

PROPERTY INFORMATION PACKET

THE DETAILS



Tract 1: 7.93 ± Acres | Bel Aire, KS 67226

Tract 2: 8112 E. Deer Run St | Bel Aire, KS 67226

AUCTION: Saturday, August 27th, 2022 at 12:00 PM

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



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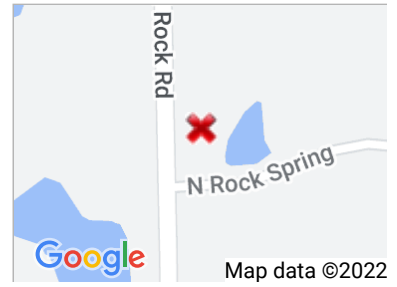
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Real Estate & Auction, LLC. It is incumbent 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.

MLS PIP



MLS # 614571
Class Land
Property Type Vacant Lot
County Sedgwick
Area 441
Address 7.94 ± Acres on Deer Run St
Address 2 Tract 1
City Bel Aire
State KS
Zip 67226
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Megan Rae Niedens - OFF: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Real Estate & 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	800-301-2055	Variable Comm	Non-Variable
Zoning Usage	Commercial	Virtual Tour Y/N	
Parcel ID	0		
Number of Acres	7.94		
Price Per Acre	0.00		
Lot Size/SqFt	345866		
School District	Wichita School District (USD 259)		
Elementary School	Isely Magnet (NH)		
Middle School	Stucky		
High School	Heights		
Subdivision	NONE		
Legal	Long Legal, See Taxes (Recent lot split/survey)		

DIRECTIONS

Directions 45th & Rock - North to properties (formerly addressed as 5112 N. Rock Rd)

FEATURES

SHAPE / LOCATION Irregular	PRESENT USAGE Non-Conforming	MISCELLANEOUS FEATURES None	SHOWING INSTRUCTIONS Call Showing #
TOPOGRAPHIC Level Pond/Lake Wooded	ROAD FRONTAGE Paved	DOCUMENTS ON FILE Ground Water Addendum	LOCKBOX None
	UTILITIES AVAILABLE Electricity Public Water	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent
	IMPROVEMENTS Fencing	SALE OPTIONS Other/See Remarks	OWNERSHIP Trust
	OUTBUILDINGS Equipment Barn	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
		POSSESSION At Closing	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, AUGUST 27TH 2022 AT 12:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. TRACT 1: NO MINIMUM, NO RESERVE!!! LIVE ONSITE, MULTI-TRACT AUCTION!!! Don't miss out on this wonderful opportunity to build your dream home on acreage! You will have the opportunity to purchase it by itself, or with the luxurious home on 8.29 ± acres to the east 7.94 ± Acres Potential homesite Large pond with dock Fully stocked with catfish, bass, bluegill Pond dug out and expanded in 2016 Blacktop, Rock Rd. Frontage See title work for Rock Rd access agreement Wrought iron fencing was installed in 2017 Large pole barn \$15,000 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 \$20,000 in earnest money at the time of contracting. The lot split has been finalized but 2022 Sedgwick County taxes have not been assessed yet, therefore taxes on the individual parcels will be estimated at closing. A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. See associated documents. *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. \$15,000 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 \$20,000 in earnest money at the time of contracting.

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	8112 E. Deer Run St	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	8/27/2022	2 - Open for Preview
Auction Start Time	12:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	08/26/2022 @ 5 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 %/\$	15,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See Terms and Conditions.

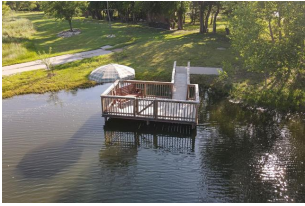
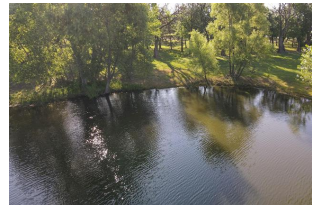
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

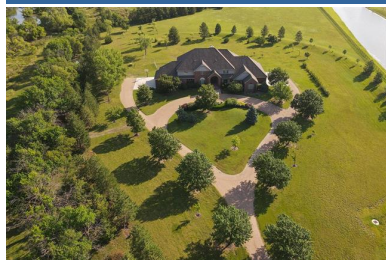
ADDITIONAL PICTURES



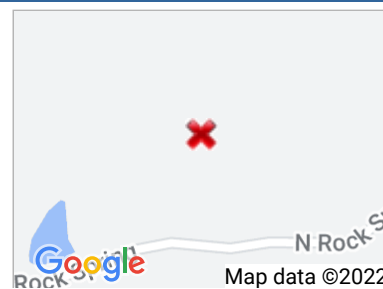
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE 2



MLS # 614570
Status Active
Contingency Reason
Area 441
Address 8112 E DEER RUN ST
Address 2 Tract 2
City Bel Aire
Zip 67226
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	6	Approx. AGLA	7746
Total Bedrooms	9.00	AGLA Source	Court House
AG Full Baths	5	Approx. BFA	2250.00
AG Half Baths	2	BFA Source	Court House
Total Full Baths	6	Approx. TFLA	9,996
Total Half Baths	2	Lot Size/SqFt	361112
Total Baths	8	Number of Acres	8.29
Old Total Baths			
Garage Size	4+		
Basement	Yes - Partially Finished		
Levels	2 Story		
Approximate Age	21 - 35 Years		
Acreage	5.01 - 10 Acres		

GENERAL

List Agent - Agent Name and Phone	Megan Rae Niedens - OFF: 316-683-0612	List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone		Co-List Office - Office Name and Phone	
Showing Phone	800-301-2055	Model Home Phone	
Year Built	1992	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	20173-104-20-0-23-00-001.00	School District	Wichita School District (USD 259)
Elementary School	Isely Magnet (NH)	Middle School	Stucky
High School	Heights	Subdivision	NONE LISTED ON TAX RECORD
Legal	COMM NW COR S 1/2 NW 1/4 TH E 50.02 FT TO POB TH E ALG N LI S 1/2 1392.51 FT TH SWLY 911.65 FT TO CU	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Variable Comm	Non-Variable	Virtual Tour Y/N	
Days On Market	8	HotSheet Date	7/20/2022
Price Date	7/20/2022		

ROOMS

Master Bedroom Level	Upper	Master Bedroom Dimensions	16.11x29.2
Master Bedroom Flooring	Carpet	Living Room Level	Main
Living Room Dimensions	29.2x19.11	Living Room Flooring	Carpet
Kitchen Level	Main	Kitchen Dimensions	29.11x23.6
Kitchen Flooring	Wood	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Dining Room
Room 4 Dimensions	15x19	Room 4 Flooring	Carpet
Room 5 Level	Main	Room 5 Type	Family Room
Room 5 Dimensions	16.10x20.11	Room 5 Flooring	Wood
Room 6 Level	Upper	Room 6 Type	Library
Room 6 Dimensions	18.2x26.2	Room 6 Flooring	Carpet
Room 7 Level	Basement	Room 7 Type	Family Room
Room 7 Dimensions	24.3x55.11	Room 7 Flooring	Carpet
Room 8 Level	Main	Room 8 Type	Bedroom
Room 8 Dimensions	13.4x18	Room 8 Flooring	Carpet

ROOMS			
Room 9 Level	Main	Room 9 Type	Bedroom
Room 9 Dimensions	14x14.4	Room 9 Flooring	Carpet
Room 10 Level	Upper	Room 10 Type	Bedroom
Room 10 Dimensions	14x10.9	Room 10 Flooring	Carpet
Room 11 Level	Upper	Room 11 Type	Bedroom
Room 11 Dimensions	10.9x15.2	Room 11 Flooring	Carpet
Room 12 Level		Room 12 Type	
Room 12 Dimensions		Room 12 Flooring	
DIRECTIONS			
Directions 45th & Rock - North to properties (formerly addressed as 5112 N. Rock Rd)			
FEATURES			
ARCHITECTURE	FLOOD INSURANCE	DINING AREA	LAUNDRY
Tudor	Unknown	Formal	Main Floor
EXTERIOR CONSTRUCTION	UTILITIES	Kitchen/Dining Combo	Separate Room
Frame w/Less than 50% Mas	Sewer	FIREPLACE	220-Electric
ROOF	Rural Water	Two	Wash Sink
Composition	BASEMENT / FOUNDATION	Living Room	INTERIOR AMENITIES
LOT DESCRIPTION	Full	Family Room	Ceiling Fan(s)
Irregular	View Out	Woodburning	Closet-Walk-In
FRONTAGE	Walk Out Below Grade	KITCHEN FEATURES	Fireplace Doors/Screens
Paved Frontage	BASEMENT FINISH	Desk	Vaulted Ceiling
EXTERIOR AMENITIES	3 Bedroom	Eating Bar	Wet Bar
Balcony	1 Bath	Pantry	Window Coverings-All
Patio	Bsmt Rec/Family Room	Electric Hookup	POSSESSION
Covered Patio	Bsmt Wet Bar	Granite Counters	At Closing
Deck	Bsmt Storage	APPLIANCES	PROPOSED FINANCING
Covered Deck	Bsmt Concrete Storm Room	Dishwasher	Other/See Remarks
Fence-Wrought Iron/Alum	COOLING	Disposal	WARRANTY
Guttering	Central	Microwave	No Warranty Provided
RV Parking	Zoned	Refrigerator	OWNERSHIP
Screened Porch	Electric	Range/Oven	Trust
Security Light	HEATING	MASTER BEDROOM	PROPERTY CONDITION REPORT
Storm Door(s)	Forced Air	Split Bedroom Plan	Yes
Outbuildings	Zoned	Master Bedroom Bath	SHOWING INSTRUCTIONS
GARAGE	Electric	Sep. Tub/Shower/Mstr Bdrm	Appt Req-Call Showing #
Attached		Two Sinks	LOCKBOX
Opener		AG OTHER ROOMS	SCKMLS
Oversized		Family Room-Main Level	TYPE OF LISTING
Side Load		Guest Quarters	Excl Right w/o Reserve
		Library	AGENT TYPE
		Storage	Sellers Agent
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	\$0.00	Home Warranty Purchased	Unknown
General Tax Year	2021	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$0.00		
Total Specials	\$0.00		

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, AUGUST 27TH 2022 AT 12:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. TRACT 2: PREMIER!!! NO MINIMUM, NO RESERVE!!! LIVE ONSITE, MULTI-TRACT AUCTION!!! Don't miss out on this luxurious, 9-bedroom, 8-bathroom home situated on over 8 acres! You will have the opportunity to purchase it by itself, or with the additional 7.94 ± acres to the west. This property offers elegant country living while being minutes from Wichita amenities including Bradley Fair and Greenwich Place, with quick access to 96 Hwy and 254 Hwy. Exterior Features 8.29 ± Acres on blacktop Circle, tree-lined driveway, private gated entrance Mostly brick exterior 3 decks and 1 screened-in porch 2 attached garages on both sides of the home (2-car and 3-car) Beautiful landscaping Wrought iron fencing done in 2017 28x14 Shed built in 2016 Additional storage shed See title work for access easement to Deer Run on northeast corner of property Interior Features 9 large bedrooms, 6 full bathrooms, 2 half bathrooms Over 12,000 square feet! All electric home, no gas Main Level: Formal living room with a fireplace, wet bar, and breathtaking two-story windows Formal dining room Family room/den off the formal living room Laundry room with half bathroom off the garage with a sink and ample storage Main kitchen: Updated with beautiful granite countertops Breakfast bar with room for additional seating Ample cabinetry including a walk-in pantry and a built-in coffee bar area Additional dining space and built-in desk area All stainless-steel appliances transfer 2 large guest suites Each suite has a living room, full kitchen, one bedroom, a walk-in closet, and a full bathroom Kitchen appliances transfer Separate garage and laundry room One suite has a private balcony Perfect to accommodate multiple generations Upper Level: Primary suite Vaulted ceilings, large windows, and a private deck Ensuite with two vanities, soaking tub and separate shower Walk-in closet 3 additional bedrooms, two with jack and jill bathrooms Large library with private, screened-in porch, built in shelving, and a Juliet balcony Beautiful catwalk that overlooks the formal living room and entryway Basement: Full, walkout basement with access to a patio Family room with a wet bar and fireplace 3 large bedrooms Large, unfinished storage room/workshop Concrete safe room Secret room Updates: High-efficiency HVAC updated 2016 Hybrid hot water tanks (3) Roof replaced in 2013 with Class 4 shingles 2x6 walls with blown-in insulation Attic has R57 insulation and radiant barrier foil insulation What an amazing opportunity to purchase this one-of-a-kind property, selling regardless of price to the highest bidder! Schedule a showing today! \$40,000 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 \$50,000 in earnest money at the time of contracting. The lot split has been finalized but 2022 Sedgwick County taxes have not been assessed yet, therefore taxes on the individual parcels will be estimated at closing. A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. SEE TERMS OF SALE

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Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	8/27/2022	
Auction Start Time	12:00 PM	
Broker Registration Req	Yes	
Buyer Premium Y/N	Yes	
Premium Amount	0.10	
Earnest Money Y/N	Yes	
Earnest Amount %/\$	40,000.00	

TERMS OF SALE

Terms of Sale See associated documents. *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. \$40,000 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 \$50,000 in earnest money at the time of contracting.

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: 8112 E. Deer Run St. & Additional Lot - Bel Aire, KS 67226

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				
None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
	Does Not Transfer	Working	Not Working			Don't Know	Does Not Transfer	Working	
☐	☐	☒	☐	Disposal X3	☐	☒	☐	Smoke/Fire Detectors	
☐	☐	☒	☐	Dishwasher X2	☐	☒	☐	Light Fixtures	
☐	☐	☒	☐	Oven	☐	☒	☐	Switches/Outlets	
☐	☐	☒	☐	Range (Circle One) Gas Electric +	☐	☒	☐	Ceiling Fan(s)	
☐	☐	☒	☐	Microwave 1 cooktop	☐	☒	☐	Bathroom Vent Fan(s)	
☐	☐	☐	☐	Built in (Circle One) YES NO	☐	☒	☐	Telephone Wiring/Blocks/Jacks	
☒	☐	☐	☐	Range Hood with hood	☐	☒	☐	Door Bell part of phone system - hardware remains	
☐	☐	☐	☐	Vented Outside (Circle One) YES NO	☐	☒	☐	Intercom	
☐	☐	☒	☐	Kitchen Refrigerator	☐	☒	☐	Garage Door Opener	
☒	☐	☐	☐	Clothes Washer	# of Remotes: 5 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 5 panels	
☐	☐	☐	☐	Other: _____	☐	☒	☐	Solar Equipment - (Circle One) Own Rent/Lease	
☐	☐	☐	☐	Other: _____	Company For gate				
☐	☐	☐	☐	Other: _____	☒	☐	☐	Wind - (Circle One) Own Rent/Lease	
☐	☐	☐	☐	Other: _____	☒	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease	
Comments:					☐	☐	☐	Security System - (Circle One) Own Rent/Lease	
					Company Protection One				
					☒	☐	☐	Audio/Video Surveillance System	

27 WATER/SEWAGE SYSTEMS (See Part II Also)					27 HEATING & COOLING SYSTEMS				
28 TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.			28 TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		
29 None Does Not Transfer	Working				Not Working	Don't Know			
30	☐	☐	☒	☐	☐	☐	☒	☐	☐
									Sewage Systems
31	☐	☐	☒	☐	☐	☐	☒	☐	☐
									Sump Pump
32	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Backup Sump Pump/Battery
33	☐	☐	☒	☐	☐	☐	☒	☐	☐
									Plumbing
34	<u>Copper</u>			☐	☐	☐	☐	☐	☐
									Type
35	☐	☐	☐	☐	☐	☐	☐	☐	☐
									Water Heater (Circle One) <u>Elect</u> Gas <u>x3</u>
36	<u>50 gal x3</u>			☐	☐	☐	☐	☐	☐
									Size & Age
37	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Instant Hot Water
38	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Water Softener
39				☐	☐	☐	☐	☐	☐
									(Circle One) Own Rent/Lease
40				☐	☐	☐	☐	☐	☐
									Company
41	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Water Purifier/Reverse Osmosis
42	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Underground Sprinkler System
43				☐	☐	☐	☐	☐	☐
									Backflow Device (Circle One) YES NO
44				☐	☐	☐	☐	☐	☐
									Date Last Tested or Inspected
45	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Pool Equipment
46	☒	☐	☐	☐	☐	☐	☐	☐	☐
									Hot Tub/Spa
47	Comments:								
48	<u>Hybrid hot water tanks - 5/18, 7/16 and approx 2019</u>								
49									
50									
51	MEDIA								
52	TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.						
53	None Does Not Transfer	Working Not Working Don't Know							
54	54 None Does Not Transfer	Working Not Working Don't Know	Any Additional Comments For Part I:						
55	55 None Does Not Transfer	Working Not Working Don't Know							
56	56 None Does Not Transfer	Working Not Working Don't Know	<u>See attached for 18 SEER A/C, Equipment information, warranty etc.</u> <u>Regular system maintenance plan / servicing</u> <u>Fireplaces are Century units that produce significant heat</u>						
57	57 None Does Not Transfer	Working Not Working Don't Know							
58	58 None Does Not Transfer	Working Not Working Don't Know							
59	59 None Does Not Transfer	Working Not Working Don't Know							
60	60 None Does Not Transfer	Working Not Working Don't Know							
61	61 None Does Not Transfer	Working Not Working Don't Know							
62	62 None Does Not Transfer	Working Not Working Don't Know							
63	63 None Does Not Transfer	Working Not Working Don't Know							
64	64 None Does Not Transfer	Working Not Working Don't Know							
65	65 None Does Not Transfer	Working Not Working Don't Know							
66	66 None Does Not Transfer	Working Not Working Don't Know							
67	Comments: <u>left by Dish Direct TV</u>								
68									
69									

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
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	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: Normal settling for age / location of house * * R-38 in ceiling R-19 in walls - blown in between 2x6 Additional insulation and thermal foil in 2011 - total in ceiling R-57			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
☐	☐	☐	Age: <u>See above</u> Type: <u>Blown in</u>
☒	☐	☐	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: <u>Approx 2013</u> (Identify details below.) <u>Wichita Roofing</u>
☐	☐	☒	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? <u>See above</u>
Additional Comments: Class 4 Shingles (ST. Farm premium discount) - believe Wichita Malarkey Legacy + guttering Roof leaks believed to be repaired when new roof - Wichita Roofing			
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.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	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:			

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: <u>?</u> District: <u>Rural # 1</u>		
☐	☒	☐	Is the property connected to any private water systems? (Mark all that apply.)		
			☐ Drinking Well	☐ Irrigation Well	☐ Geo-Thermal Well
☐	☐	☐	Working?	Type: _____ Location: _____	Depth: _____
☐	☐	☐	Working?	Type: _____ Location: _____	Depth: _____
☐	☐	☐	Working?	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.)		
☐	☒	☐	Has the main waste disposal line ever been snaked or scoped?		
☐	☒	☐	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): <u>E and W end of basement</u>		
☒	☐	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR		
Additional Comments: <u>around foundation and basement floor</u>					
<u>believed repaired when roof replaced. Humidifier line plugged / backed up approx 10-15 yrs ago.</u>					
<u>Some historical staining</u>					

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:					
<u>Long term Terminix regular pest control program - also addressed carpenter bees</u>					
<u>Deck/wood is original so normal condition for age</u>					

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>whatever rights owned will transfer</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 Has a mitigation system been installed? (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? <u>generally by fences</u>
☒	☐	☐	Is there any fencing on the boundaries of the property?
☐	☐	☒	Does fencing belong to the property? If YES, which sides? _____
☐	☐	☒	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? <u>-pond area</u>
☐	☒	☐	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:			
<u>Pond area is in flood plain - see map. Soil in NE Wichita is clay so may exhibit some of these attributes</u>			

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 there been any insurance claims during the seller's ownership?
☒	☐	☐	Were repairs made? If so, explain: <u>hail / roof claims</u>
☐	☒	☐	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 ☒ <u>POND</u> 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>Pond dug out to approx 10'-12' in 2016 and stocked in 2017</u>			
<u>Gate and fence in 2017</u>			
Any Additional Comments For Part II:			
<u>28x14 Shed - 2016 - See attached</u>			
<u>For Frontage Zoning, Access to Rock Rd. etc. See maps / title work</u>			

285

SELLER'S ACKNOWLEDGEMENT

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

292

Seller is occupant: ☒ YES ☐ NO

293 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.

294 **SELLER****SELLER:**

295

Date

Date

296

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

297 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
 298 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
 299 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
 300 with the Seller.

301 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
 302 defects in the property.

303 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
 304 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
 305 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
 306 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

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

312 **BUYER:****BUYER:**

313

Date

Date

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McCurdy
REAL ESTATE & AUCTION

WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 8112 E. Deer Run St. & Additional Lot - Bel Aire, KS 67226

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentication

Kevin J. Arnel

07/13/2022

Owner
Authentication

Roxanne R. Arnel

Date

07/13/2022

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 8112 E. Deer Run St. & Additional Lot - Bel Aire, KS 67226

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  

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  

17 Seller has no reports or records pertaining to groundwater contamination or other
18 environmental concerns; or

19 _____ Seller has provided the Buyer with all available records and reports pertaining to
20 groundwater contamination or other environmental concerns (list document below):
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.

28  07/13/2022

29 Seller _____ Date

Buyer _____ Date

30  07/13/2022

31 Seller _____ Date

Buyer _____ Date

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CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

WHAT TO EXPECT FROM SECURITY 1ST TITLE WHEN YOU WIRE FUNDS.

1. To protect your business and customer's information, we will only provide wire instructions to the customer.
2. We will NOT randomly send wire instructions without a request from the customer.
3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert Form** for the party requesting the wire instructions.
4. We will NOT change the wire instructions in the middle of the transaction.
5. If a Buyer/Seller does receive wire instructions:
 - Wire instructions will be given verbally over the phone or sent securely via secured email.
 - The customer needs to verify our phone number at a trusted source like our website, security1st.com
 - Before sending funds, they need to call the verified office number to verify the wire instructions.

NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.

The undersigned, hereby authorizes Security 1st Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1st Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1st Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Buyer/Seller Name

Buyer/Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

File Number

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>



AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 8112 E. Deer Run St., Bel Aire, KS 67226 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider Company	12 Month Avg
Electric:	<u>Evergy</u>	<u>\$477</u>
Water & Sewer:	<u>Water - RWD1 & Sewer - City of Bel Aire</u>	<u>\$58.50 & \$70.51</u>
Gas Propane:	<u>N/A</u>	
	<u>Trash - City of Bel Aire</u>	<u>\$17.41</u>

If propane, is tank owned or leased? Owned Leased

If leased, please provide company name and monthly lease amount:

Appliances that Transfer:

(1) main kitchen	Refrigerator?	Yes	No	Washer?	Yes	No
(1) main kitchen & (1) guest suite	Dishwasher?	Yes	No	Dryer?	Yes	No
(1) main kitchen	Stove/Oven?	Yes	No	Other?	<u>cooktop in 1 guest suite</u>	
(1) guest suite	Microwave?	Yes	No			

Homeowners Association: Yes ~~No~~

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? NONE

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

PERMIT

R/M

3532 N. Comotara, Wichita, KS 67226 * FAX: 943-5736 * E-MAIL: Info@FahnestockHVAC.com

PROPOSAL SUBMITTED TO:		DATE: 10/5/2016	JOB:
NAME:		JOB NAME:	
STREET:		STREET:	
CITY, ST: Wichita	ZIP: 67226	CITY, ST: Wichita	ZIP: 67226
PHONE #:	FAX:	PHONE #:	CELL:
E-MAIL:		P.O	

EQUIPMENT: 2-Carrier FE4ANB006T00, 5-Ton INFINITY Communicating Air Handler w/ ArmourCoat Coil
 2-Carrier 25VNA860A003, 5-Ton 18 SEER, INFINITY 5-Stage Heat Pump
 2-Carrier CE3201F20, 20 Kw Heat Kit
 2-Carrier SYSTXCCITW01, Wi-Fi Infinity Programmable Thermostat w/ Ideal Humidity System
 Use Existing Trion "Air Bear" High Efficiency 5" Media Air Cleaner (MERV 8)
 Carrier Cool Cash Rebate.....\$2,200.00

OPTIONS: Zone Controle System for the front of the house\$1,875

INSTALLATION	
☒ New reinforced base	☒ All work done per code by Licensed Installers
☒ Removal of old equipment	☒ All required permits
☐ Balance air system for uniform temperatures	☒ Clean up at the conclusion of each day's work

FAHNESTOCK PLUMBING AND FAHNESTOCK ELECTRIC	
☒ New refrigeration lines with insulation	☒ New outdoor disconnect
☒ Use existing refrigeration lines	☐ Use existing outdoor disconnect
☒ Condensate line to drain	☐ New furnace circuit
☒ Secondary condensate pan	☒ Use existing furnace circuit
☒ Condensate pump if needed	☐ New _____ amp electric service
☐ Final gas connections to furnace	☒ Electrical by Fahnestock Electric.
☒ New or additional low voltage wiring	☐ Plumbing by Fahnestock Plumbing.

DUCTWORK / AIR DISTRIBUTION	
☒ Install new equipment to the existing duct system with all necessary custom fittings.	
☐ Install new equipment to a new duct system consisting of _____ supply registers and _____ return grilles.	
☐ Other item:	

WARRANTIES	
Fahnestock:	Manufacturer:
<u>10 yr.</u> Limited Labor	<u>10 yr.</u> Heat Kit
	<u>10 yr.</u> Compressor
	<u>10 yr.</u> Coil and Parts

PAYABLE TO FAHNESTOCK, incl. Tax: \$26,216

BALANCE DUE AT TIME OF INSTALLATION

Customer will pay balance by: **CASH, CHECK OR CREDIT CARD**

Prices include all material, labor, permits and taxes. Delinquent accounts will be charged a 1.5% fee per month.

ACCEPTED:	PROPOSED:
By: _____	By: <u>Colt Oberle</u>
Printed: _____	Printed: <u>Colt Oberle</u>

943-HEAT(4328): YOUR 24/7 SERVICE NUMBER!



3532 N. Comotara, Wichita, KS 67226 * FAX: 943-5736 * E-MAIL: Info@FahnestockHVAC.com

PROPOSAL SUBMITTED TO:		DATE: 8/2/2011	JOB: E34319
NAME:		JOB NAME:	
STREET:		STREET:	
CITY, ST: Wichita, Ks.	ZIP: 67226	CITY, ST: Wichita, Ks.	ZIP: 67226
PHONE #:		PHONE #:	CELL:
E-MAIL:			

EQUIPMENT: 1- York YZH04811 Heat Pump; 18 Seer; 48,000 Btuh R-410a

Zone 3-2nd 1- York MC48C3XH1 Horizontal R-410a Evaporator coil w/ TXV
Reuse existing York Variable Speed Air Handler with Auxilliary heater
2- York 2PP32U70124 Digital Programmable Touch Screen Thermostats

Alan--Please schedule job start for Monday Aug 8th

AHU is in attic---see Tom B for work description

INSTALLATION

☒ New reinforced base	☒ All work done per code by Licensed Installers
☒ Removal of old equipment	☒ All required permits
☐ Balance air system for uniform temperatures	☒ Clean up at the conclusion of each day's work

FAHNESTOCK PLUMBING AND FAHNESTOCK ELECTRIC

☒ New refrigeration lines with insulation	☒ New outdoor disconnect
☒ Use existing refrigeration lines in attic	☐ Use existing outdoor disconnect
☒ Condensate line to drain	☐ New furnace circuit
☐ Secondary condensate pan	☐ Use existing furnace circuit
☐ Condensate pump	☐ New _____ amp electric service
☐ Final gas connections to furnace	☒ Electrical by Fahnestock Electric.
☒ New or additional low voltage wiring	☐ Plumbing by Fahnestock Plumbing.

DUCTWORK / AIR DISTRIBUTION

☒ Install new equipment to the existing duct system with all necessary custom fittings.
☐ Install new equipment to a new duct system consisting of _____ supply registers and _____ return grilles.
☐ Other item:

WARRANTIES

Fahnestock:	Manufacturer:
<u>1 yr.</u> Workmanship	_____ Heat Exchanger <u>10 yr.</u> Compressor <u>10 yr.</u> Coil and Parts

PAYABLE TO FAHNESTOCK, incl. Tax: \$8,736

Balance due on completion

Customer will pay balance by: **CASH, CHECK OR CREDIT CARD**

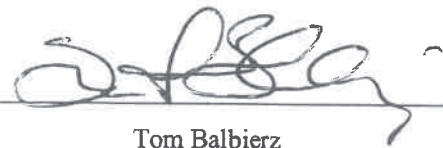
Delinquent accounts will be charged a 1.5% fee per month until balance is paid or current.

ACCEPTED:

By: _____

Printed: _____

PROPOSED:

By: 

Printed: _____

Tom Balbierz

3 GREAT SERVICES, 1 EASY CALL (943-HEAT)

Proposal

12727 E. KELLOGG
WICHITA, KS 67207



(316) 685-2368
FAX (316) 685-4594

PROPOSAL SUBMITTED TO	OFFICE PHONE	DATE 7-28-11
STREET	FAX	MOBILE
CITY, STATE AND ZIP CODE Wichita, Kansas	JOB NAME	
ATTENTION	JOB LOCATION	

~~We~~ **Propose** to furnish material and labor in accordance to the following specifications and estimates:

Blow in R19 Fiberglass Insulation over existing insulation of living area
(Excluding the floored storage areas of attic)

Install Radiant Barrier on top of insulation of attic floors, over the end knee walls on east & west side and draping the Radiant Barrier over duct work in attic. The Barrier will be tented over the Mechanical Equipment in attic and it will also be Framed on the roof rafters and framing in the attic over the floored storage areas of attic on the East Side.

\$8683.60

Prices include all labor, material & tax

Payment to be made as follows:
work

25% upon acceptance of Proposal & remaining balance due upon completion of

1.5% charged per month on all past due accounts

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Paul Miller

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature



12727 E. Kellogg
Wichita, KS 67207
(316)685-2368
Fax: (316)685-4594
www.northstarcomfort.com

INVOICE

7

Name :		Date of Service: 12/5/11
Job Address: :		
Billing Address:		
City: Wichita	State: KS	Zip Code:

Job Description	Sub Total
Blow R30 fiberglass in 160 sq. ft. west attic area. Install Radiant Barrier as discussed.	\$300.00
<i>Tashi</i> <i>Paid</i> <i>VISA</i> <i>12/8/11</i>	
DEPOSIT	
TOTAL DUE	\$300.00

ALL APPLICABLE TAXES INCLUDED

1.5% charged per month on all past due accounts

Payment Details: ☒ MasterCard/VISA ☐ Check CC# or Check # _____ CSC _____ Name on Card _____ Expiration Date: ____ / ____ Credit Card Signature: _____	Acceptance of Invoice I acknowledge that the above prices, specifications and conditions are satisfactory and are hereby accepted upon completion of the outlined scope of work. Signature of Acceptance: _____
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3909 Stacy Road
Hutchinson, KS 67501
(620) 663-2288

28x14 Shed

Invoice

Date	Invoice #	P.O. #	Barn #
6/24/16	38853		17774

Bill To
Bel Aire, KS 67226

Ship To

Terms

Due on receipt

Quantity	Description	Price Each	Amount
1	14x28 Classic Gable	5,045.00	5,045.00T
	Steel Roof with 5/8" plywood and tar paper	261.00	261.00T
1	6' Door	25.00	25.00T
1	6' Ramp	50.00	50.00T
	4 single pane windows in garage door	100.00	100.00T
	9x7 #2240 Garage Door, Evergreen	495.00	495.00T
	4' Loft	150.00	150.00T
2	Wall Vents	10.00	20.00T
2	sets Screw/Strap Anchoring	50.00	100.00T
	12" on center floor joists	68.00	68.00T
	9' ramp for garage door	100.00	100.00T

PAID CASH
THANKS
DEAN

Thanks for the opportunity to serve you!

Subtotal \$6,414.00

Sales Tax (7.5%) \$481.05

Total \$6,895.05

Payments/Credits -\$1,000.00

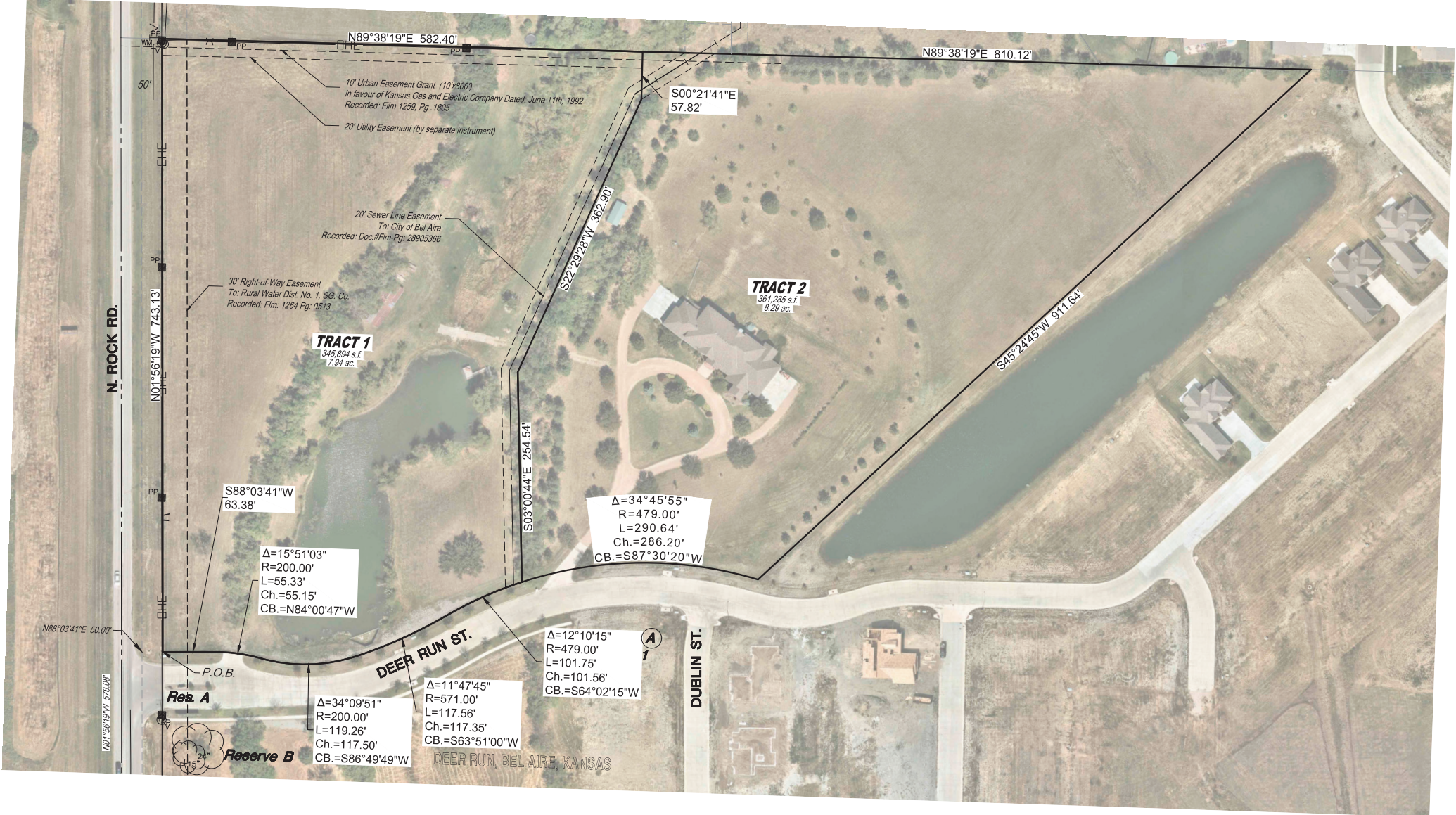
Balance Due \$5,895.05

This invoice is due on the date of service. A finance charge of 1.5% per month (18% per annum) will be added on the unpaid balance 30 days after the invoice date.

Month	Bill Date	Usage (kWh)	Avg High	Avg Low	Avg Temp	Amount
July	7/20/2022	2921.8	92.54	71.684	81.698167	\$455.68
June	6/16/2022	2426.34	80.89	62.256667	71.310833	\$326.64
May	5/17/2022	1841.94	76.362963	57.518519	66.893981	\$241.17
April	4/20/2022	2493.06	63.55	42.046667	51.657222	\$316.15
March	3/21/2022	4976.89	54.275	28.71875	41.298827	\$564.22
February	2/17/2022	5061.52	48.239286	23.453571	35.746726	\$572.49
January	1/20/2022	6315.67	49.3375	24.0125	35.600781	\$707.38
December	12/19/2021	3450.24	58.528125	34.490625	46.113281	\$380.00
November	11/17/2021	2020.6	63.282759	43.693103	52.709326	\$234.20
October	10/19/2021	1661.61	79.146667	56.493333	66.999722	\$203.77
September	9/19/2021	2787.67	91.14375	69.628125	79.643099	\$362.24
August	8/18/2021	2841.88	91.710345	70.037931	80.392672	\$369.13
July	7/20/2021	2473.29	86.266667	68.223333	76.853472	\$322.30
June	6/20/2021	2485.36	82.825	64.915625	73.854427	\$312.01

~~ALL~~ ALL electric - no gas

Aug. \$ 447.28



TRACT 1
345,894 s.f.
7.94 ac.

TRACT 2
361,285 s.f.
8.29 ac.

30' Right-of-Way Easement
To: Rural Water Dist. No. 1, SO. Co.
Recorded: Film: 1264 Pg: 0513

20' Sewer Line Easement
To: City of Bel Aire
Recorded: Doc.#Film-Pg: 28905366

10' Urban Easement Grant (10'x200')
in favour of Kansas Gas and Electric Company Dated: June 11th, 1992
Recorded: Film 1253, Pg. 1805

20' Utility Easement (by separate instrument)

S88°03'41"W
63.38'

Δ=15°51'03"
R=200.00'
L=55.33'
Ch.=55.15'
CB.=N84°00'47"W

Δ=34°45'55"
R=479.00'
L=290.64'
Ch.=286.20'
CB.=S87°30'20"W

S03°00'44"E 254.54'

Δ=12°10'15"
R=479.00'
L=101.75'
Ch.=101.56'
CB.=S64°02'15"W

Δ=11°47'45"
R=571.00'
L=117.56'
Ch.=117.35'
CB.=S63°51'00"W

Δ=34°09'51"
R=200.00'
L=119.26'
Ch.=117.50'
CB.=S86°49'49"W

Res. A

Reserve B

DEER RUN, BEL AIRE, KANSAS

N. ROCK RD.

DEER RUN ST.

DUBLIN ST.

50'

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8112 E. Deer Run St. & Add'l Lot – Bel Aire, KS
Zoning Map: C-1 Commercial & AG-Agricultural



Zoning Types

-  Rural Residential
-  AG
Agricultural
-  R-1
Residential 1
-  R-2
Residential 2
-  R-3
Residential 3
-  R-4
Residential 4
-  R-5
Residential 5
-  R-5b
Residential 5b
-  R-6
Residential 6
-  C-1
Commercial 1
-  C-2
Commercial 2
-  M-1
Manufacturing
-  MPH
Manufactured Home Park

Legend

Flood Plain

Base Flood Approximate

--

Base Flood Elevations

—

0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood H

A

A

AE

AE,

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

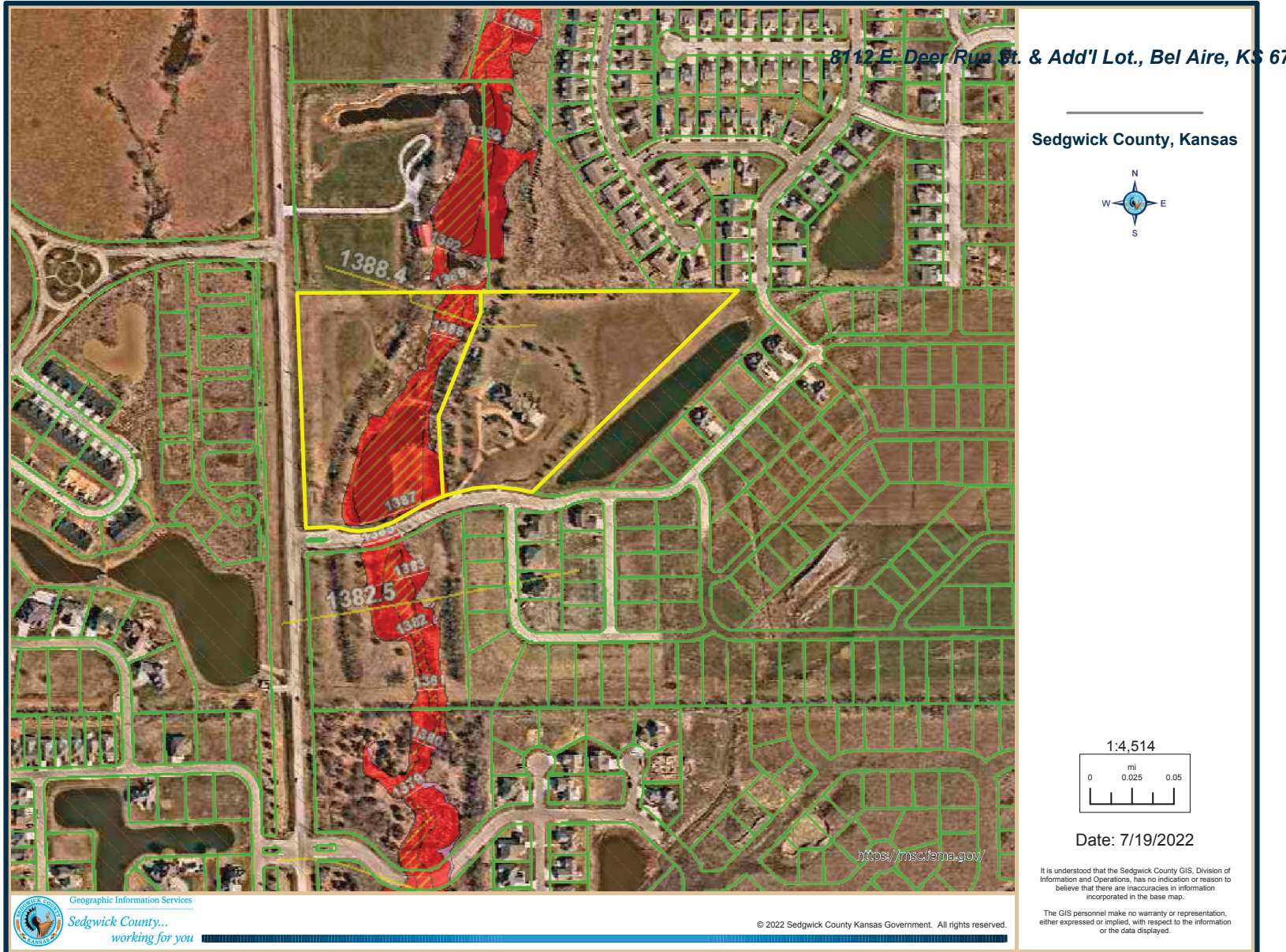
X - Area of Special Consideration

X AREA OF SPECIAL CONSIDER

X

X,

Area Not Included





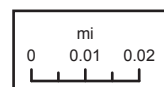
Geographic Information Services
Sedgwick County...
working for you

8112 E. Deer Run St., & Add'l Lot, Bel Aire, KS 67226 - Aerial

Date: 7/12/2022



1:2,257



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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Sedgwick County, Kansas

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & 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, in the event that Bidder is the successful bidder, 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. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. 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.
6. The Real Estate is not offered contingent upon financing.
7. 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.
8. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.

9. 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.
10. 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.
11. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
12. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
13. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guests or minors accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
14. 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.
15. 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.
16. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
17. McCurdy reserves the right to establish all bidding increments.
18. 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.
19. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
20. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
21. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.

22. 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.
23. 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.

Version (01/22)

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)*

