

# PROPERTY INFORMATION PACKET

**THE DETAILS**



**951 NE 70<sup>th</sup> St. | Stafford, KS 67578**

AUCTION: BIDDING OPENS: Thurs, May 7th @ 2:00 PM  
BIDDING ENDS: Thurs, May 28th @ 2:00 PM

12041 E. 131st St. N., Wichita, KS, 67206  
316.683.0612 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION  
REAL ESTATE SPECIALISTS



## Table of Contents

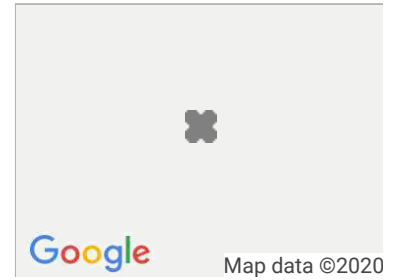
PROPERTY DETAIL PAGE
SELLERS PROPERTY DISCLOSURE (RESIDENTIAL)
SELLERS PROPERTY DISCLOSURE (LAND)
LEAD BASED PAINT DISCLOSURE
WATER WELL ORDINANCE
SECURITY 1 <sup>ST</sup> TITLE WIRE FRAUD ALERT
AVERAGE UTILITIES
REPORT OF COMMODITIES (FARM & TRACT DETAIL LISTING)
ZONING MAP
FLOOD ZONE MAP
AERIAL
MAPRIGHT SOILS MAP & REPORT
MAPRIGHT FSA MAP
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

## ALL FIELDS CUSTOMIZABLE



**MLS #** 580768  
**Status** Active  
**Contingency Reason**  
**Area** OUT - Out of Area  
**Address** 951 NE 70TH ST  
**City** Stafford  
**Zip** 67578  
**Asking Price** \$0  
**Original Price** \$0  
**Picture Count** 36



## KEYWORDS

<b>AG Bedrooms</b>	3	<b>Approx. AGLA</b>	1248
<b>Total Bedrooms</b>	3.00	<b>AGLA Source</b>	Court House
<b>AG Full Baths</b>	2	<b>Approx. BFA</b>	0.00
<b>AG Half Baths</b>	0	<b>BFA Source</b>	Court House
<b>Total Full Baths</b>	2	<b>Approx. TFLA</b>	1,248
<b>Total Half Baths</b>	0	<b>Lot Size/SqFt</b>	6702577
<b>Garage Size</b>	2	<b>Number of Acres</b>	153.87
<b>Basement</b>	None		
<b>Levels</b>	One Story		
<b>Approximate Age</b>	36 - 50 Years		
<b>Acreage</b>	10.01 or More		

## GENERAL

<b>List Agent - Agent Name and Phone</b>	Ty Patton	<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316 -867-3600
<b>Showing Phone</b>	1-800-301-2055	<b>Year Built</b>	1976
<b>Parcel ID</b>	09309-4-18-0-00-00-002.00-0	<b>School District</b>	Staffor349
<b>Elementary School</b>	Stafford	<b>Middle School</b>	Stafford
<b>High School</b>	Stafford	<b>Subdivision</b>	NONE LISTED ON TAX RECORD
<b>Legal</b>	Long legal.	<b>Realtor.com Y/N</b>	Yes
<b>Display Address</b>	Yes	<b>VOW: Allow AVM</b>	Yes
<b>Virtual Tour Y/N</b>	No		

## ROOMS

<b>Master Bedroom Level</b>	Main	<b>Master Bedroom Dimensions</b>	10'5"x15'9"
<b>Master Bedroom Flooring</b>	Carpet	<b>Living Room Level</b>	Main
<b>Living Room Dimensions</b>	18'0"x14'1"	<b>Living Room Flooring</b>	Carpet
<b>Kitchen Level</b>	Main	<b>Kitchen Dimensions</b>	15'0"x15'11"
<b>Kitchen Flooring</b>	Wood Laminate	<b>Room 4 Level</b>	Main
<b>Room 4 Type</b>	Bedroom	<b>Room 4 Dimensions</b>	10'1"x11'5"
<b>Room 4 Flooring</b>	Carpet	<b>Room 5 Level</b>	Main
<b>Room 5 Type</b>	Bedroom	<b>Room 5 Dimensions</b>	9'4"x11'5"
<b>Room 5 Flooring</b>	Carpet	<b>Room 6 Level</b>	Main
<b>Room 6 Type</b>	Laundry	<b>Room 6 Dimensions</b>	14'8"x6'10"
<b>Room 6 Flooring</b>	Laminate - Other	<b>Room 7 Level</b>	
<b>Room 7 Type</b>		<b>Room 7 Dimensions</b>	
<b>Room 7 Flooring</b>		<b>Room 8 Level</b>	
<b>Room 8 Type</b>		<b>Room 8 Dimensions</b>	
<b>Room 8 Flooring</b>		<b>Room 9 Level</b>	
<b>Room 9 Type</b>		<b>Room 9 Dimensions</b>	
<b>Room 9 Flooring</b>		<b>Room 10 Level</b>	
<b>Room 10 Type</b>		<b>Room 10 Dimensions</b>	
<b>Room 10 Flooring</b>		<b>Room 11 Level</b>	
<b>Room 11 Type</b>		<b>Room 11 Dimensions</b>	
<b>Room 11 Flooring</b>		<b>Room 12 Level</b>	
<b>Room 12 Type</b>		<b>Room 12 Dimensions</b>	
<b>Room 12 Flooring</b>			

## DIRECTIONS

**Directions** (Stafford) 4th St. & NE 90th Ave. - East to property

## FEATURES

<b>ARCHITECTURE</b>	<b>FLOOD INSURANCE</b>	<b>APPLIANCES</b>	<b>POSSESSION</b>
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## FEATURES

Ranch	Unknown	Dishwasher	At Closing
<b>EXTERIOR CONSTRUCTION</b>	<b>UTILITIES</b>	Microwave	<b>PROPOSED FINANCING</b>
Vinyl/Metal Siding	Septic	Refrigerator	Other/See Remarks
<b>ROOF</b>	Propane Gas	Range/Oven	<b>WARRANTY</b>
Composition	Private Water	Washer	No Warranty Provided
<b>LOT DESCRIPTION</b>	<b>BASEMENT / FOUNDATION</b>	Dryer	<b>OWNERSHIP</b>
Irregular	None	<b>MASTER BEDROOM</b>	Trust
<b>FRONTAGE</b>	<b>BASEMENT FINISH</b>	Master Bdrm on Main Level	<b>PROPERTY CONDITION REPORT</b>
Paved Frontage	None	<b>LAUNDRY</b>	Yes
<b>EXTERIOR AMENITIES</b>	<b>COOLING</b>	Main Floor	<b>SHOWING INSTRUCTIONS</b>
Patio	Central	Separate Room	Appt Req-Call Showing #
Fence-Other/See Remarks	Electric	220-Electric	<b>LOCKBOX</b>
Irrigation Well	<b>HEATING</b>	<b>INTERIOR AMENITIES</b>	None
Security Light	Forced Air	Ceiling Fan(s)	<b>TYPE OF LISTING</b>
Sidewalks	Gas	Owned Water Softener	Excl Right w/o Reserve
Storm Door(s)	<b>DINING AREA</b>	Wtr Purification/Filtrat.	<b>AGENT TYPE</b>
Other/See Remarks	Eating Space in Kitchen	Window Coverings-All	Sellers Agent
Outbuildings	<b>KITCHEN FEATURES</b>	Laminate – Other	
<b>GARAGE</b>	Pantry	Wood Laminate	
Attached	Range Hood		
Opener	Electric Hookup		
Oversized			

## FINANCIAL

<b>Assumable Y/N</b>	No	<b>HOA Y/N</b>	No
<b>Currently Rented Y/N</b>	No	<b>Yearly HOA Dues</b>	
<b>Rental Amount</b>		<b>HOA Initiation Fee</b>	
<b>General Property Taxes</b>	\$3,158.18	<b>Home Warranty Purchased</b>	N/A
<b>General Tax Year</b>	2019	<b>Earnest \$ Deposited With</b>	Security 1st Title
<b>Yearly Specials</b>	\$7.69		
<b>Total Specials</b>	\$7.69		

## MARKETING REMARKS

**Marketing Remarks** This property is offered by Ty Patton with McCurdy Auction, LLC. Office: 316-867-3600 Email: tpatton@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Thursday, May 7th, 2020 at 2:00 PM (cst) | BIDDING CLOSES: Thursday, May 28th, 2020 at 2:00 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. No scheduled open house. Property will be available to preview by appointment only. CLEAR TITLE AT CLOSING, NO BACK TAXES ONLINE ONLY! Fantastic opportunity to own a 3-bedroom, 2-bathroom home with attached 2-car garage on 153.87 +/- acres! This property offers several possibilities as a home-site or private land for hunting and recreation. Enjoy projects in your 30'x50' metal shop building with concrete flooring and electricity! The home features vinyl siding, an attached 2-car garage, and central heat and air conditioning. The property has a driveway directly off of paved NE 70th street, and a sidewalk leads to the covered front entry of the home. Inside the home is the living room with large picture window. The kitchen is off the living room and provides plenty of space for cooking and dining, with eating space in the kitchen. A kitchen pantry provides plenty of storage space for food and small appliances. The refrigerator, oven / range, microwave, and dishwasher transfer with the sale of this home. Off the kitchen is the laundry room / mud room for added convenience. A full bathroom is located nearby the laundry room. On the other side of the living room is a hallway that leads to three bedrooms and an additional full bathroom. The metal shop building offers 1,500 sq. ft. of space for an endless amount of projects. The shop building features two large overhead doors, electricity, and concrete flooring. This property also has several additional outbuildings for agricultural use and / or farm equipment storage. 128 +/- acres is tall western wheat grass that earns approximately \$5,000 per year through October 2021. The seller also has a verbal hunting agreement with a nearby neighbor for \$1,500 per year. \*Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

## AUCTION

<b>Type of Auction Sale</b>	Reserve
<b>Method of Auction</b>	Online Only
<b>Auction Location</b>	www.mccurdyauction.com
<b>Auction Offering</b>	Real Estate Only

1 - Open for Preview Yes  
1 - Open/Preview Date  
1 - Open Start Time  
1 - Open End Time

Auction Date 5/7/2020  
 Auction Start Time 2:00 PM  
 Auction End Date 5/28/2020  
 Auction End 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

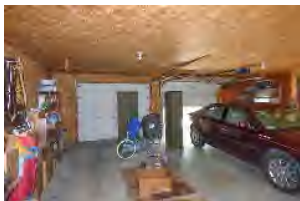
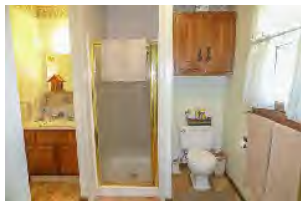
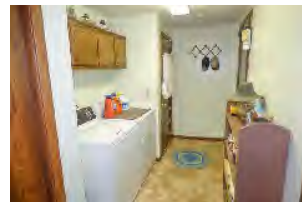
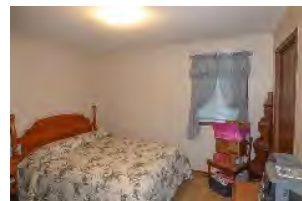
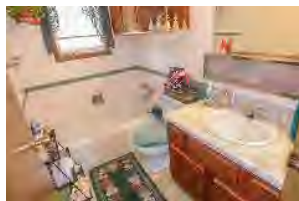
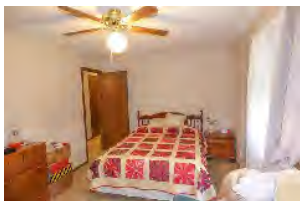
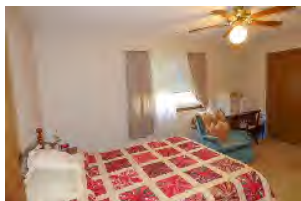
## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## ADDITIONAL PICTURES





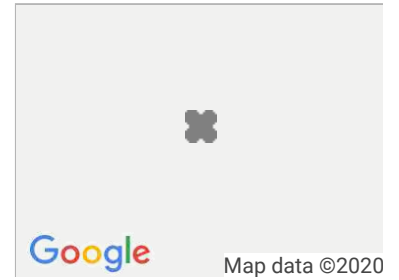
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## STANDARD



**MLS #** 580770  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Stafford  
**Area** OUT - Out of Area  
**Address** 951 NE 70TH ST  
**Address 2**  
**City** Stafford  
**State** KS  
**Zip** 67578  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 2



## GENERAL

<b>List Agent - Agent Name and Phone</b>	Ty Patton	<b>Realtor.com Y/N</b>	Yes
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Display on Public Websites</b>	Yes
		<b>Display Address</b>	Yes
<b>Showing Phone</b>	1-800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	09309-4-18-0-00-002.00-0	<b>Sub-Agent Comm</b>	0
<b>Number of Acres</b>	153.87	<b>Buyer-Broker Comm</b>	3
<b>Lot Size/SqFt</b>	6702577	<b>Transact Broker Comm</b>	3
<b>School District</b>	Stafford School District (USD 349)	<b>Variable Comm</b>	Non-Variable
<b>Elementary School</b>	Stafford	<b>Virtual Tour Y/N</b>	No
<b>Middle School</b>	Stafford		
<b>High School</b>	Stafford		
<b>Subdivision</b>	MNONE		
<b>Legal</b>	Long legal.		

## DIRECTIONS

**Directions** (Stafford) 4th St. & NE 90th Ave. - East to property

## FEATURES

<b>SHAPE / LOCATION</b> Rectangular	<b>ROAD FRONTAGE</b> Paved	<b>DOCUMENTS ON FILE</b> Aerial Photos Photographs	<b>LOCKBOX</b> None
<b>TOPOGRAPHIC</b> Level Rolling Treeline	<b>UTILITIES AVAILABLE</b> Electricity Private Water Propane Septic Tank Installed	<b>SELLERS PROP. DISCLOSURE</b> Sellers Prop. Disclosure	<b>AGENT TYPE</b> Sellers Agent
<b>PRESENT USAGE</b> Recreational Tillable Other/See Remarks	<b>IMPROVEMENTS</b> Fencing	<b>FLOOD INSURANCE</b> Unknown	<b>OWNERSHIP</b> Trust
	<b>OUTBUILDINGS</b> Equipment Barn Livestock Barn Shop	<b>SALE OPTIONS</b> None	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
	<b>MISCELLANEOUS FEATURES</b> Mineral Rights Included	<b>PROPOSED FINANCING</b> Other/See Remarks	<b>HOUSE FEATURES</b> House Listed Under Resid. 1501+ SQFT 31+ Years 3 Bedrooms
		<b>POSSESSION</b> At Closing	<b>BUILDER OPTIONS</b> Open Builder
		<b>SHOWING INSTRUCTIONS</b> Call Showing #	

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$3,158.18
<b>General Tax Year</b>	2019
<b>Yearly Specials</b>	\$7.69
<b>Total Specials</b>	\$7.69
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title

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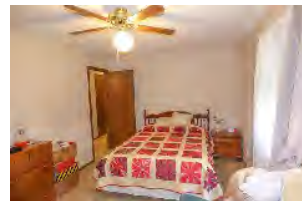
## AUCTION

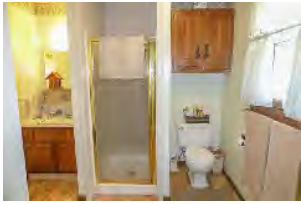
Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Online Only	1 - Open/Preview Date	
Auction Location	www.mccurdyauction.com	1 - Open Start Time	
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	5/7/2020		
Auction Start Time	2:00 PM		
Broker Registration Req	Yes		
Broker Reg Deadline	5:00 PM on 5/27/2020		
Buyer Premium Y/N	Yes		
Premium Amount	0.10		
Earnest Money Y/N	Yes		
Earnest Amount %/\$	20,000.00		

## TERMS OF SALE

Terms of Sale

## ADDITIONAL PICTURES





## DISCLAIMER

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# Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 951 NE 70th St. - Stafford, KS 67578

Seller: H. Cleve McMillion & M. Darlene McMillion

Date of Purchase: 1972

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

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

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

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

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

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

## PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)
					Built in (Circle One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell
					Vented Outside (Circle One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: 2					Keypad Entry: (Circle One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill						Service Panel Total Amps
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____						(Circle One) <input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent/Financed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____						Company
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	Comments:					
Comments:											

BUYER'S INITIALS: \_\_\_\_\_

Pg 1 of 7

SELLER'S INITIALS: H. Cleve McMillion M. Darlene McMillion

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

BUYER'S INITIALS: \_\_\_\_\_

SELLER'S INITIALS: HM M.D.Mc

## 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments: _____ _____ _____			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age: <u>10</u> Type: <u>As-Found</u> To your knowledge, are there any <input type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments: _____ _____ _____			

BUYER'S INITIALS: \_\_\_\_\_

Pg 3 of 7

SELLER'S INITIALS: XCM mom

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

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)
			<input checked="" type="checkbox"/> Drinking Well <input type="checkbox"/> Irrigation Well <input type="checkbox"/> Geo-Thermal Well
			Type: <u>Cased</u> Location: <u>Behind House</u> Depth: <u>40'</u>
			Type: _____ Location: _____ Depth: _____
			Type: _____ Location: _____ Depth: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: _____
			Tank Size: <u>500 gal</u> Location: <u>Front yard</u>
			# feet laterals: <u>150'</u> # Feet Infiltrators: _____ Location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system? Location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage in or around the fireplace or chimney?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage around (If YES, mark all that apply.) <input type="checkbox"/> WINDOWS <input type="checkbox"/> SKYLIGHTS <input type="checkbox"/> DOORS?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks caused by appliances?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (If YES, mark all that apply.) <input type="checkbox"/> BASEMENT <input type="checkbox"/> CRAWL SPACE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump Pump(s) Location(s): <u>Water Well</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.) <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)
			<input type="checkbox"/> WOOD DESTROYING INSECTS <input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)
			<input type="checkbox"/> WOOD DESTROYING INSECTS <input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?
			Company: <u>Terminix</u> Warranty Expiration Date: <u>Annual</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any pest control reports in the last 5 years? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)
Additional Comments:			

BUYER'S INITIALS: \_\_\_\_\_

Pg 4 of 7

SELLER'S INITIALS: RLM MAM

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

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, is the property in compliance?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define: _____
			<b>Groundwater contamination has been detected in several areas in the State of Kansas.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?
			<b>To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landfill or buried materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon gas in house or well
			If YES, has mitigation been performed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Methane Gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea formaldehyde foam insulation (UFFI)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are any of the above conditions present near your property?
Comments:			
YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides? <u>Pasture South Side - 1/2 Interest</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a designated wetlands area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any of the following items that have occurred on the property or in the immediate area?
			(Mark all that apply.)
			<input type="checkbox"/> EXPANSIVE SOIL <input type="checkbox"/> EARTH MOVEMENT
			<input type="checkbox"/> FILL DIRT <input type="checkbox"/> UPHEAVAL
			<input type="checkbox"/> SLIDING <input type="checkbox"/> EARTH STABILITY PROBLEMS
			<input type="checkbox"/> SETTLING
Comments:			

BUYER'S INITIALS: \_\_\_\_\_

Pg 5 of 7

SELLER'S INITIALS: Heine M.D.Mc

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

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

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

BUYER'S INITIALS: \_\_\_\_\_

Pg 6 of 7

SELLER'S INITIALS: HKM M.W. MC

**Instant  
forms**

216

**SELLER'S ACKNOWLEDGEMENT**

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

224 Seller is occupant: ☒ YES ☐ NO

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

227 SELLER: *D. Darlene McMillion* 5-1-2020 SELLER: *M. Darlene McMillion*  
 228 Date Date 5-1-20

229

**BUYER'S ACKNOWLEDGEMENT AND AGREEMENT**

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

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

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

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

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

250 BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_  
 251 Date Date

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

255 Pg 7 of 7

# SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 951 NE 70th St. - Stafford, KS 67578  
2 Seller: H. Cleve McMillion & M. Darlene McMillion Date of Purchase: 1972  
3 Property currently zoned as: \_\_\_\_\_

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

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

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

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

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

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

## PART I

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

None  
Does Not Transfer  
Working  
Not Working  
Don't Know

### WATER SYSTEMS

20  
21 ☐ ☐ ☒ ☐ ☐ Well/Pump \_\_\_\_\_  
22 ☐ ☐ ☒ ☐ ☐ Drinking \_\_\_\_\_ Irrigation \_\_\_\_\_  
23 Location Behind House  
24 Depth 40'  
25 Type Cased Well  
26 If on well water, has water ever shown test results of contamination? ☐ Yes ☒ No  
27 Is the property connected to ☐ city ☐ rural water systems? Private  
28 Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ \_\_\_\_\_  
29 ☒ ☐ ☐ ☐ ☐ Cistern \_\_\_\_\_  
30 ☐ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
31 Comments: \_\_\_\_\_  
32

### DRAINAGE/SEWAGE SYSTEMS

33  
34 ☐ ☐ ☒ ☐ ☐ Sewer Lines \_\_\_\_\_  
35 ☐ ☐ ☒ ☐ ☐ Septic/Laterals \_\_\_\_\_  
36 ☐ ☐ ☐ ☐ ☐ Lagoon \_\_\_\_\_  
37 ☐ ☐ ☒ ☐ ☐ Tank Size 400 Location Front Yard  
38 ☐ ☐ ☒ ☐ ☐ # Feet of Laterals 150'  
39 ☐ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
40 ☐ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
41 Comments: \_\_\_\_\_  
42

Seller's Initials HMC MDM Buyer's Initials \_\_\_\_\_

## PART II

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

Yes No Don't Know

### GAS/ELECTRIC

- 43 ☒ ☐ Is there a propane tank on the property?
- 44 ☒ ☐ If yes, is it ☒ owned ☐ leased?
- 45 ☒ ☐ Is gas connected to property?
- 46 ☒ ☐ If not, distance to nearest source? Propane 1,000 gal.
- 47 ☒ ☐ Is electricity connected to property?
- 48 ☐ ☐ If not, distance to nearest source? \_\_\_\_\_
- 49 ☐ ☐ To your knowledge, is there any additional costs to hook up utilities?
- 50 ☐ ☐ If yes, please explain: \_\_\_\_\_
- 51 \_\_\_\_\_
- 52 Comments: \_\_\_\_\_
- 53 \_\_\_\_\_

### DRAINAGE/SEWAGE SYSTEMS

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

### BOUNDARIES/LAND

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

### HOMEOWNER'S ASSOCIATION

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

Seller's Initials

*FLMC*  
*MDMC*

Buyer's Initials

**PART II - Continued**

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

Yes No Don't Know

**ENVIRONMENTAL CONDITIONS**

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

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

Comments: \_\_\_\_\_

**MISCELLANEOUS**

To your knowledge:

- |     |                          |                                     |   |
|-----|--------------------------|-------------------------------------|---|
| 102 |                          |                                     |   |
| 103 |                          |                                     |   |
| 104 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any gas/oil wells on the property or adjacent property?   |
| 105 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the present use of the property a non-conforming use?  |
| 106 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any violations of local, state or federal government laws or regulations relating to this property?   |
| 107 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there any existing or threatened legal or regulatory action affecting this property?   |
| 108 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any current special assessments or do you have knowledge of any future assessments?   |
| 109 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any proposed or pending zoning changes on this or adjacent property?  |
| 110 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?   |
| 111 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any diseased or dead trees or shrubs?   |
| 112 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property located in an area where public authorities have or are contemplating condemnation proceedings?   |
| 113 |                          |                                     |   |
| 114 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below. |

Comments: \_\_\_\_\_

**Seller Owns:**

- |     |                                     |                                     |  |
|-----|-------------------------------------|-------------------------------------|--|
| 118 |                                     |                                     |  |
| 119 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Mineral Rights:</b>   |
| 120 |                                     |                                     | <u>100</u> % pass with the land to the Buyer _____ % remain with the Seller      |
| 121 |                                     |                                     | _____ % are owned by third party _____ unknown                                   |
| 122 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Are there any oil, gas, or wind leases of record or Other? Please explain: _____ |

**Crops planted at the time of sale:**

- |     |                          |                                     |  |
|-----|--------------------------|-------------------------------------|--|
| 123 |                          |                                     |  |
| 124 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| 125 |                          |                                     | _____ pass with the land to the Buyer _____ remain with the Seller |
| 126 |                          |                                     | _____ none _____ negotiable  |
| 127 |                          |                                     | _____ Other (please describe): _____                               |

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

**Water Rights:**

- |     |  |  |   |
|-----|--|--|---|
| 132 |  |  |   |
| 133 |  |  | <u>✓</u> pass with the land to the Buyer - Permit # _____ |
| 134 |  |  | _____ remain with the Seller - Permit # _____             |
| 135 |  |  | _____ have been terminated                                |

Comments: \_\_\_\_\_

Seller's Initials JKM & MDM Buyer's Initials \_\_\_\_\_

**SELLER'S ACKNOWLEDGMENT**

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

H. Peter McMillion 5-1-2020  
Seller Date

M. Darlene McMillion  
Seller Date 5-1-20

**OR**

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. I have not occupied this property in \_\_\_\_\_ years and am not familiar with all conditions represented in this form.

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

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

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

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

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Seller's Initials HPM Buyer's Initials \_\_\_\_\_

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 951 NE 70th St. - Stafford, KS 67578

**Lead Warning Statement**

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

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

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

- AKC Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*  
M&Mc Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

- AKC Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*  
M&Mc Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

**BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)**

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

\_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; *or*

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)**

TAP (f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATION OF ACCURACY**

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

F. Rene McMillion 5-1-2020  
Seller Date

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

M. Darlene McMillion 5-1-'20  
Seller Date

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

[Signature] 5/1/2020  
Agent/Licensee Date

\_\_\_\_\_  
Agent/Licensee Date



## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 951 NE 70th St. - Stafford, KS 67578

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

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

Location of Well: Behind the House

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

If yes, what type? Septic ☒ Lagoon ☐

Location of Lagoon/Septic Access: Front yard

H. Cleve McMillion  
Owner

5-1-2020  
Date

M. Darlene McMillion  
Owner

5-1-'20  
Date



# Security 1<sup>st</sup> Title

File #:

Property Address:

951 NE 70th St.

Stafford, KS 67578

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

**\*\*SECURITY 1<sup>ST</sup> TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED\*\***

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1<sup>st</sup> Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

**\*\*\*Closing funds in the form of ACH Electronic Transfers will NOT be accepted\*\*\***

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.**
- **DO NOT FORWARD wire instructions to any other parties.**
- **ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds.**
- **DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.**
- **DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.**

#### ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer

Seller

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:  
<http://www.fbi.gov>

Internet Crime Complaint Center:  
<http://www.ic3.gov>

## AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: \_\_\_\_\_ (the "Real Estate")

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

	Utility Provider   Company	12 Month Avg
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas   Propane:	_____	_____
<p>If propane, is tank owned or leased?      Owned      Leased</p> <p style="margin-left: 40px;"><i>If leased, please provide company name and monthly lease amount:</i></p> <p>_____</p>		

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: \_\_\_\_\_      Yearly      Monthly      Quarterly

Initiation Fee: \_\_\_\_\_

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*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.*

**FSA - 578 (Producer Print)**

### Producer Name and Address

HARLEY C MCMILLION

951 NE 70TH ST

STAFFORD, KS 67578-8300

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

**PROGRAM YEAR:** 2020

**DATE:** 05/21/2020

**PAGE:** 1

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Department of Agriculture, Clearance Officer, Ag Box 7630, Washington, D.C. 20250; and to the office of Management and Budget, Paperwork Reduction Project (OMB No. 0560-0175), Washington, D.C. 20503. RETURN THIS COMPLETED FORM TO YOUR FSA COUNTY OFFICE.

Farm	Tract	CLU/ Field	Crop/ Comm	Var/ Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Planting Date	P/P	End Date	Producer Share	Producer Name	FSA Physical Location	NAP Unit	Signature Date	Field ID
2352	1637	1	CRP	002			N	C	N	I	A	104.32		Yes	10/1/11	01	2021	100.00	HARLEY C MCMILLION	Stafford, Kansas	546	11/21/19	
		2	CRP	002			N	C	N	I	A	23.71		Yes	10/1/11	01	2021	100.00	HARLEY C MCMILLION	Stafford, Kansas	546	11/21/19	
		3	GRASS	NAG	LS		N	C	N	I	A	12.85		Yes		01	CC	100.00	HARLEY C MCMILLION	Stafford, Kansas	546	5/21/18	
Photo Number/Legal Description: NW/4 18-23-11												Farmland: 154.24		Cropland: 140.88		Reported on Cropland: 140.88		Difference: 0.00		Reported on Non-Cropland: 0.00			

[illegible]

### Farming Operation Totals

[illegible]

FSA - 578 (Producer Print)

PROGRAM YEAR: 2020

Producer Name and Address

HARLEY C MCMILLION

951 NE 70TH ST

STAFFORD, KS 67578-8300

REPORT OF COMMODITIES  
FARM AND TRACT DETAIL LISTING

DATE: 05/21/2020

PAGE: 2

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm(s) as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

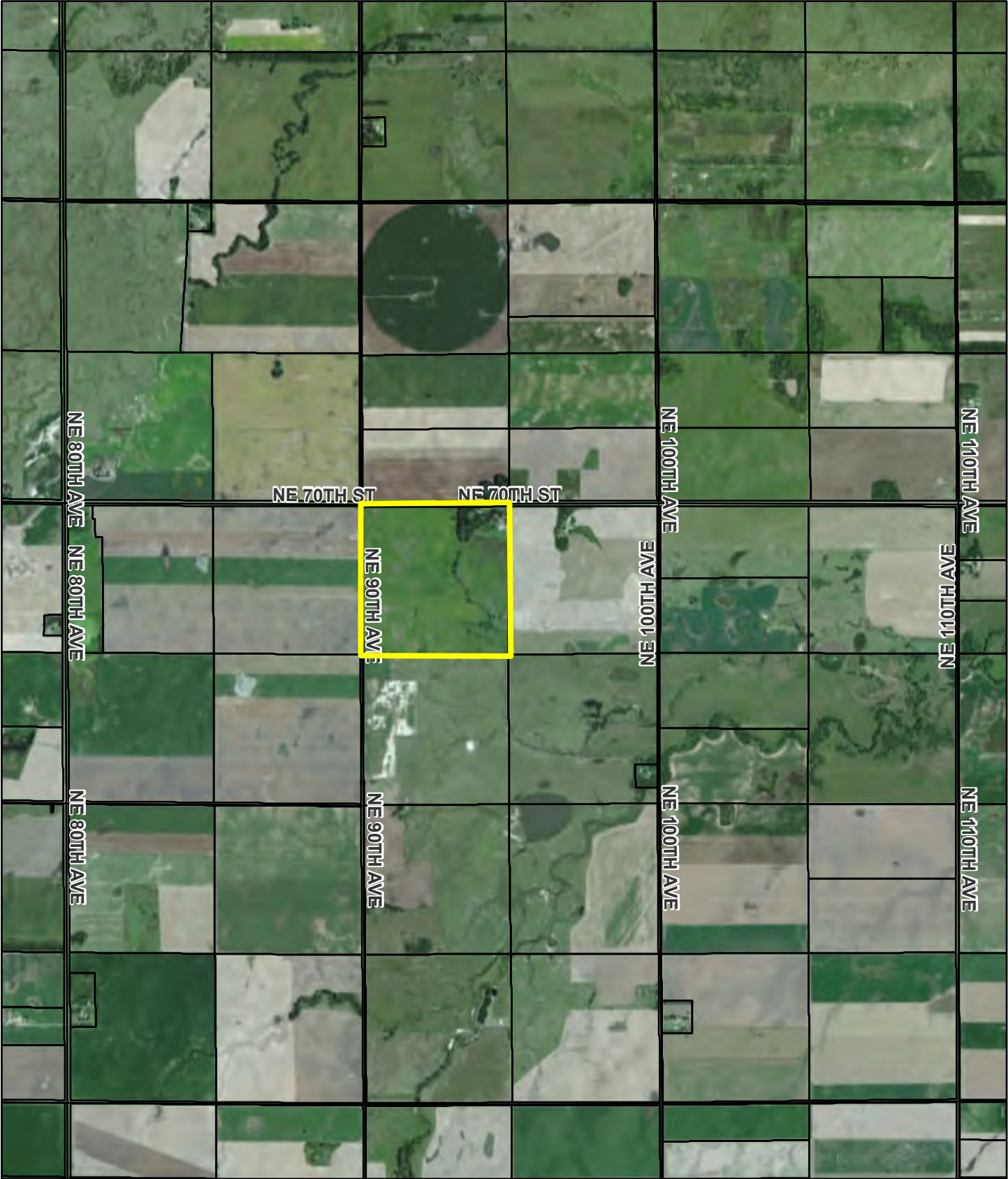
Producer's Signature (By)	Date
---------------------------	------

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

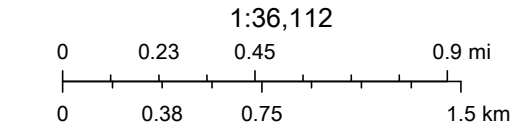
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

951 NE 70th St. - Stafford, KS 67578 -  
Zoning: Res. & Ag. - Residential & Ag - Farming Ranch Operations



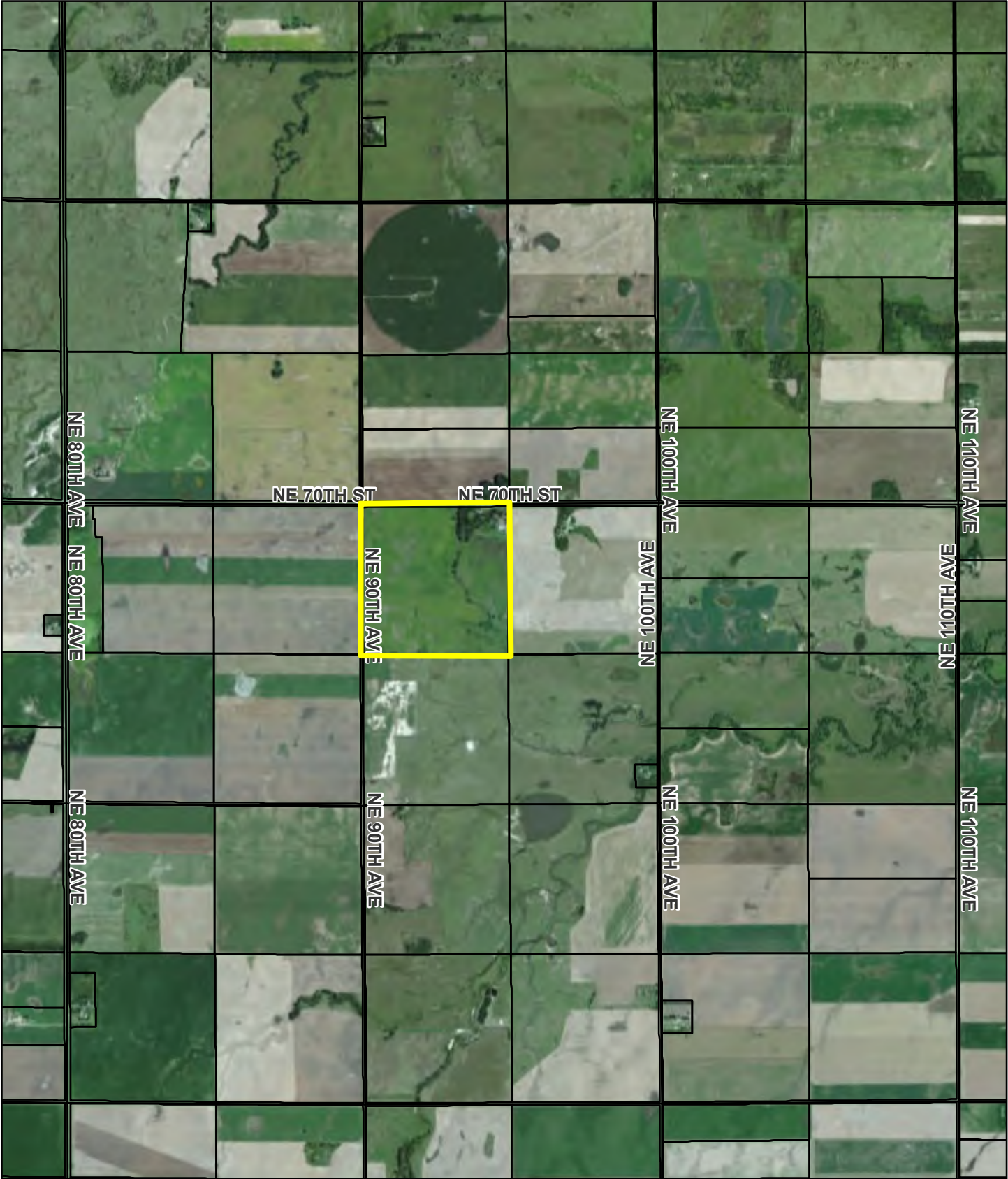
4/9/2020, 3:27:21 PM

- Parcels
- RoadCenterline



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

951 NE 70th St. - Stafford, KS 67578 -  
No Flood Plain



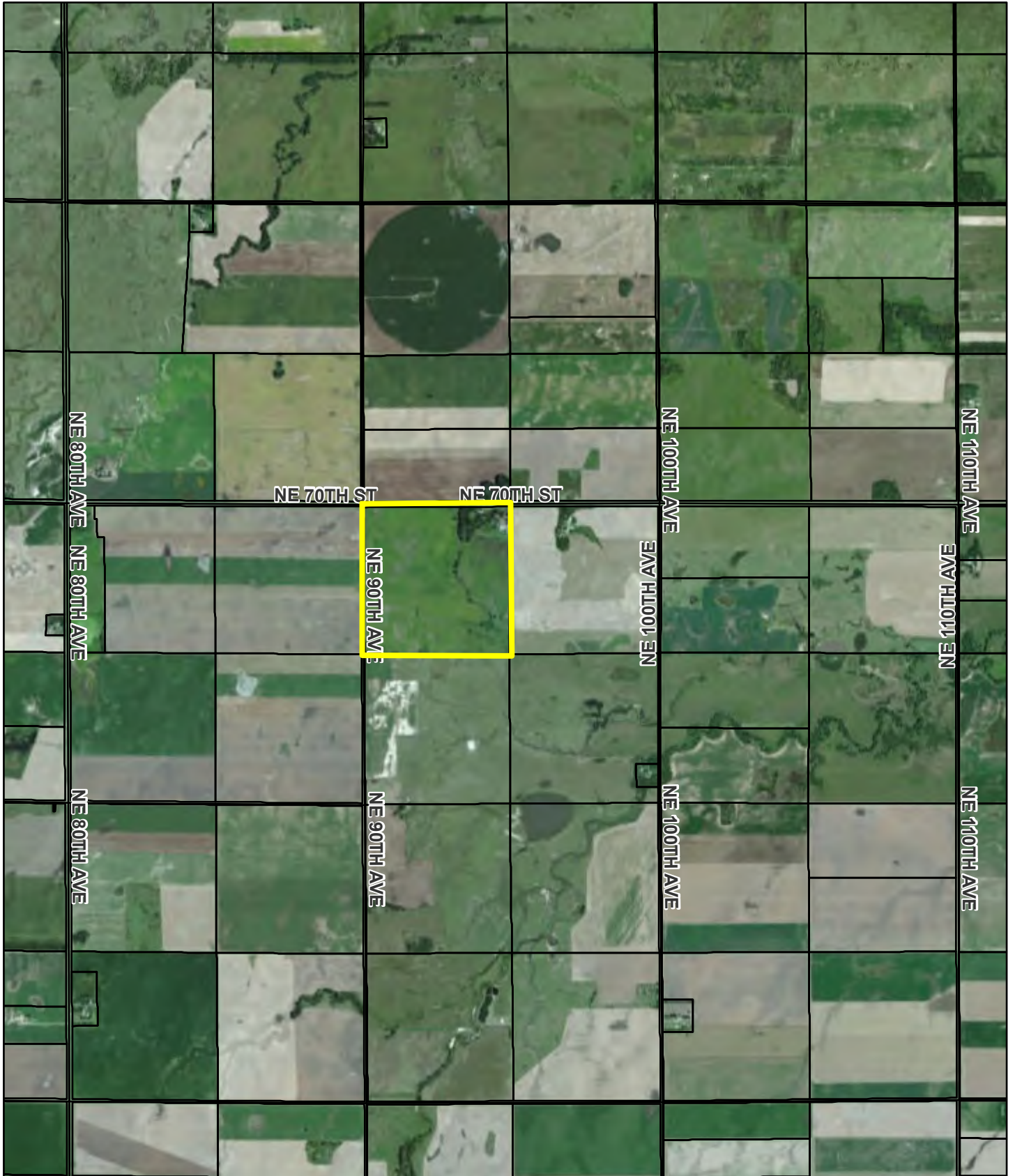
4/9/2020, 3:27:21 PM

Parcels

RoadCenterline

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# 951 NE 70th St. - Stafford, KS 67578 - Aerial



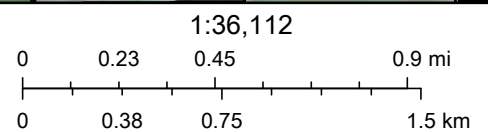
4/9/2020, 3:27:21 PM



Parcels




RoadCenterline



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

951 NE 70th St - Stafford, KS 67578  
Kansas, AC +/-



 Boundary

|  Boundary 152.4 ac









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	26.3	17.28	2e
9970	Aquolls	4.4	2.88	5w
5590	Natrustolls, occasionally flooded	0.4	0.25	6s
6330	Carwile fine sandy loam, 0 to 1 percent slopes	27.2	17.83	2w
6328	Carwile complex, 0 to 1 percent slopes	93.7	61.45	2w
5886	Farnum and Funmar loams, 0 to 1 percent slopes	0.5	0.3	2c
TOTALS		152.4	100%	2.1

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							


## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

951 NE 70th St - Stafford, KS 67578  
Kansas, AC +/-



 Boundary



## TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder. Contracts will be written in the name used to create the online bidding account unless other arrangements are made with McCurdy prior to the auction.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.



8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
12. Bidder authorizes McCurdy to information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. McCurdy has the right to establish all bidding increments in a commercially reasonable manner.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.



21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
23. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full responsibility for any use of their online bidding account. In the event that Bidder believes that their online bidding account has been compromised, Bidder must immediately inform McCurdy at [info@mccurdyauction.com](mailto:info@mccurdyauction.com).
24. Bids submitted using the online bidding platform cannot be retracted. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy or any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
25. The ability to "pre-bid" or to leave a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of the particular lot is formally initiated by McCurdy.
26. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to extend the scheduled closing time of the auction.
27. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set out in paragraph 6 of these Terms and Conditions by 12:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.
28. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.

# GUIDE TO AUCTION COSTS

## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

### THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

