

# PROPERTY INFORMATION PACKET | THE DETAILS



\*Approximate Boundary Line

**(Parcel 1) 10.4 +/- Acres - Conway Springs, KS 67031**

12041 E. 13th St. N. · Wichita, KS 67206  
316.867.3600 · 800.544.4489 · [McCurdy.com](http://McCurdy.com)



**McCurdy**  
REAL ESTATE & AUCTION



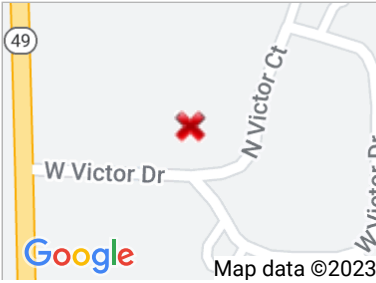
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MLS PIP



**MLS #** 627883  
**Class** Land  
**Property Type** Vacant Lot  
**County** Sumner  
**Area** SCKMLS  
**Address** 10.4 +/- Acres on Victor Dr.  
**Address 2** Parcel 1 - Wamsley Homestead Estates  
**City** Conway Springs  
**State** KS  
**Zip** 67031  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 2



GENERAL

List Agent - Agent Name and Phone	<a href="#">Isaac Klingman</a>	Realtor.com Y/N	Yes
List Office - Office Name and Phone	<a href="#">McCurdy Real Estate &amp; Auction, LLC - OFF: 316-867-3600</a>	Display on Public Websites	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow 3rd Party Comm	Yes
Co-List Office - Office Name and Phone		Variable Comm	Non-Variable
Showing Phone	888-874-0581	Virtual Tour Y/N	
Zoning Usage	Rural		
Parcel ID	09605-5-22-0-20-03-004.00-0		
Number of Acres	10.40		
Price Per Acre	0.00		
Lot Size/SqFt	453024		
School District	Conway Springs School District (USD 356)		
Elementary School	Conway Springs		
Middle School	Conway Springs		
High School	Conway Springs		
Subdivision	WAMSLEY HOMESTEAD ESTATES		
Legal			

DIRECTIONS

**Directions** (Conway Springs) Parallel St. & 5th St. (Conway Springs Rd.) - North on N. Conway Springs Rd., East on Thaddeus Dr.

FEATURES

<b>SHAPE / LOCATION</b> Irregular	<b>IMPROVEMENTS</b> None	<b>FLOOD INSURANCE</b> Unknown	<b>LOCKBOX</b> None
<b>TOPOGRAPHIC</b> Level Pond/Lake	<b>OUTBUILDINGS</b> None	<b>SALE OPTIONS</b> None	<b>AGENT TYPE</b> Sellers Agent
<b>PRESENT USAGE</b> None/Vacant	<b>MISCELLANEOUS FEATURES</b> Airstrip Other/See Remarks	<b>PROPOSED FINANCING</b> Other/See Remarks	<b>OWNERSHIP</b> Individual
<b>ROAD FRONTAGE</b> Dirt	<b>DOCUMENTS ON FILE</b> Aerial Photos Documents Online Photographs Restrictions/Covenants	<b>POSSESSION</b> At Closing	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>UTILITIES AVAILABLE</b> Electricity		<b>SHOWING INSTRUCTIONS</b> Call Showing #	<b>BUILDER OPTIONS</b> Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$26.46
General Tax Year	2023
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Land Title of Wichita

PUBLIC REMARKS

**Public Remarks** Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, August 8th, 2023 at 2 PM (cst) | BIDDING CLOSING: Thursday, August 17, 2023, at 2:20 PM. The bidding will remain open until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! Open Builder! Have you been looking for country living and love aviation? If so, this lot is for you! This 10.4+/- acre lot is located 2.5 miles north of Conway Springs in the desirable Wamsley Homestead Estates! Tucked in the heart of the neighborhood, this parcel has a pond and access to two streets. This is a chance to build your dream home, and with less than a 10-minute drive to Conway Springs, you can enjoy country estate living with the terrific convenience of city amenities! Fantastic Homesites 3 ± Acre Pond No Specials No HOA Open Builder Private Airstrip Access 2.5 miles North of Conway Springs Conway Springs Schools Multiple Lots to Choose From This parcel is granted the perpetual and non-exclusive use of the Airstrip through the recorded and documented Airstrip easement in the Downloads section. However, there is no direct access to the airstrip itself except coming off on W 120th Ave N. Only the adjacent lots on the airstrip have direct access to the airstrip. If there are any questions on this, please contact the auction manager. \*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. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. 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 \$5,000.

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	8/8/2023	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	08/16/2023	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 %/\$	5,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See Associated Documents

PERSONAL PROPERTY

Personal Property

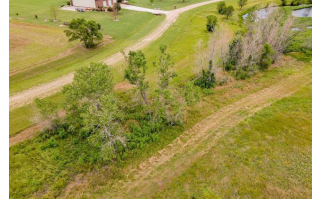
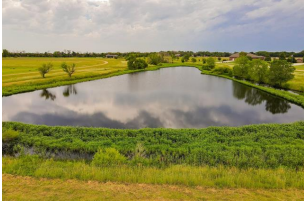
SOLD

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**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2023 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

## Tax History Inquiry for MTA PROP,LLC

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
N VICTOR DR											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2022 RealEstate - CONT106D		22-30-03W	WAMSLEY HOMESTEAD ESTATES			WAMSLEY HOMESTEAD ESTATES, S22, T30.; R03W, ACRES 8.4, N PT OF RESERVE A				055-22-0- 20-03- 001.00-0	Other Real Estate Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer
063	356	CONWAY	\$54	129.635	\$7	\$0	Amount \$7	Amount \$7	No	0598R - 0660	07/16/02

[Click here for Additional Years](#)

[View Parcel Information](#) --- [Tax Search Page](#)

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TECHNOLOGIES

Authentisign  
*Michael J. Andra*

06/30/2023

Print Page

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[View Tax Information](#) --- [View Sketch](#) --- [View Property Image](#) --- [View GIS Map](#) --- [Back to Search Page](#) --- [Home](#)

**The Parcel Number for this Property is 096-055-22-0-20-03-001.00-0**  
**Quick Ref ID: 3484**

### Owner Information

<b>Owner Name</b>	MTA PROP,LLC
<b>Address</b>	110 S FORESTVIEW CT WICHITA, KS 67235

### Property Situs Address

<b>Address</b>	00000 N VICTOR DR, Conway Springs, KS 67031
----------------	---

### Land Based Classification System

<b>Function</b>	Recreational / cultural / entertainment highest and best use
<b>Activity</b>	Active leisure sports and related activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Developed site - with buildings

### General Property Information

<b>Prop Class</b>	Vacant Lots - V
<b>Living Units</b>	
<b>Zoning</b>	
<b>Neighborhood</b>	605
<b>Tax Unit Group</b>	063

 *Michael J. Andra*

06/30/2023

**2023 Appraised Value**

<b>Class</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>
Vacant Lots - V	45,920		45,920
Agricultural Use - A	150	0	150
<b>Total</b>	<b>46,070</b>	<b>0</b>	<b>46,070</b>

### Tract Description

WAMSLEY HOMESTEAD ESTATES, S22, T30, R03W, ACRES 8.4, N PT OF RESERVE A Plat Book/Page 176 /A&B Deed Book/Page 0598/0660

### Deed Information

<b>Book1</b>	<b>Page1</b>	<b>Book2</b>	<b>Page2</b>	<b>Book3</b>	<b>Page3</b>	<b>Book4</b>	<b>Page4</b>
0875	0020	0598	0660				

### Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	7.7				1	60					45,920

### Agricultural Land

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
Dry Land - DR	0.6	5982				0			214	214	130
Dry Land - DR	0.1	6369				0			231	231	20

### Ag Land Summary

<b>Dry Land Acres</b>	0.7
<b>Irrigated Acres</b>	0
<b>Native Grass Acres</b>	0
<b>Tame Grass Acres</b>	0
<b>Total Ag Acres</b>	0.7
<b>Total Ag Use Value</b>	150
<b>Total Ag Market Value</b>	1,860

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Authentisign  
*Michael J. Andra*

06/30/2023



## Tax History Inquiry for MTA PROP,LLC

[View Parcel Information](#) --- [Tax Search Page](#)

Property Address											
N VICTOR CT											
Tax ID		Sec-Twn-Rng	Sub	Blk	Lot	Description				Parcel Id/Cama	Parcel Classes
2022 RealEstate - CONT106N		22-30-03W	WAMSLEY HOMESTEAD ESTATES	B	3	WAMSLEY HOMESTEAD ESTATES, S22, T30,; R03W, BLOCK B, LOT 3, ACRES 2, INCL ADJ; AIRSTRIP EASEMENT				055-22-0- 20-03- 004.00-0	Agricultural Real Estate
Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page	Date of Transfer
063	356	CONWAY	\$150	129.635	\$19.46	\$0	Amount \$19.46	Amount \$0	No	0598R - 0660	07/16/02

[Click here for Additional Years](#)

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**The Parcel Number for this Property is 096-055-22-0-20-03-004.00-0**  
**Quick Ref ID: 3487**

### Owner Information

<b>Owner Name</b>	MTA PROP,LLC
<b>Address</b>	110 S FORESTVIEW CT WICHITA, KS 67235

 06/30/2023 **Property Situs Address**

<b>Address</b>	00000 N VICTOR CT, Conway Springs, KS 67031
----------------	---

### Land Based Classification System

<b>Function</b>	Farming / ranch land (no improvements)
<b>Activity</b>	Farming, plowing, tilling, harvesting, or related activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Dev Site - crops, grazing etc - no structures

### General Property Information

<b>Prop Class</b>	Agricultural Use - A
<b>Living Units</b>	
<b>Zoning</b>	
<b>Neighborhood</b>	605
<b>Tax Unit Group</b>	063

### 2023 Appraised Value

<b>Class</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>
Agricultural Use - A	450	0	450
Total	450	0	450

### Tract Description

WAMSLEY HOMESTEAD ESTATES, S22, T30, R03W, BLOCK B, Lot 3, ACRES 2, INCL ADJ AIRSTRIP EASEMENT Plat Book/Page 176 /A&B Lot Width: 254.2 Lot Depth: 255.0 Deed Book/Page 0598/0660

### Deed Information

<b>Book1</b>	<b>Page1</b>	<b>Book2</b>	<b>Page2</b>	<b>Book3</b>	<b>Page3</b>	<b>Book4</b>	<b>Page4</b>
1119	0682	0875	0020	0598	0660		

### Agricultural Land

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
Dry Land - DR	1.6	5908				0			225	225	360
Dry Land - DR	0.4	5982				0			214	214	90

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Michael J. Andra

06/30/2023

### Ag Land Summary

<b>Dry Land Acres</b>	2
<b>Irrigated Acres</b>	0
<b>Native Grass Acres</b>	0
<b>Tame Grass Acres</b>	0
<b>Total Ag Acres</b>	2
<b>Total Ag Use Value</b>	450
<b>Total Ag Market Value</b>	5,300

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# SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT



22+/- Acres

Property Address: ~~10 +/- Acres~~ In Wamsley Homestead Estates, Selling In 6 Parcels (the "Real Estate")

Conway Springs, KS 67031

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

If none, write none: None

## Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☐ Yes ☐ No ☒ UnknownIs the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☐ Yes ☐ No ☒ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): \_\_\_\_\_

Explanation of Assessment or Fee: \_\_\_\_\_

## Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

☐ No appliances transfer ☒ Non-Applicable☐ All appliances present at the property transfer☐ Some appliances transfer


\*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: \_\_\_\_\_

(Remainder of this page intentionally left blank)



By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

**SELLER:**

 *Michael J. Andra* 06/30/2023  
\_\_\_\_\_  
Signature Date  
  
Michael J. Andra  
\_\_\_\_\_  
Print  
  
Managing Member MTA Properties LLC  
\_\_\_\_\_  
Title Company

\_\_\_\_\_  
Signature Date  
  
\_\_\_\_\_  
Print  
  
\_\_\_\_\_  
Title Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

**BUYER:**

\_\_\_\_\_  
Signature Date  
  
\_\_\_\_\_  
Print  
  
\_\_\_\_\_  
Title Company

\_\_\_\_\_  
Signature Date  
  
\_\_\_\_\_  
Print  
  
\_\_\_\_\_  
Title Company



## WATER WELL INSPECTION REQUIREMENTS



22+/- Acres

Property Address: ~~10 +/- Acres~~ In Wamsley Homestead Estates, Selling In 6**Parcels - Conway Springs, KS 67031**

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

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

**DOES THE PROPERTY HAVE A WELL?** YES \_\_\_\_\_ NO ☒

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

**DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM?** YES \_\_\_\_\_ NO ☒

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

Michael J. Andra

06/30/2023

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

Buyer

Date



Security 1<sup>st</sup> Title

## WIRE FRAUD ALERT

### 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 trusted source like our website, security1st.com
  - Before sending funds, they need to call the verified office numbers 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 Complain Center: <http://www.ic3.gov>

W 120TH AVE N

N CONWAY SPRINGS RD

N VICTOR DR

R3438

R3426

R3427

R3428

R3442

R3475

R3476

R3474

R3460

R3459

R3466

R3477

R3478

R3461

R3462

R3463

R3464

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R3446

R3445

R3450

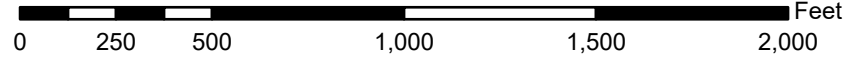
R3458



22 +/- Acres Selling in 6 Parcels, Wamsley Homestead Estates, Conway Springs, KS 67031 - Flood Map



97°38'44"W 37°25'49"N



1:6,000

97°38'7"W 37°25'20"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

Without Base Flood Elevation (BFE)  
*Zone A, V, A99*

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

NO SCREEN Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

**OTHER FEATURES**

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

**MAP PANELS**

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

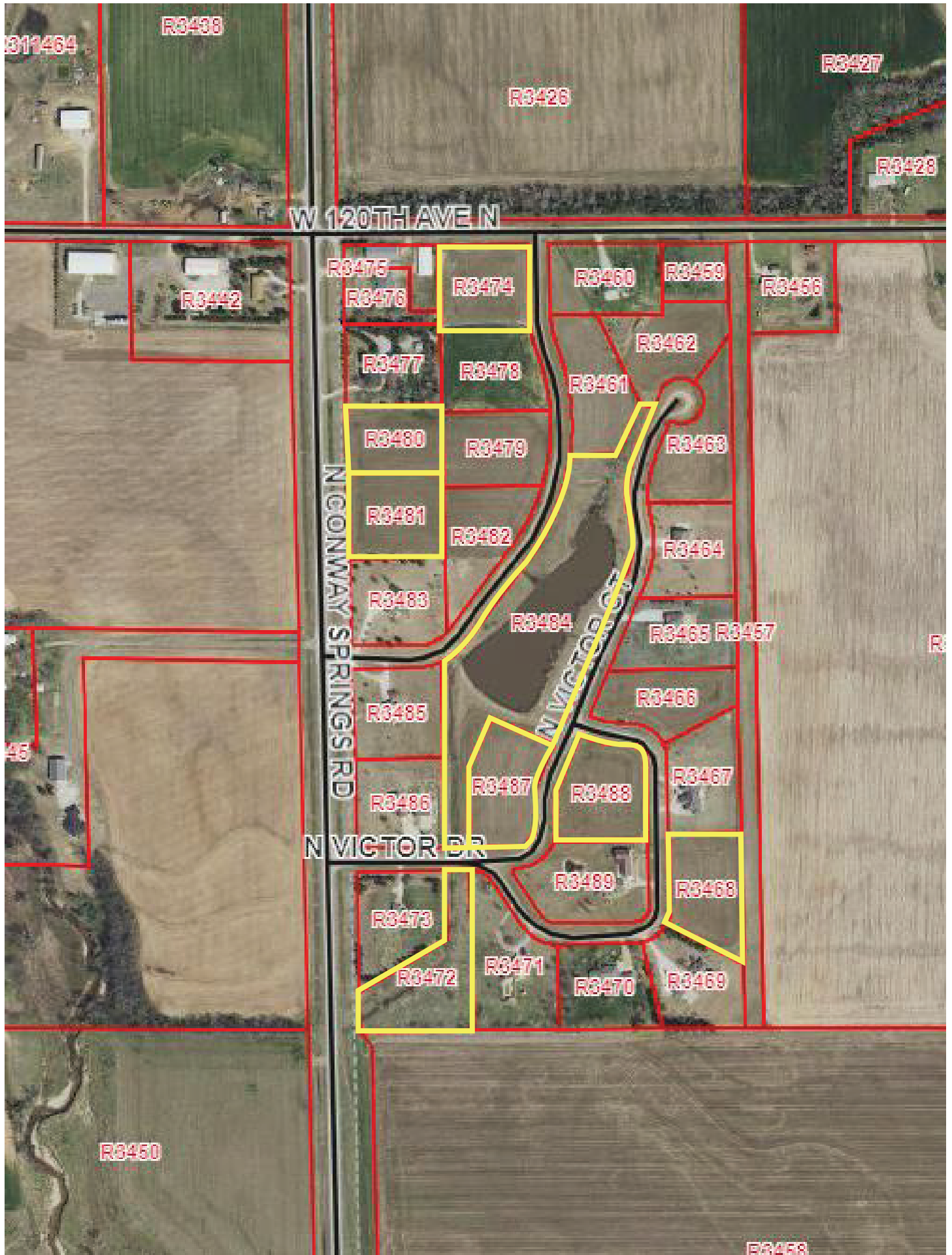


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/29/2023 at 12:36 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

22+/- Acres Selling in 6 Parcels in Wamsley Homestead Estates, Conway Springs, KS 67031 - Aerial





## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

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Licensee

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Real estate company name approved by the commission

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Supervising/branch broker

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Buyer/Seller Acknowledgement (not required)

# GUIDE TO CLOSING COSTS

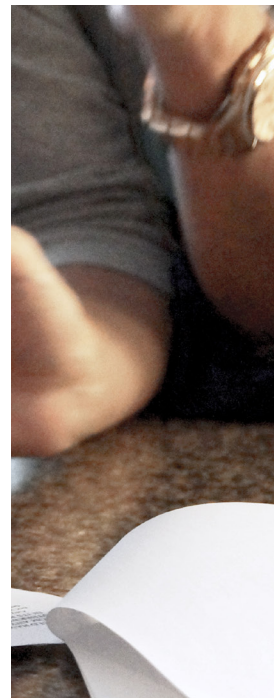
## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee *(Except VA)*
- Real Estate Commission
- Notary Fees *(If Applicable)*
- Any Loan Fees Required by Buyer's Lender *(According to Contract)*
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Termite Treatment *(According to Contract)*
- Home Warranty *(According to Contract)*
- 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
- Any Bonds or Assessments *(According to Contract)*
- 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 *(Except VA)*
- Lender's Title Policy Premiums
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges For All Documents in Buyer's Name
- Termite Inspection *(According to Contract)*
- Homeowner's Association Transfer Fee and Deposit *(If Applicable)*
- All New Loan Charges *(Except Those That the Lender Requires the Seller to Pay)*
- Interest on New Loan From Date of Funding to 30 Days Prior to First Payment Date
- Home Warranty *(According to Contract)*
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposits for Taxes, Insurance, MIP, Etc.



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