

# PROPERTY INFORMATION PACKET | THE DETAILS



830 N. Garfield St. | Cheney, KS 67025

AUCTION: Bidding Ends: Tuesday, August 18<sup>th</sup>, 2020 @  
2:00 PM

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



**McCurdy**  
AUCTION, LLC  
REAL ESTATE SPECIALISTS



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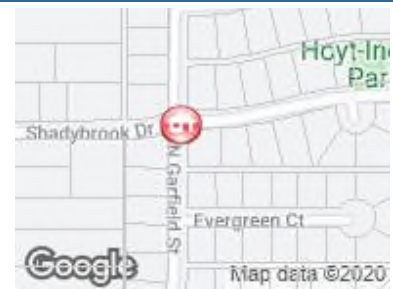
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer 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 #** 584171  
**Status** Active  
**Contingency Reason**  
**Area** 605 - Cheney  
**Address** 830 N GARFIELD ST  
**City** Cheney  
**Zip** 67025  
**Asking Price** \$0  
**Picture Count** 36



## KEYWORDS

<b>AG Bedrooms</b>	3	<b>Approx. AGLA</b>	1262
<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 Baths</b>	2	<b>Approx. TFLA</b>	1,262
<b>Garage Size</b>	2	<b>Lot Size/SqFt</b>	12434
<b>Basement</b>	Yes - Unfinished	<b>Number of Acres</b>	0.29
<b>Levels</b>	One Story		
<b>Approximate Age</b>	21 - 35 Years		
<b>Acreage</b>	City Lot		

## GENERAL

<b>List Agent - Agent Name and Phone</b>	Daniel Gutierrez - CELL: 620-937-1488	<b>Master Bedroom Level</b>	Main
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Master Bedroom Dimensions</b>	10.5 x 13.11
<b>Co-List Agent - Agent Name and Phone</b>		<b>Master Bedroom Flooring</b>	Carpet
<b>Co-List Office - Office Name and Phone</b>		<b>Living Room Level</b>	Main
<b>Showing Phone</b>	1-800-301-2055	<b>Living Room Dimensions</b>	24.3 x 12.11
<b>Year Built</b>	1986	<b>Living Room Flooring</b>	Carpet
<b>Parcel ID</b>	20173-173-05-0-43-03-007.01	<b>Kitchen Level</b>	Main
<b>School District</b>	Cheney School District (USD 268)	<b>Kitchen Dimensions</b>	18.2 x 9.3
<b>Elementary School</b>	Cheney	<b>Kitchen Flooring</b>	Laminate - Other
<b>Middle School</b>	Cheney	<b>Room 4 Type</b>	Bedroom
<b>High School</b>	Cheney	<b>Room 4 Level</b>	Main
<b>Subdivision</b>	NORTHBORO ADDITION	<b>Room 4 Dimensions</b>	10 x 13.4
<b>Legal</b>	LOT 1 & W 5 FT LOT 2 BLOCK 1 BLKS 1-2-3-4 NORTHBORO ADD.	<b>Room 4 Flooring</b>	Carpet
		<b>Room 5 Type</b>	Bedroom
<b>List Date</b>	7/16/2020	<b>Room 5 Level</b>	Main
<b>Display Address</b>	Yes	<b>Room 5 Dimensions</b>	9.6 x 9.9
<b>Sub-Agent Comm</b>	0	<b>Room 5 Flooring</b>	Carpet
<b>Buyer-Broker Comm</b>	3	<b>Room 6 Type</b>	Laundry
<b>Transact Broker Comm</b>	3	<b>Room 6 Level</b>	Main
<b>Variable Comm</b>	Non-Variable	<b>Room 6 Dimensions</b>	7.8 x 11.1
<b>Days On Market</b>	7	<b>Room 6 Flooring</b>	Laminate - Other
<b>Input Date</b>	7/23/2020 12:31 PM	<b>Room 7 Type</b>	Family Room
<b>Update Date</b>	7/23/2020	<b>Room 7 Level</b>	Basement
<b>Status Date</b>	7/23/2020	<b>Room 7 Dimensions</b>	13 x 21
<b>Price Date</b>	7/23/2020	<b>Room 7 Flooring</b>	Concrete
		<b>Room 8 Type</b>	Bonus Room
		<b>Room 8 Level</b>	Basement
		<b>Room 8 Dimensions</b>	9.3 x 9.4
		<b>Room 8 Flooring</b>	Concrete
		<b>Room 9 Type</b>	Bonus Room
		<b>Room 9 Level</b>	Basement
		<b>Room 9 Dimensions</b>	9.8 x 13
		<b>Room 9 Flooring</b>	Concrete
		<b>Room 10 Type</b>	Bonus Room
		<b>Room 10 Level</b>	Basement
		<b>Room 10 Dimensions</b>	10 x 13.9
		<b>Room 10 Flooring</b>	Concrete
		<b>Room 11 Type</b>	
		<b>Room 11 Level</b>	
		<b>Room 11 Dimensions</b>	
		<b>Room 11 Flooring</b>	

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

## DIRECTIONS

**Directions** (Cheney) W. 31st St. S. & Hoover St. - West to N. Garfield St., North to Home.

## FEATURES

<b>ARCHITECTURE</b> Ranch	<b>FLOOD INSURANCE</b> Unknown	<b>FIREPLACE</b> One	<b>INTERIOR AMENITIES</b> Ceiling Fan(s)
<b>EXTERIOR CONSTRUCTION</b> Masonry-Brick	<b>UTILITIES</b> Sewer	Family Room	<b>POSSESSION</b> At Closing
<b>ROOF</b> Composition	Natural Gas	Woodburning	<b>PROPOSED FINANCING</b> Other/See Remarks
<b>LOT DESCRIPTION</b> Corner	Public Water	Wood Stove	<b>WARRANTY</b> No Warranty Provided
<b>FRONTAGE</b> Paved Frontage	<b>BASEMENT / FOUNDATION</b> Full	<b>KITCHEN FEATURES</b> Eating Bar	<b>OWNERSHIP</b> Trust
<b>EXTERIOR AMENITIES</b> Patio	Std Bsmt Window no-egress	Pantry	<b>PROPERTY CONDITION REPORT</b> Yes
Covered Patio	<b>BASEMENT FINISH</b> None	Range Hood	<b>DOCUMENTS ON FILE</b> Ground Water
Fence-Chain	<b>COOLING</b> Central	Electric Hookup	Sellers Prop. Disclosure
Fence-Wood	Electric	<b>APPLIANCES</b> Dishwasher	<b>SHOWING INSTRUCTIONS</b> Appt Req-Call Showing #
Guttering	<b>HEATING</b> Forced Air	Refrigerator	<b>LOCKBOX</b> Combination
Security Light	Gas	Range/Oven	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
Sidewalks	<b>DINING AREA</b> Eating Space in Kitchen	Washer	<b>AGENT TYPE</b> Sellers Agent
Sprinkler System	Living/Dining Combo	Dryer	
Storage Building(s)		<b>MASTER BEDROOM</b> Tub/Master Bedroom	
Storm Door(s)		Tub/Shower/Master Bdrm	
<b>GARAGE</b> Attached		<b>LAUNDRY</b> Main Floor	
		Separate Room	
		220-Electric	

## 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>	\$2,234.53	<b>Home Warranty Purchased</b>	Unknown
<b>General Tax Year</b>	2019	<b>Earnest \$ Deposited With</b>	Kansas Secured Title
<b>Yearly Specials</b>	\$7.80		
<b>Total Specials</b>	\$7.80		

## MARKETING REMARKS

**Marketing Remarks** This property is offered by Daniel Gutierrez with McCurdy Auction, LLC. Office: 316-867-3600 Email: dgutierrez@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Tuesday, July 28th, 2020 at 2:00 PM (cst) | BIDDING CLOSES: Tuesday, August 18th 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!!! NO MINIMUM, NO RESERVE!!! 3 bedroom, 2 bathroom ranch home in Cheney, Kansas! This brick home sits on a corner lot with a sidewalk and features a covered entry with an attached 2 car garage. The backyard is fully fenced with a covered patio on the side of the home and another patio area in the back of the home. The interior is in need of some TLC but has great potential! As you enter the home you have the kitchen to your left with eating space, eating bar, pantry, and includes the double door refrigerator, oven, and dishwasher. Off the kitchen is the laundry room with a washer and dryer. Past the kitchen is the spacious living/dining combination with a bay window and outside access. The main floor of the home provides a master bedroom with a master bathroom, two additional bedrooms, and a full bathroom with a tub/shower combination. The full unfinished basement is set up for a spacious family room with a wood stove and wet bar. There are also 3 bonus rooms and a third bathroom with a walk-in shower ready to be finished. Per the seller, there was mold in the basement due to heavy rain intrusion and had a check valve installed. \*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 \$7,500.



## AUCTION

Type of Auction Sale Absolute  
Auction Location [www.mccurdyauction.com](http://www.mccurdyauction.com)  
Auction Date 7/28/2020  
Broker Registration Req Yes  
Premium Amount 0.10  
Earnest Amount %/\$ 7,500.00  
1 - Open/Preview Date  
1 - Open End Time

Method of Auction Online Only  
Auction Offering Real Estate Only  
Auction Start Time 2:00 PM  
Buyer Premium Y/N Yes  
Earnest Money Y/N Yes  
1 - Open for Preview  
1 - Open Start Time

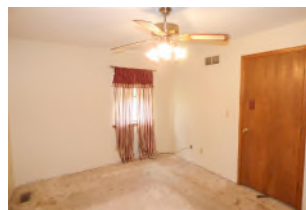
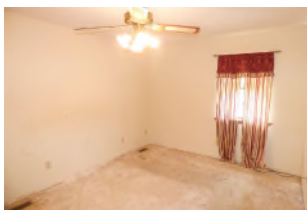
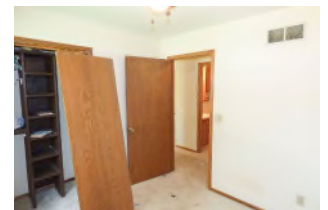
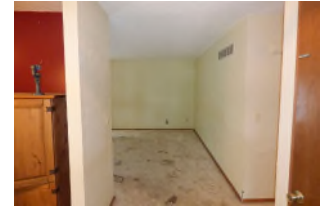
## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## 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: 830 N. Garfield St - Cheney, KS 67025

Seller: Alan L. Gremmel Living Trust

Date of Purchase: 2-27-2020

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke/Fire Detectors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) <input type="checkbox"/> Gas <input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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: _____					Keypad Entry: (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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: \_\_\_\_\_

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SELLER'S INITIALS: AG 2/26-2020

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Systems					Cooling System				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age				
Backup Sump Pump/Battery					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing					Heating System				
Type					Type				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age				
Water Heater (Circle One) <input type="checkbox"/> Elect <input checked="" type="checkbox"/> Gas					Window/Wall Air Conditioning Units				
Size & Age					Electronic Air Filter				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier				
Instant Hot Water					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener					Fireplace <input checked="" type="checkbox"/> NO				
(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease					Fireplace Insert				
Company					Wood burning Stove				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney/Flue - Date Last Cleaned				
Water Purifier/Reverse Osmosis					Gas Log Lighter				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan				
Underground Sprinkler System					Solar Equipment				
Backflow Device (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					Propane Tank				
Date Last Tested or Inspected					(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Company				
Pool Equipment					Comments:				
Hot Tub/Spa					Any Additional Comments for Part I:				
Comments:									

MEDIA				
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			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Satellite Dish				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
# of Rcvrs/Remotes				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attached Antennas				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable TV Wiring/Jacks				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attached Television Mount(s)				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Projector(s)				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Projector Screen(s)				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surround Sound Speakers				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wired for Surround Sound				
Comments:				

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

SELLER'S INITIALS: AG 7-16-2020



## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<b>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</b>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there insulation in the floors?
Additional Comments: <u>Rear Slab Needs Replaced &amp; Siding Needs Attention</u>			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
		<input type="checkbox"/>	Age: <u>7 yrs</u> Type: <u>Comp</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.			
<b>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Presence of any mold/mildew in the property? <u>Past &amp; Removed by Env. Company</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: <u>10/2016</u> (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: <u>2020</u>
Additional Comments: <u>Storm Water intrusion on heavy Rain - Installed Check Valve</u>			

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

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SELLER'S INITIALS: AG 7-16-2020

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)	
			<input type="checkbox"/> Drinking Well	<input type="checkbox"/> Irrigation Well <input type="checkbox"/> Geo-Thermal Well
			Type: _____ Location: _____ Depth: _____	
			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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # 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:				
<i>Repaired with Check Valve on San Sewer</i>				

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): <i>Basement</i>	
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____	Warranty Expiration Date: _____
<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: \_\_\_\_\_

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SELLER'S INITIALS: *AG* *7-16-2020*

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 type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
<input type="checkbox"/>	<input checked="" 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? _____
<input type="checkbox"/>	<input checked="" 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: \_\_\_\_\_

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SELLER'S INITIALS: AG 7-16-2020

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.

SECTION 9

SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION

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

- ☐ YES ☒ NO ☐ DON'T KNOW
- ☐ Any current/pending bonds, assessments, or special taxes that apply to property?
- ☐ The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
- ☐ Owner ☐ County ☐ Public Record ☐ Other: \_\_\_\_\_
- ☐ Is the property subject to rules or regulations of an active Homeowner's Association?
- ☐ Annual Dues? \_\_\_\_\_ Initiation Fee? \_\_\_\_\_
- ☐ Homeowner's Association contact information: \_\_\_\_\_
- ☐ Is the property subject to a right of first refusal?
- ☐ Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
- ☐ Any violations of such covenants and restrictions?

Comments:

SECTION 10

MISCELLANEOUS

- ☐ YES ☒ NO ☐ DON'T KNOW
- ☐ Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property **without obtaining required permits**?
- ☐ Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
- ☐ Is the present use of the property a non-conforming use?
- ☐ Have you had any insurance claims in the past five years?
- ☐ Were repairs made? If so,
- ☐ Is there any unrepaired damage due to hail, storm, wind, fire or flood?
- ☐ Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
- ☒ Does a pet(s) reside or has a pet(s) ever resided in or on the property?
- ☐ Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
- ☒ Do all window and door treatments remain? If NO, please list: \_\_\_\_\_
- ☐ Does any other personal property remain? If YES, please list: \_\_\_\_\_
- ☐ Does the property contain any of the following? (Mark all that apply.)
- ☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
- ☐ If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? \_\_\_\_\_
- ☐ Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: \_\_\_\_\_
- ☐ Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
- ☒ Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
- ☐ Are there any transferable warranties on the property or any of its components?

Comments:

Rear Slab Nail Replaced

Any Additional Comments For Part II:

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

Pg 6 of 7

SELLER'S INITIALS: AG 7-20-2020

Instant  
forms



**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. 7-16-2020

227 SELLER: \_\_\_\_\_  
 228 \_\_\_\_\_ Date

SELLER: David L. Hammond & Kristie  
 \_\_\_\_\_ Date

**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: \_\_\_\_\_  
 251 \_\_\_\_\_ Date

BUYER: \_\_\_\_\_  
 \_\_\_\_\_ 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.



## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 830 N. Garfield St - Cheney, KS 67025

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

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

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

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

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

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

*Alan L. Hummel*  
Owner

7-16-2020  
Date

Owner \_\_\_\_\_

Date \_\_\_\_\_

**ADDENDUM \_\_\_\_\_**  
**(Groundwater)**

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

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

The parties are proposing the sale and purchase of certain property, commonly known as:  
830 N. Garfield St - Cheney, KS 67025

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

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

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

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

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

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

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

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

**CERTIFICATION**

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

Alan R. Chumma, Trustee 7-16-2020  
Seller Date

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

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

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

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



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

File #:

Property Address:

830 N. Garfield St

Cheney, KS 67025

## 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:

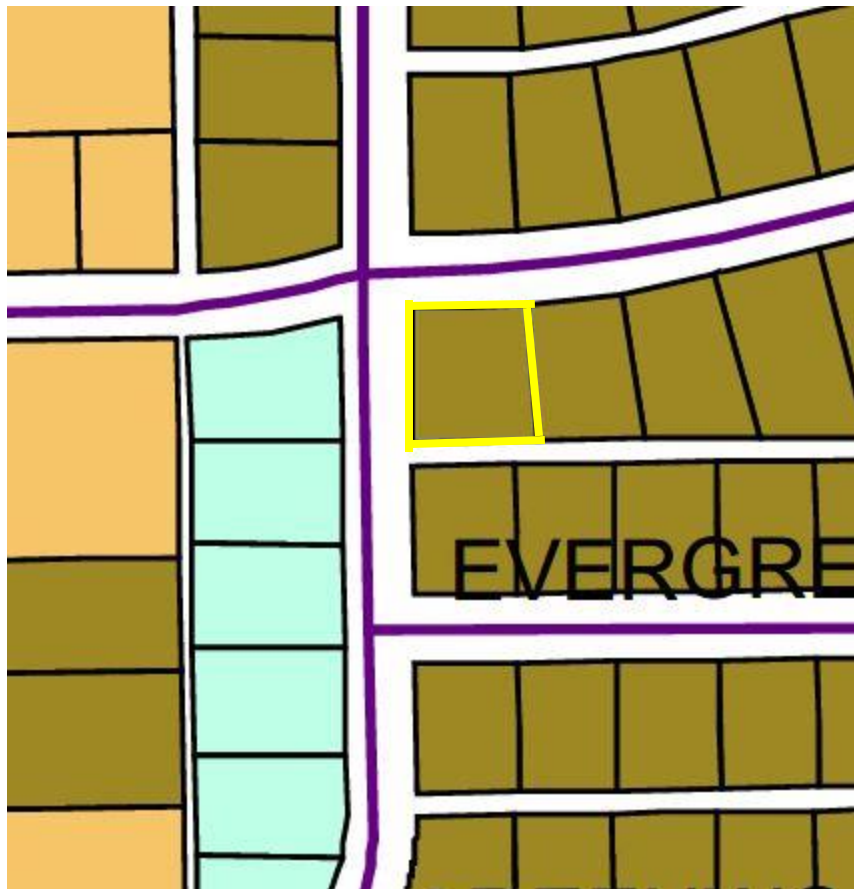
Federal Bureau of Investigation:  
<http://www.fbi.gov>

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



830 N. Garfield St – Cheney, KS 67025

Zoning Map: R-4 Single Family Residential














**CITY OF CHENEY  
ZONING DISTRICT MAP**

**OFFICIAL ZONING MAP  
OF CHENEY**

— scroad \_l

15<sup>th</sup> chzone \_parc

**ZONING**

-  R-1 ESTATE RESIDENTIAL
-  R-2 SINGLE FAMILY RES
-  R-3 SINGLE FAMILY RES
-  R-4 SINGLE FAMILY RES
-  R-5 GARDEN-PATIO-TOWN-CO
-  R-6 MULTI FAMILY RES
-  C-1 PLANNED COMMERCIAL
-  C-2 PLANNED COMMERCIAL
-  MOBILE HOMES MHP
-  M-1 PLANNED INDUSTRIAL
-  AG AGRICULTURL
-  RR RURAL RESIDENTIAL

Legend

Flood Plain

Base Flood Approximate



Base Flood Elevations



0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

X



X,

Area Not Included





Geographic Information Services **830 N Garfield - Cheney, KS | Aerial**  
 Sedgwick County...  
*working for you*



0 0.0045 0.009  
 1 inch = 47 feet

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map. The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.  
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## 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, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate. 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.
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.
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 signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
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. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guests or minors accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
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 premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. McCurdy reserves the right to establish all bidding increments.
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.

# 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*)

