



5114 S. 247th St. | Goddard, KS 67052

AUCTION: BIDDING OPENS: Thurs, May 1st @ 2:00 PM

BIDDING CLOSING: Thurs, May 15th @ 2:30 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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ALL FIELDS CUSTOMIZABLE



MLS # 654006
Status Active
Contingency Reason
Area SCKMLS
Address 5114 S 247th St. W.
City Goddard
Zip 67052
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 3
Total Bedrooms 3.00
AG Full Baths 3
AG Half Baths 1
Total Baths 4
Garage Size 2
Basement Yes - Finished
Levels 1 - 1/2 Story
Approximate Age 36 - 50 Years
Acreage 5.01 - 10 Acres

Approx. AGLA 2545
AGLA Source Court House
Approx. BFA 990.00
BFA Source Court House
Approx. TFLA 3,535
Lot Size/SqFt 258,746
Number of Acres 5.94

GENERAL

List Agent - Agent Name and Phone Rick W Brock - Office: 316-867-3600
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 1-888-874-0581
Year Built 1986
Parcel ID 186-23-0-24-00-004.00
School District Goodland School District (USD 352)
Elementary School Oak Street
Middle School Goddard
High School Robert Goddard
Subdivision NONE LISTED ON TAX RECORD
Legal BEG 1402.22 FT W & 386.02 FT N SE COR NW1/4 TH N 282.21 FT M-L TO INTSEC WITH CEN LI AFTON CRK TH SE

List Date 3/24/2025
Display Address Yes
Days On Market 24
Input Date 4/17/2025 2:50 PM
Update Date 4/17/2025
Status Date 4/17/2025
Price Date 4/17/2025

Master Bedroom Level Upper
Master Bedroom Dimensions 13.1 x 12.1
Master Bedroom Flooring Carpet
Living Room Level Main
Living Room Dimensions 21.9 x 13.11
Living Room Flooring Carpet
Kitchen Level Main
Kitchen Dimensions 11.8 x 16.1
Kitchen Flooring Luxury Vinyl
Room 4 Type Bedroom
Room 4 Level Upper
Room 4 Dimensions 12.1 x 24
Room 4 Flooring Carpet
Room 5 Type Bedroom
Room 5 Level Basement
Room 5 Dimensions 13.7 x 13.6
Room 5 Flooring Carpet
Room 6 Type Family Room
Room 6 Level Basement
Room 6 Dimensions 21.5 x 17.11
Room 6 Flooring Carpet
Room 7 Type Office
Room 7 Level Basement
Room 7 Dimensions 7.10 x 22.7
Room 7 Flooring Carpet
Room 8 Type Dining Room
Room 8 Level Main
Room 8 Dimensions 17.7 x 9.11
Room 8 Flooring Wood
Room 9 Type
Room 9 Level
Room 9 Dimensions
Room 9 Flooring
Room 10 Type
Room 10 Level
Room 10 Dimensions
Room 10 Flooring
Room 11 Type
Room 11 Level
Room 11 Dimensions
Room 11 Flooring

Room 12 Type
Room 12 Level
Room 12 Dimensions
Room 12 Flooring

DIRECTIONS

Directions (Goddard) W. 55th St. S. & S. 247th St. W. - North to W. Afron Creek Dr., Northeast to Home.

FEATURES

ARCHITECTURE Traditional	BASEMENT / FOUNDATION Full View Out	KITCHEN FEATURES Electric Hookup Granite Counters	INTERIOR AMENITIES Ceiling Fan(s) Closet-Walk-In Fireplace Doors/Screens Hardwood Floors Skylight(s) Window Coverings-Part
EXTERIOR CONSTRUCTION Frame w/More than 50% Mas	BASEMENT FINISH 1 Bedroom 1 Bath Bsmt Rec/Family Room Bsmt Office Bsmt Wet Bar	APPLIANCES Dishwasher Disposal Microwave Range/Oven Trash Compactor	POSSESSION At Closing
ROOF Composition	COOLING Central Electric	MASTER BEDROOM Master Bdrm on Sep. Floor Master Bedroom Bath Sep. Tub/Shower/Mstr Bdrm Two Sinks Jetted Tub	PROPOSED FINANCING Other/See Remarks
LOT DESCRIPTION River/Creek Wooded	HEATING Heat Pump Propane-Leased	AG OTHER ROOMS Family Room-Main Level Office	WARRANTY No Warranty Provided
FRONTAGE Unpaved Frontage	DINING AREA Formal Kitchen/Dining Combo	LAUNDRY Main Floor Separate Room 220-Electric Wash Sink	OWNERSHIP Trust
EXTERIOR AMENITIES Balcony Covered Patio Deck Covered Deck Security Light Sprinkler System Storm Door(s) Outbuildings	FIREPLACE Three+ Living Room Gas Woodburning Electric Free Standing		PROPERTY CONDITION REPORT Yes
GARAGE Attached			DOCUMENTS ON FILE Ground Water Sellers Prop. Disclosure
FLOOD INSURANCE Unknown			SHOWING INSTRUCTIONS Appt Req-Call Showing #
UTILITIES Septic Propane Gas Private Water			LOCKBOX None
			TYPE OF LISTING Excl Right w/o Reserve
			AGENT TYPE Sellers Agent

FINANCIAL

Assumable Y/N	No	HOA Y/N	Yes
Currently Rented Y/N	No	Yearly HOA Dues	\$420.00
Rental Amount		HOA Initiation Fee	\$0.00
General Property Taxes	\$0.00	Home Warranty Purchased	Unknown
General Tax Year	2024	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$5.00		
Total Specials	\$5.00		

REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Thursday, May 1st, 2025 at 2:00 PM (cst) | BIDDING CLOSING: Thursday , May 15th, 2025 at 2:30 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! PREMIER: NO MINIMUM, NO RESERVE!!! Discover this stately home tucked away in a serene, private neighborhood in Goddard, Kansas. Set on nearly six picturesque acres, this property offers the perfect blend of privacy and natural beauty, complete with your very own forest-like retreat and a winding creek. EXTERIOR: 5.94 +/- Acres Private drive All paver brick custom built home with front patio Constructed using energy conservation considerations 2 x 6 Exterior walls for additional insulation and strength Presidential shingles Exterior wood trim wrapped with metal or vinyl cladding Copper cladding on the front arched windows and entry Attached side-load two car garage Backyard sanctuary with beautiful landscaping, trees, and creek Backyard deck running the length of the home with multiple entrances Backyard patio INTERIOR: Main Floor Living room with fireplace and bay window (replaced carpet with premium carpet) Versatile room off kitchen with fireplace (hearth room, formal dining room, family room with premium carpet Kitchen with breakfast nook/eating space Remodeled in 2017 per the seller with following updates... Quartz countertops Huge island with additional seating Luxury vinyl plank flooring New stainless-steel appliances Main floor laundry room with sink Half bathroom Upper Level Two bedrooms, each with en-suites, fireplaces & vaulted ceilings Ensuities each have double sinks, jetted tubs & walk-in showers Finished Walk-Out Basement Family room with wet bar Office space Third bedroom Full bath with walk-in shower Utility room/storage space ADDITIONAL FEATURES: Central vacuum Water softener Upper & lower HVAC 2 zones, using water source heat pumps Five built-in fireplaces, two with inserts & one with gas logs Per seller: replaced 50-gallon water heater & well water pump in 2023 Water damage repairs completed in 2023 (See seller's detailed notes in property information packet) Approx.10 +/- minute drive to Lake Afton Approx 10 +/- minute drive to Goddard city limits Approx. 20 +/- minute drive to Wichita The adjacent 2.79?±? acres, which includes an incredible outbuilding located to the east, will also be offered at auction immediately following this sale. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 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 of \$20k For 30 day Close \$30k for 45 day Close.

AUCTION

Type of Auction Sale	Absolute	Method of Auction	Online Only
Auction Location	www.mccurdy.com	Auction Offering	Real Estate Only
Auction Date	5/1/2025	Auction Start Time	2:00 PM
Broker Registration Req	Yes	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	20,000.00	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

TERMS OF SALE

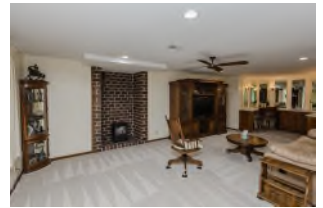
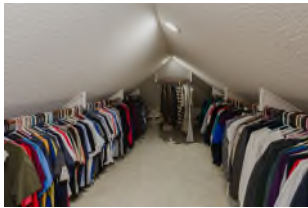
Terms of Sale

PERSONAL PROPERTY

Personal Property

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

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. 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.
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; easements; covenants; 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 had 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 (\$2,500.00 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 or appraisal.
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, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. 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. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. 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.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder 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.
13. 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.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process 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. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. 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.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. 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.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. 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.
30. 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.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 5114 S. 247th St. W. & Additional Lot - Goddard, KS 67052

Seller:

Date of Purchase:

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

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

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

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

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

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

PART I

APPLIANCES										ELECTRICAL									
TRANSFERS TO BUYER						Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER						Indicate the condition of the following items by marking the appropriate boxes.						
None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device		None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device							
☐	☐	☐	☐	☐	☐	Disposal	☐	☐	☐	☐	☐	Smoke/Fire Detectors							
☐	☐	☐	☐	☐	☐	Dishwasher	☐	☐	☐	☐	☐	Light Fixtures							
☐	☐	☐	☐	☐	☐	Oven	☐	☐	☐	☐	☐	Switches/Outlets							
☐	☐	☐	☐	☐	☐	Range (Circle One) Gas <u>Electric</u>	☐	☐	☐	☐	☐	Ceiling Fan(s)							
☐	☐	☐	☐	☐	☐	Microwave	☐	☐	☐	☐	☐	Bathroom Vent Fan(s)							
☐	☐	☐	☐	☐	☐	Mounted over Range Built-in (Circle One) YES NO	☐	☐	☐	☐	☐	Telephone Wiring/Cables/Ports							
☐	☐	☐	☐	☐	☐	Range Hood	☐	☐	☐	☐	☐	Door Bell							
☐	☐	☐	☐	☐	☐	Vented Outside (Circle One) YES NO	☐	☐	☐	☐	☐	Intercom							
☐	☐	☐	☐	☐	☐	Kitchen Refrigerator	☐	☐	☐	☐	☐	Garage Door Opener							
☐	☐	☐	☐	☐	☐	Clothes Washer	☐	☐	☐	☐	☐	# of Remotes: _____ Keypad Entry: (Circle One) YES NO							
☐	☐	☐	☐	☐	☐	Clothes Dryer	☐	☐	☐	☐	☐	Aluminum Wiring							
☐	☐	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☐	☐	Copper Wiring							
☐	☐	☐	☐	☐	☐	Central Vacuum	☐	☐	☐	☐	☐	220 Volt							
☐	☐	☐	☐	☐	☐	Exterior Attached Gas Grill	☐	☐	☐	☐	☐	Service Panel Total Amps							
☐	☐	☐	☐	☐	☐	Other: _____	☐	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease Company							
☐	☐	☐	☐	☐	☐	Other: _____	☐	☐	☐	☐	☐	Wind - (Circle One) Own Rent/Lease							
☐	☐	☐	☐	☐	☐	Other: _____	☐	☐	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease							
☐	☐	☐	☐	☐	☐	Other: _____	☐	☐	☐	☐	☐	Security System - (Circle One) Own <u>Rent/Lease</u> Company Alert 360							
☐	☐	☐	☐	☐	☐	Comments:	☐	☐	☐	☐	☐	Audio/Video Surveillance System							

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:			

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

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:			

174

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

175

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

126

127

YES	NO	DON'T KNOW
-----	----	------------

SECTION 4

WATER/SEWAGE SYSTEMS

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Is the property connected to City Water?

Is the property connected to Rural Water? If YES, Transfer Fee: _____

District: _____

Is the property connected to any private water systems? (Mark all that apply.)

☐ Drinking Well☐ Irrigation Well☐ Geo-Thermal Well

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:

146

147

YES	NO	DON'T KNOW
-----	----	------------

SECTION 5

WATER INTRUSION/LEAKS

To your knowledge, indicate any past or present. (Use Comment Lines for further explanations.)

148

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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 construction drain lines, foundation, downspouts, etc.?

Any water leakage into (If YES, mark all that apply.)

☐ BASEMENT☐ CRAWL SPACE

Any accumulation of water within the basement/crawl space?

Sump Pump(s)

Location(s): _____

Drain Tiles (If YES, mark all that apply.)

☐ INTERIOR☐ EXTERIOR

Additional Comments:

161

162

YES	NO	DON'T KNOW
-----	----	------------

SECTION 6

PEST, WOOD INFESTATION & DRY ROT

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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:

178

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SELLER'S INITIALS: _____

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BUYER'S INITIALS: _____

#1004

179

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

180

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

181

182

YES	NO	DON'T KNOW
-----	----	------------

SECTION 7

ENVIRONMENTAL CONDITIONS

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Comments:

SECTION 8

BOUNDARIES/LAND

YES	NO	DON'T KNOW
-----	----	------------

Have you had a survey of the property? (If YES, attach copy if available.)

Are the boundaries of your property marked in any way?

Is there any fencing on the boundaries of the property?

Does fencing belong to the property? If YES, which side?

Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads/driveways (If YES, explain below.)

Is the property owner responsible for maintenance of any such shared feature(s)?

To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?

To your knowledge, is any portion of the property located in a federally designated flood plain?

Do you currently, or have you ever, paid flood insurance for the property?

To your knowledge, is any portion of the property located in a designated wetlands area?

Do you know of any of the following items that have occurred on the property or in the immediate area?

(Mark all that apply.)

☐ EXPANSIVE SOIL☐ EARTH MOVEMENT☐ FILL DIRT☐ UPEHEVAL☐ SLIDING☐ EARTH STABILITY PROBLEMS☐ SETTLING

Comments:

RPM

232

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

236

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

237

YES	NO	DON'T KNOW
-----	----	---------------

SECTION 9

238

SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION

239

The law requires that the Seller disclose the existence of special assessments against a property.

240

YES	NO	DON'T KNOW
-----	----	---------------

Any current/pending bonds, assessments, or special taxes that apply to property?

241

YES	NO	DON'T KNOW
-----	----	---------------

The property may be subject to special assessments or is located in an improvement district?

(Refer to relevant tax disclosure - Mark One.)

242

☐ Owner ☐ County ☐ Public Record ☐ Other:

243

YES	NO	DON'T KNOW
-----	----	---------------

Is the property subject to rules or regulations of an active Homeowner's Association?

244

YES	NO	DON'T KNOW
-----	----	---------------

Annual Dues? \$420.00Initiation Fee? None

245

YES	NO	DON'T KNOW
-----	----	---------------

Homeowner's Association contact information:

246

YES	NO	DON'T KNOW
-----	----	---------------

Is the property subject to a right of first refusal?

247

YES	NO	DON'T KNOW
-----	----	---------------

Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?

248

YES	NO	DON'T KNOW
-----	----	---------------

Any violations of such covenants and restrictions?

249

Comments:

250

251

252

YES	NO	DON'T KNOW
-----	----	---------------

SECTION 10

253

MISCELLANEOUS

254

YES	NO	DON'T KNOW
-----	----	---------------

Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits?

255

YES	NO	DON'T KNOW
-----	----	---------------

Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?

256

YES	NO	DON'T KNOW
-----	----	---------------

Is the present use of the property a non-conforming use?

257

YES	NO	DON'T KNOW
-----	----	---------------

Have there been any insurance claims during the seller's ownership?

258

YES	NO	DON'T KNOW
-----	----	---------------

Were repairs made? If so, explain: Roof Replaced - Water Damage Repaired

259

YES	NO	DON'T KNOW
-----	----	---------------

Is there any unrepaired damage due to hail, storms, wind, fire or flood?

260

YES	NO	DON'T KNOW
-----	----	---------------

Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?

261

YES	NO	DON'T KNOW
-----	----	---------------

Does a pet(s) reside or has a pet(s) ever resided in or on the property?

262

YES	NO	DON'T KNOW
-----	----	---------------

Is there any damage due to pests, interior/exterior, including, but not limited to, odors, stains, etc.?

263

YES	NO	DON'T KNOW
-----	----	---------------

Do all window and door treatments remain? If NO, please list:

264

YES	NO	DON'T KNOW
-----	----	---------------

Does any other personal property remain? If YES, please list: Furniture + Contents

266

YES	NO	DON'T KNOW
-----	----	---------------

Does the property contain any of the following? (Mark all that apply.)

267

YES	NO	DON'T KNOW
-----	----	---------------

☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature

268

YES	NO	DON'T KNOW
-----	----	---------------

If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat?

269

YES	NO	DON'T KNOW
-----	----	---------------

Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?

270

YES	NO	DON'T KNOW
-----	----	---------------

Explain:

271

YES	NO	DON'T KNOW
-----	----	---------------

Is the property in a historic, historic, conservation or special review district, that requires any alterations or improvements to the property, as approved by a board or commission?

272

YES	NO	DON'T KNOW
-----	----	---------------

Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?

273

YES	NO	DON'T KNOW
-----	----	---------------

Are there any transferable warranties on the property or any of its components?

274

YES	NO	DON'T KNOW
-----	----	---------------

275

Comments:

276

277

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Any Additional Comments For Part II:

281

Roof Replaced due to Hail Damages

282

Water damages Repaired due to Clothes washer repair by repair facility not connecting Water Fill Sensor to Fill Switch.

283

284

285

286

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SELLER'S INITIALS:

ATV

Pg 6 of 7

BUYER'S INITIALS:

#1004

SELLER'S ACKNOWLEDGEMENT

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

Seller is occupant: ☒ YES ☐ NO

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

SELLER: Raymond P. Harris 03-24-2015 SELLER: _____

Date

Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

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

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

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

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

BUYER: _____ BUYER: _____

Date

Date

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WATER WELL INSPECTION REQUIREMENTS

Property Address: 5114 S. 247th St. W. & Additional Lot - Goddard, KS 67052

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: West of Driveway/Residence

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

If yes, what type? Septic ☒ Lagoon _____

Location of Lagoon/Septic Access: West of Driveway/Residence

Authentisign
Raymond P. Norris 03/23/2025
 Owner/Seller _____ Date _____

Owner/Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ 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 5114 S. 247th St. W. & Additional Lot - Goddard, KS 67052

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

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

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

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

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

24 **CERTIFICATION**

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

28  03/23/2025
29 Seller _____ Date

Buyer _____ Date

30 _____
31 Seller _____ Date

Buyer _____ Date

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AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 5114 S. 247th St. W. & Additional Lot - Goddard, KS 67052 (The 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>Sedgwick County Elect.</u>	<u>\$162.84 per Mo. Res&Shop</u>
Water & Sewer:	<u>well and septic</u>	<u>N/A</u>
Gas Propane:	<u>Central Gas 2Tanks Leased \$170.00Year for both</u>	<u>\$49.63 perMo. Res&Shop</u>

If propane, is tank owned or leased? Owned Leased

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

Appliances that Transfer:

Refrigerator?	Yes	No ☒	Washer?	Yes	No ☒
Dishwasher?	☒ Yes	No	Dryer?	Yes	No ☒
Stove/Oven?	☒ Yes	No	Other?	_____	
Microwave?	☒ Yes	No		_____	

Homeowners Association: ☒ Yes No

Dues Amount: \$420.00 ☒ Yearly Monthly Quarterly

Initiation Fee: none

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? no

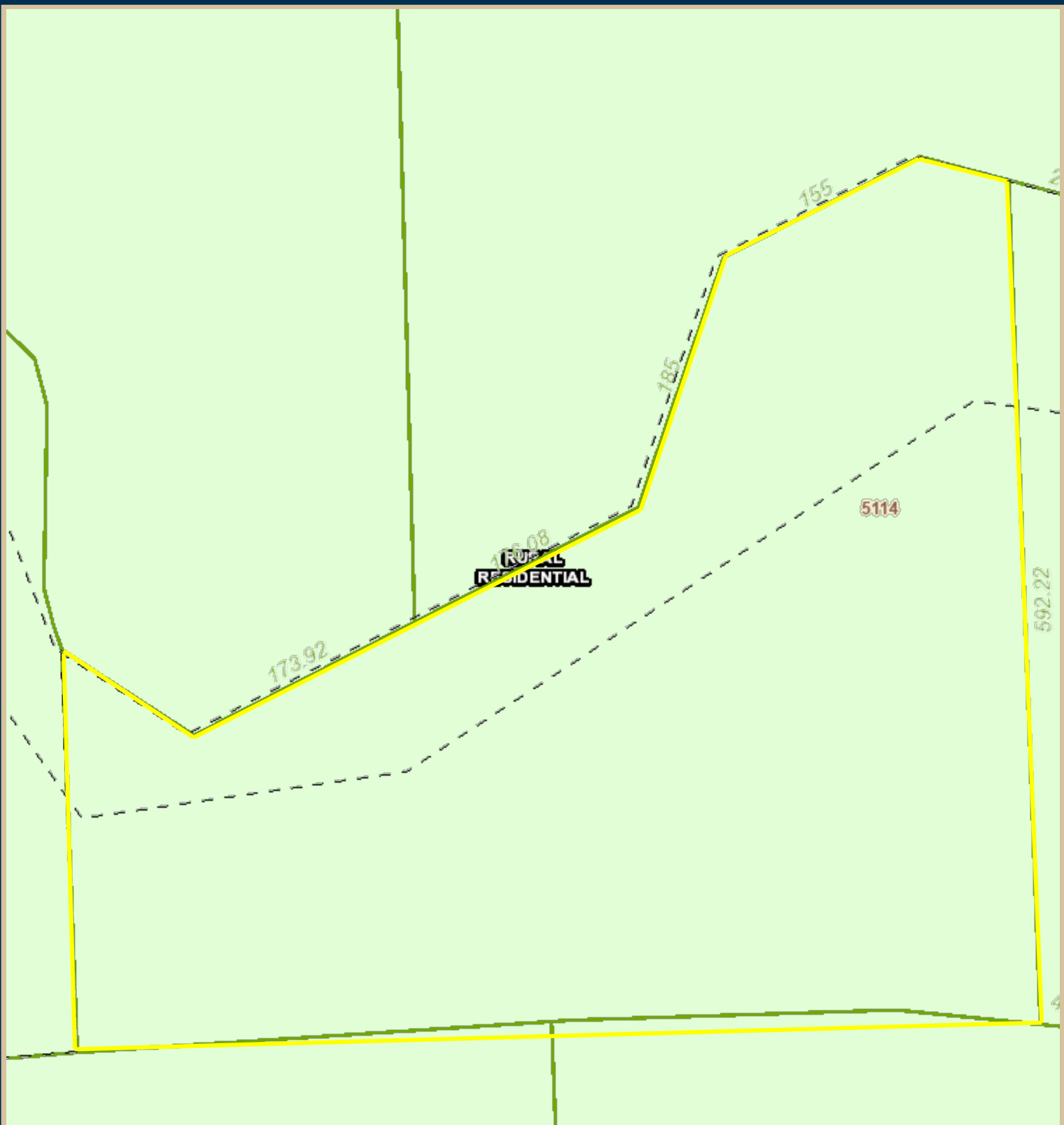
Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

Following Water Damage Repairs Completed 05-24-2023

Water Damage Caused by Clothes Washer Technician did not re-connect the sensor that shuts off water that fills the washer tub causing the washer tub to over fill resulting in flooding laundry Room - Kitchen - Family room - Basement Area.

Insurance Claim was paid for the following:

- Service Master:
- ① Extract water From Laundry Room - Family Room - ~~Bed~~ Lower Level Rec. Room - 3 Closets - Bath Room - Bed Room + Utility Room.
 - ② Remove floor tile + underlayment in Kitchen
~~lift~~ lift carpet for drying in Family Room -
lift carpet for drying in lower level areas -
 - ③ Cut Ceiling Sheet Rock for access drying -
 - ④ Bring in Fans and drying Equipment to Dry all Areas -
 - ⑤ Spray Areas that were affected with moisture with anti-microbial agent.
 - ⑥ Replace damaged Ceiling Sheet Rock in lower level.
 - ⑦ Spray texture + Re-finish Ceiling and walls.
 - ⑧ Replace Carpet and Carpet pad in lower level, Stairway from lower to main level, Main Level Family Room and T.V. Room, Stairway from main level to upper level and Hallway to each upper Level Bed Rooms. Using High Grade Carpet + Padding.
 - ⑨ Replace Tile and Underlayment in Laundry Room, Kitchen, Bath Room + Entry. Using Luxury Vinyl Plank Tile.



Geographic Information Services
Sedgwick County...
working for you

5114 S. 247th St. W., Goddard, KS 67052 - Rural Residential Zoning

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.

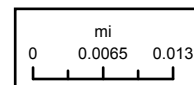
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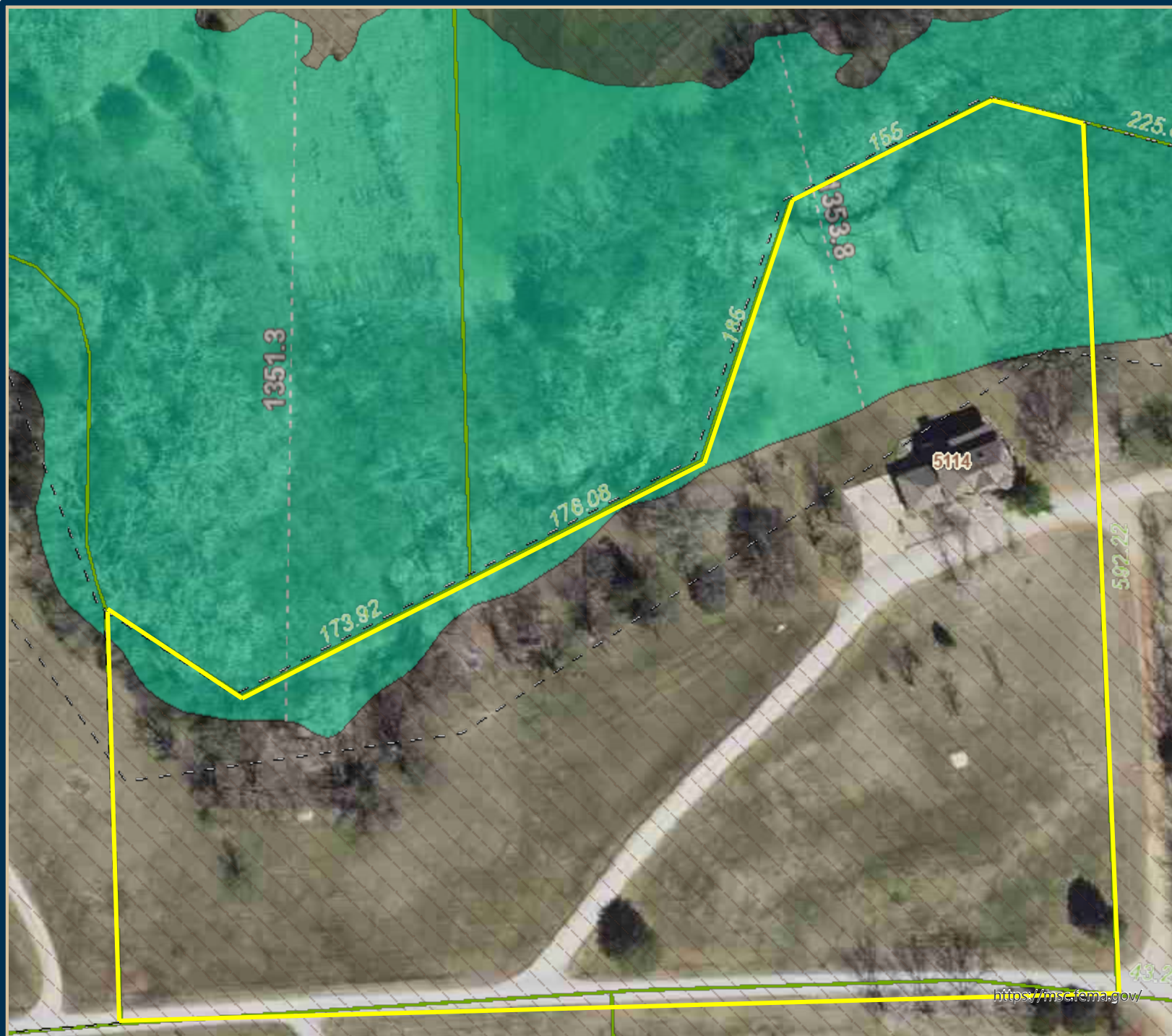
Date: 4/18/2025

Sedgwick County, Kansas



1:1,128





Sedgwick County, Kansas



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

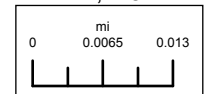
X

X,

Area Not Included



1:1,128



Date: 4/18/2025

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Geographic Information Services

Sedgwick County...
working for you

5114 S. 247th St. W., Goddard, KS 67052 - Flood - Map

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Geographic Information Services

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working for you

5114 S. 247th St. W., Goddard, KS 67052 - Aerial - Map

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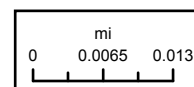
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Date: 4/18/2025

Sedgwick County, Kansas



1:1,128



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.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

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)*

