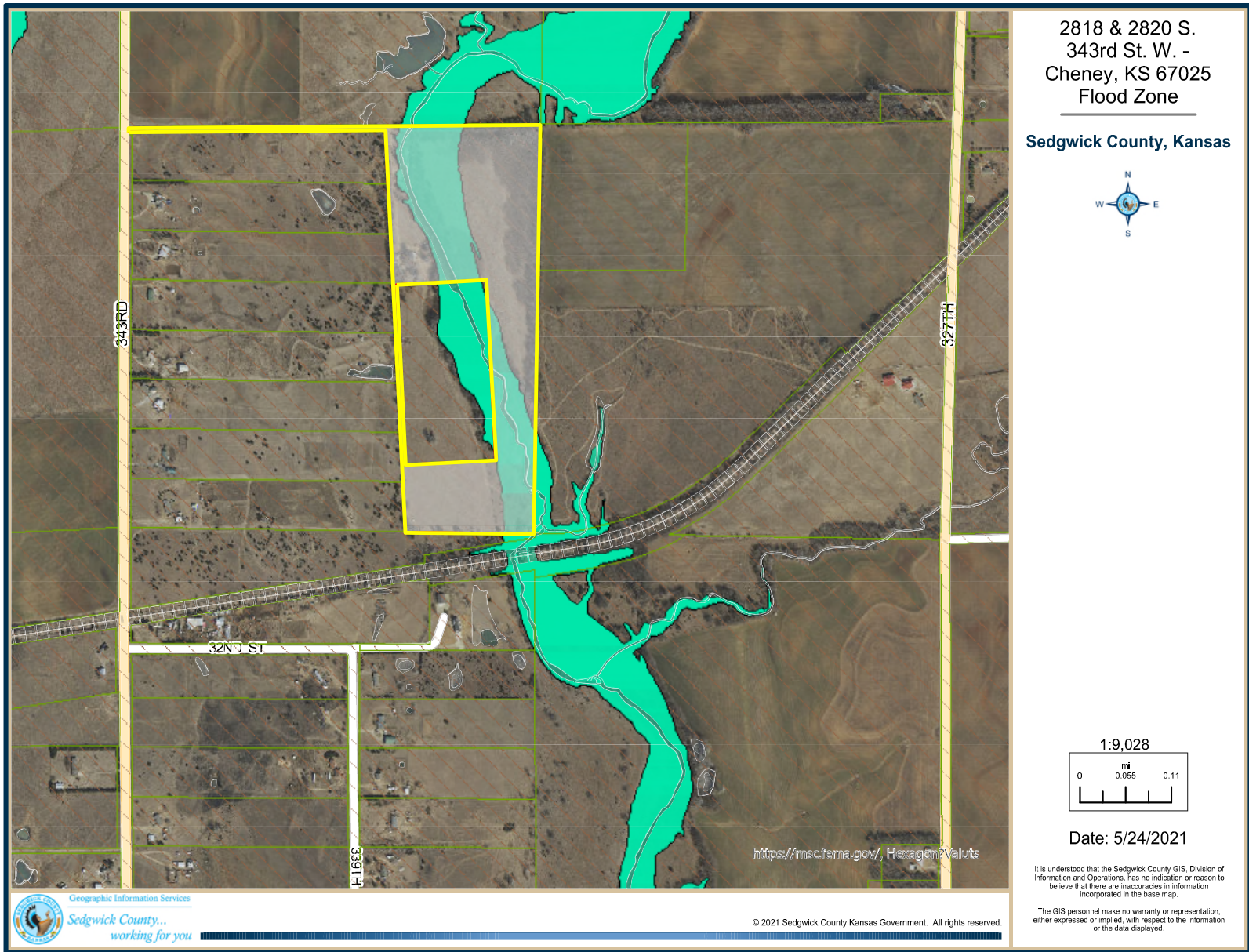
2818 & 2820 S. 343rd St. W. -
Cheney, KS 67025
Zoning: RR- Rural Residential

Sedgwick County, Kansas



1:9,028





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

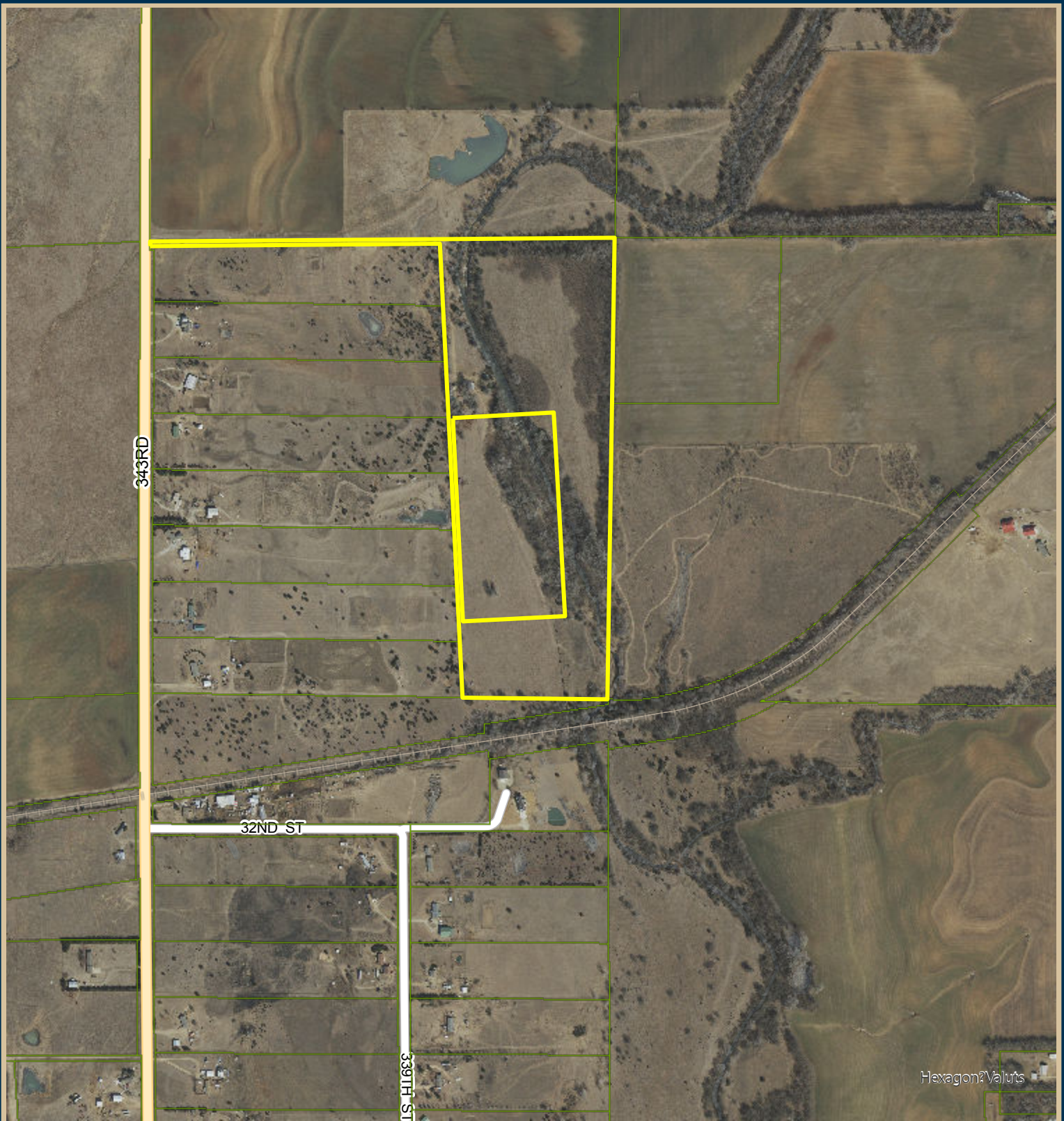
X



X,

Area Not Included





Geographic Information Services
Sedgwick County...
working for you

Date: 5/24/2021

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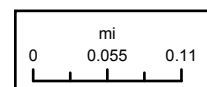
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2818 & 2820 S. 343rd St. W. -
Cheney, KS 67025
Aerial

Sedgwick County, Kansas



1:9,028





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. Contracts will be written in the name used to create the online bidding account unless other arrangements are made with McCurdy prior to the auction.
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 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.
12. Bidder authorizes McCurdy to 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 Real Estate. 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 Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. McCurdy has the right to establish all bidding increments in a commercially reasonable manner.
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.
23. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full responsibility for any use of their online bidding account. In the event that Bidder believes that their online bidder account has been compromised, Bidder must immediately inform McCurdy at info@mccurdyauction.com.
24. Bids submitted using the online bidding platform cannot be retracted. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy or any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
25. The ability to "pre-bid" or to leave a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of the particular lot is formally initiated by McCurdy.
26. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to extend the scheduled closing time of the auction.
27. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set out in paragraph 6 of these Terms and Conditions by 12:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.
28. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.

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*)

