

# PROPERTY INFORMATION PACKET | THE DETAILS



**19.48 +/- Acres on S. Meridian Ave | Wichita, KS 67217**

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



**McCurdy**  
REAL ESTATE & AUCTION

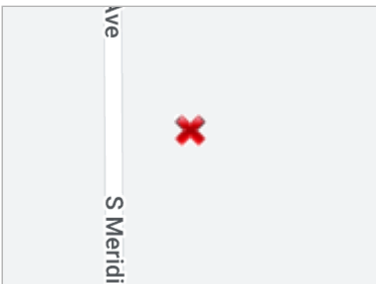


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GUIDE TO CLOSING COSTS



**MLS #** 627250  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sedgwick  
**Area** SCKMLS  
**Address** 19.48 +/- Acres S Meridian Ave  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67217  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$598,000  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 1



GENERAL

<b>List Agent - Agent Name and Phone</b>	<a href="#">Isaac Klingman</a>	<b>List Date</b>	7/5/2023
<b>List Office - Office Name and Phone</b>	<a href="#">McCurdy Real Estate &amp; Auction, LLC - OFF: 316-867-3600</a>	<b>Expiration Date</b>	12/31/2023
<b>Co-List Agent - Agent Name and Phone</b>		<b>Realtor.com Y/N</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Showing Phone</b>	888-874-0581	<b>Display Address</b>	Yes
<b>Zoning Usage</b>	Single Family	<b>VOW: Allow AVM</b>	Yes
<b>Parcel ID</b>	08721-4-18-0-23-00-004.00	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Number of Acres</b>	19.48	<b>Variable Comm</b>	Non-Variable
<b>Price Per Acre</b>	30,698.15	<b>Virtual Tour Y/N</b>	
<b>Lot Size/SqFt</b>	848549	<b>Days On Market</b>	68
<b>School District</b>	Wichita School District (USD 259)	<b>Cumulative DOM</b>	68
<b>Elementary School</b>	Cessna	<b>Cumulative DOMLS</b>	
<b>Middle School</b>	Truesdell	<b>Input Date</b>	7/5/2023 5:09 PM
<b>High School</b>	South	<b>Update Date</b>	9/11/2023
<b>Subdivision</b>	NONE LISTED ON TAX RECORD	<b>Off Market Date</b>	
<b>Legal</b>	Two legals - see taxes	<b>Status Date</b>	7/5/2023
		<b>HotSheet Date</b>	9/11/2023
		<b>Price Date</b>	9/11/2023

DIRECTIONS

**Directions** (S) W 47th St S & Meridian - North on Meridian to property

FEATURES

<b>SHAPE / LOCATION</b> Rectangular	<b>IMPROVEMENTS</b> Sidewalks Driveway App	<b>SALE OPTIONS</b> Other/See Remarks	<b>AGENT TYPE</b> Sellers Agent
<b>TOPOGRAPHIC</b> Level Treeline	<b>OUTBUILDINGS</b> None	<b>PROPOSED FINANCING</b> Conventional	<b>OWNERSHIP</b> Individual
<b>PRESENT USAGE</b> None/Vacant	<b>MISCELLANEOUS FEATURES</b> None	<b>POSSESSION</b> At Closing	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>ROAD FRONTAGE</b> Paved City	<b>DOCUMENTS ON FILE</b> Ground Water Addendum	<b>SHOWING INSTRUCTIONS</b> Call Showing #	<b>BUILDER OPTIONS</b> Open Builder
<b>UTILITIES AVAILABLE</b> Natural Gas	<b>FLOOD INSURANCE</b> Unknown	<b>LOCKBOX</b> None	

FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$34.21
<b>General Tax Year</b>	2022
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Land Title of Wichita

PUBLIC REMARKS

**Public Remarks** A rare chance to purchase 19.48 +/- acres in south Wichita! Have you been looking for acreage in the city? This is your opportunity with endless possibilities! Seize this moment to invest in land, development prospects, or build your dream home secluded on acres but close to all the amenities! Zoned TF-3 Two Family No Specials Paved Frontage Convenient Location Driveway Approach & Sidewalks Wichita Schools Located between W. MacArthur & W. 47th St S

MARKETING REMARKS

**Marketing Remarks**

PRIVATE REMARKS

**Private Remarks** All information is deemed reliable but not guaranteed

AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Broker Registration Req	2 - Open Start Time
Broker Reg Deadline	2 - Open End Time
Buyer Premium Y/N	3 - Open for Preview
Premium Amount	3 - Open/Preview Date
Earnest Money Y/N	3 - Open Start Time
Earnest Amount %/\$	3 - Open End Time

TERMS OF SALE

**Terms of Sale**

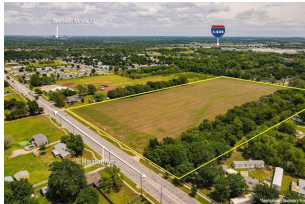
PERSONAL PROPERTY

**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.

# Property Taxes and Appraisals

## S 10 A SW 1/4 NW 1/4 EXC W 50 FT FOR RD SEC 18-28-1E

### Property Description

<b>Legal Description</b>	S 10 A SW 1/4 NW 1/4 EXC W 50 FT FOR RD SEC 18-28-1E
<b>Owner</b>	MTA PROPERTIES LLC
<b>Mailing Address</b>	110 S FORESTVIEW CT WICHITA KS 67235-8217
<b>Geo Code</b>	D 0019400UP
<b>PIN</b>	00198152
<b>AIN</b>	214180230000400
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	9010 Farming/ranch land (no improvements)
<b>Market Land Square Feet</b>	
<b>2023 Total Acres</b>	9.77
<b>2023 Appraisal</b>	\$510
<b>2023 Assessment</b>	\$153

*MD*  
*6-28-23*

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$510	\$0	\$510	+16%
2022	Agricultural	\$440	\$0	\$440	+22%
2021	Agricultural	\$360	\$0	\$360	+20%
2020	Agricultural	\$300	\$0	\$300	+100%
2019	Agricultural	\$150	\$0	\$150	+50%
2018	Agricultural	\$100	\$0	\$100	
2017	Agricultural	\$100	\$0	\$100	
2016	Agricultural	\$100	\$0	\$100	
2015	Agricultural	\$100	\$0	\$100	
2014	Agricultural	\$100	\$0	\$100	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$153	\$0	\$153	+16%
2022	Agricultural	\$132	\$0	\$132	+22%
2021	Agricultural	\$108	\$0	\$108	+20%
2020	Agricultural	\$90	\$0	\$90	+100%
2019	Agricultural	\$45	\$0	\$45	+50%
2018	Agricultural	\$30	\$0	\$30	
2017	Agricultural	\$30	\$0	\$30	
2016	Agricultural	\$30	\$0	\$30	
2015	Agricultural	\$30	\$0	\$30	
2014	Agricultural	\$30	\$0	\$30	

### 2023 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
6726 A	SUBMAIN SEWER -- 31774 SUBMAIN SEWER	1997	2006	\$0.00	\$0.00	\$0.00
<b>Totals:</b>				\$0.00	\$0.00	\$0.00

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$15.20	\$0.00	\$0.23	\$0.00	\$15.43	\$7.83	\$7.60
2021	116.142000	\$12.54	\$0.00	\$0.00	\$0.00	\$12.54	\$12.54	\$0.00
2020	116.599000	\$10.52	\$0.00	\$0.00	\$0.00	\$10.52	\$10.52	\$0.00
2019	116.788000	\$5.25	\$0.00	\$0.00	\$0.00	\$5.25	\$5.25	\$0.00
2018	117.213000	\$3.52	\$0.00	\$0.00	\$0.00	\$3.52	\$3.52	\$0.00
2017	117.293000	\$3.52	\$0.00	\$0.00	\$0.00	\$3.52	\$3.52	\$0.00
2016	117.201000	\$3.54	\$0.00	\$0.00	\$0.00	\$3.54	\$3.54	\$0.00
2015	119.847000	\$3.61	\$0.00	\$0.00	\$0.00	\$3.61	\$3.61	\$0.00
2014	117.365011	\$3.54	\$0.00	\$0.00	\$0.00	\$3.54	\$3.54	\$0.00
2013	120.600691	\$5.41	\$0.00	\$0.00	\$0.00	\$5.41	\$5.41	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
<b>Total: 115.114000</b>	

*MS*  
*6-28-23*

# Property Taxes and Appraisals

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<b>Geo Code</b>	D 0019600UP
<b>PIN</b>	00198155
<b>AIN</b>	214180230000300
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	9010 Farming/ranch land (no improvements)
<b>Market Land Square Feet</b>	
<b>2023 Total Acres</b>	9.71
<b>2023 Appraisal</b>	\$660
<b>2023 Assessment</b>	\$198

*Handwritten signature and date:*  
6-28-23

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$660	\$0	\$660	+20%
2022	Agricultural	\$550	\$0	\$550	+22%
2021	Agricultural	\$450	\$0	\$450	+29%
2020	Agricultural	\$350	\$0	\$350	+133%
2019	Agricultural	\$150	\$0	\$150	+50%
2018	Agricultural	\$100	\$0	\$100	
2017	Agricultural	\$100	\$0	\$100	
2016	Agricultural	\$100	\$0	\$100	
2015	Agricultural	\$100	\$0	\$100	
2014	Agricultural	\$100	\$0	\$100	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$198	\$0	\$198	+20%
2022	Agricultural	\$165	\$0	\$165	+22%
2021	Agricultural	\$135	\$0	\$135	+29%
2020	Agricultural	\$105	\$0	\$105	+133%
2019	Agricultural	\$45	\$0	\$45	+50%
2018	Agricultural	\$30	\$0	\$30	
2017	Agricultural	\$30	\$0	\$30	
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2015	Agricultural	\$30	\$0	\$30	
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### 2023 Through Payout Special Assessments



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6726 A	SUBMAIN SEWER -- SUBMAIN 3, SWI (72-194) 31774	1997	2006	\$0.00	\$0.00	\$0.00
<b>Totals:</b>				\$0.00	\$0.00	\$0.00

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Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$19.01	\$0.00	\$0.29	\$0.00	\$19.30	\$9.80	\$9.50
2021	116.142000	\$15.69	\$0.00	\$0.00	\$0.00	\$15.69	\$15.69	\$0.00
2020	116.599000	\$12.25	\$0.00	\$0.00	\$0.00	\$12.25	\$12.25	\$0.00
2019	116.788000	\$5.25	\$0.00	\$0.00	\$0.00	\$5.25	\$5.25	\$0.00
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2015	119.847000	\$3.61	\$0.00	\$0.00	\$0.00	\$3.61	\$3.61	\$0.00
2014	117.365011	\$3.54	\$0.00	\$0.00	\$0.00	\$3.54	\$3.54	\$0.00
2013	120.600691	\$5.78	\$0.00	\$0.00	\$0.00	\$5.78	\$5.78	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
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0754 USD 259 BOND	7.682000
<b>Total: 115.114000</b>	

*MSD*  
6-28-23



## WATER WELL INSPECTION REQUIREMENTS

Property Address: 19.48 +/- Acres On S. Meridian - Wichita, KS 67217

**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 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: \_\_\_\_\_

MORE 6-28-23  
Owner/Seller \_\_\_\_\_ Date \_\_\_\_\_

Owner/Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

## GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

The parties are proposing the sale and purchase of certain property, commonly known as:  
19.48 +/- Acres On S. Meridian - Wichita, KS 67217

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

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

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

MA Seller has no knowledge of groundwater contamination or other environmental concerns;  
or  
\_\_\_\_\_ Known groundwater contamination or other environmental concerns are:

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

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

### BUYER'S ACKNOWLEDGMENT (please complete c below)

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

### CERTIFICATION

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

MALE 6-28-23

Seller \_\_\_\_\_ Date

Buyer \_\_\_\_\_ Date

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 1<sup>ST</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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

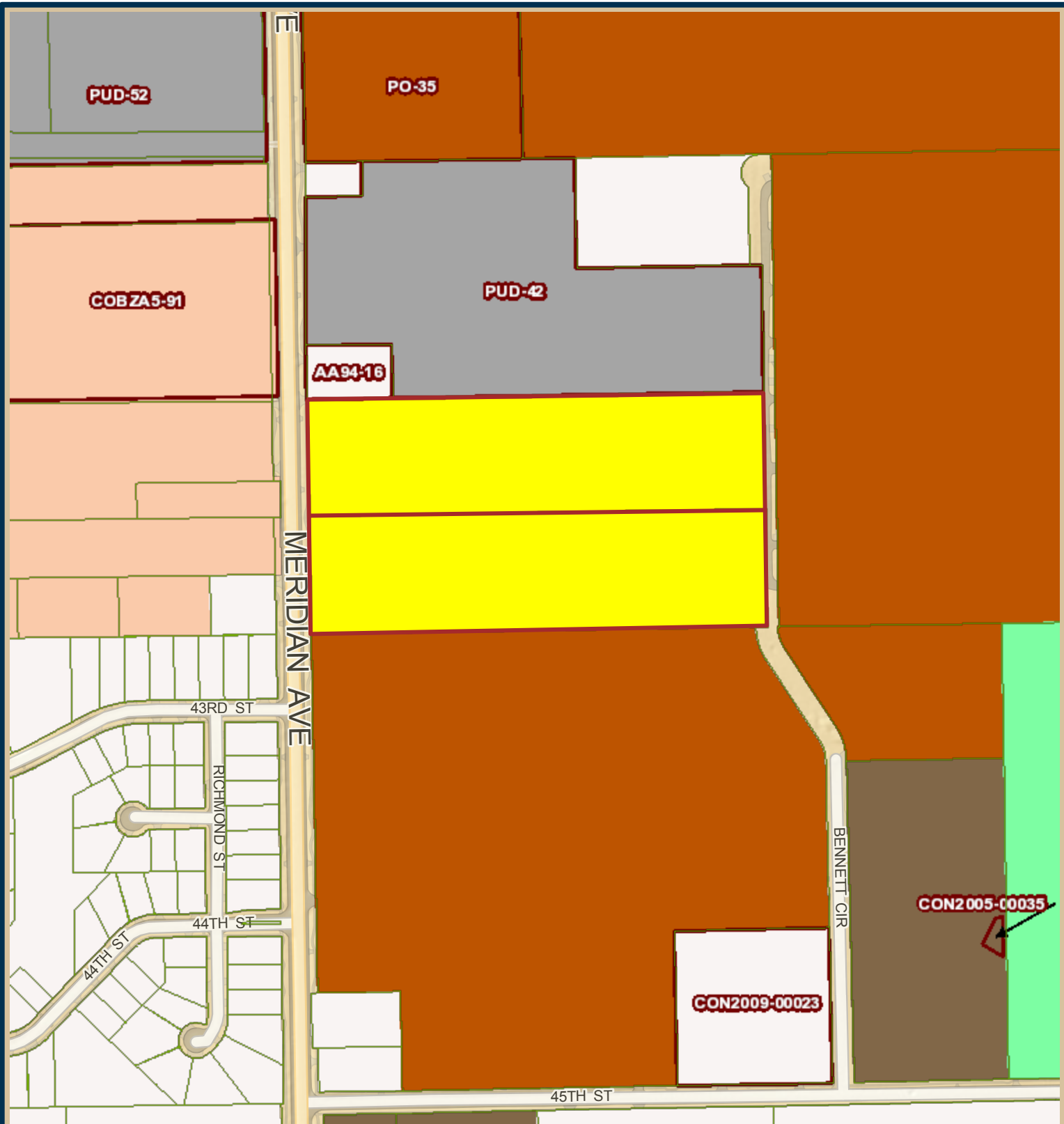
\_\_\_\_\_  
File Number

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>





Geographic Information Services  
Sedgwick County...  
working for you

## 19.4+/- Acres South Meridian., Wichita, KS 67217 | Zoning TF-3 Two Family

Date: 7/5/2023

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.

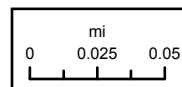
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

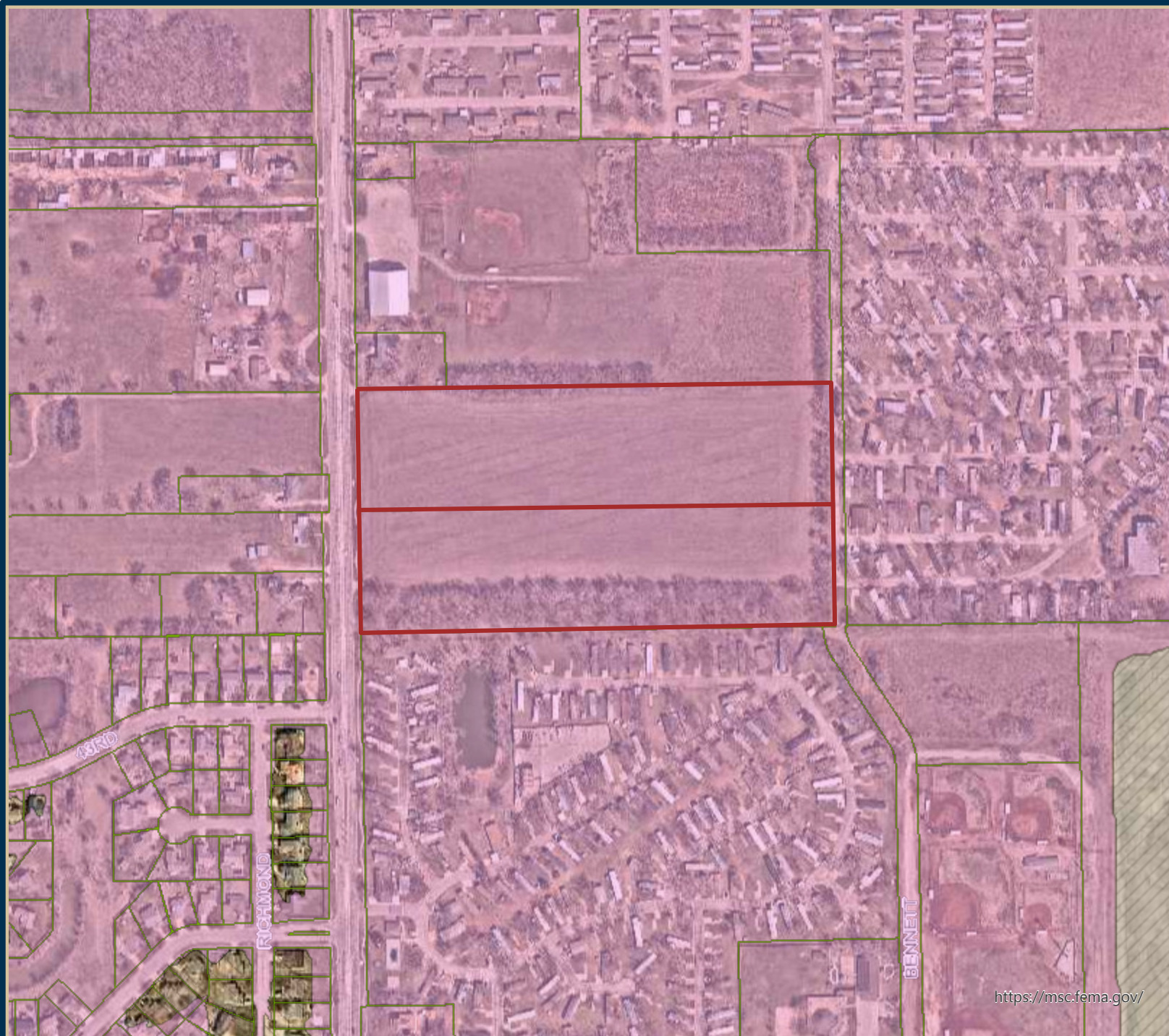
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All rights reserved.

Sedgwick County, Kansas



1:4,514





## Legend

### Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

A

AE

AE

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

X - Area of Special Consideration

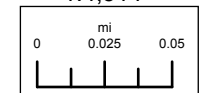
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X

X

Area Not Included

1:4,514



Date: 7/5/2023

<https://msc.fema.gov/>





Geographic Information Services  
**Sedgwick County...**  
*working for you*

## 19.4+/- Acres S. Meridian, Wichita, KS 67217 | Aerial Map

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.

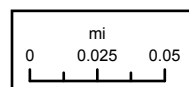
© 2023 Sedgwick County Kansas Government.  
All rights reserved.

Date: 7/5/2023

**Sedgwick County, Kansas**

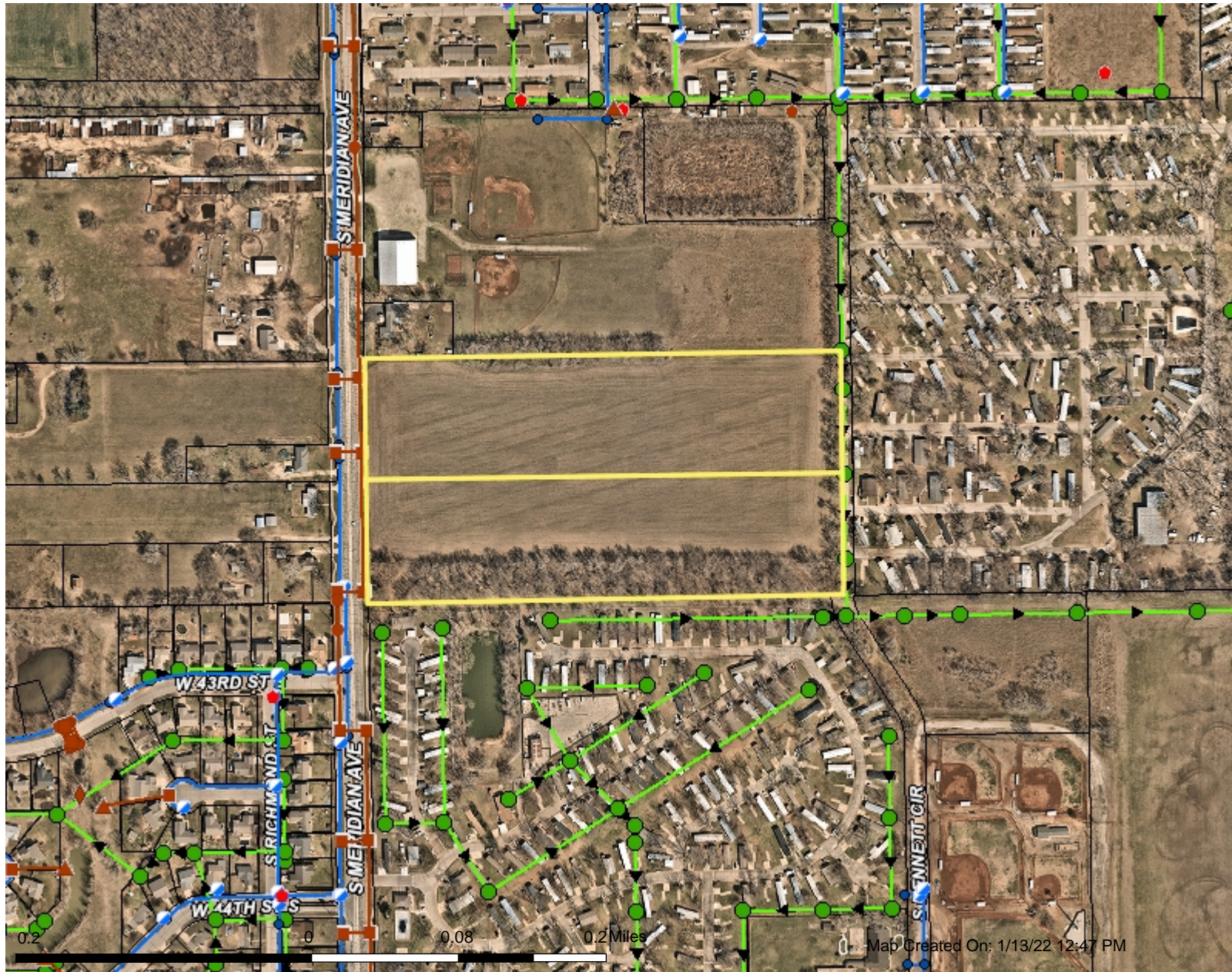
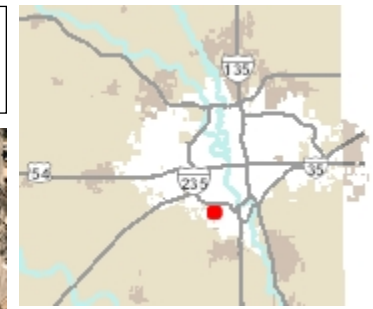


1:4,514





# 19.4 +/- Acres on S. Meridian Ave - Wichita, KS | Utility Map



## Legend

- Storm Structures**
  - Manhole
  - Inlet
  - ▲ Outfall
  - ◆ Other
- Headwalls
- City BMPs
- Private Non-City BMPs
- Storm Conduit
- Open Channel Structures
- Open Channel Conduit
- Sample Stations
- Water Hydrants
- Water Valves
- Backflow Devices
- Water Nodes
- Water Mains
- Sewer Manholes
- Sewer Mains
- Parcels
- Andover Parcels

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

1: 4,800





# GUIDE TO CLOSING COSTS

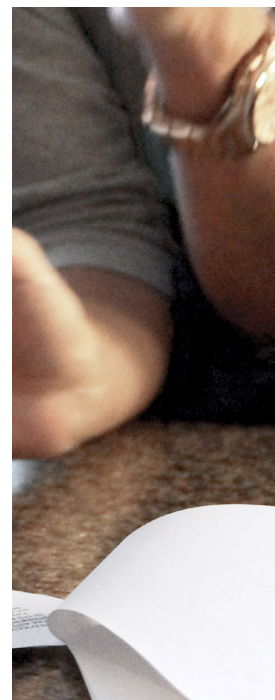
## WHAT TO EXPECT

### 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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