



Property Information Packet

5922 E. Polo Dr.
Wichita, KS 67208



AUCTION
SATURDAY, JULY 11TH AT 10:00 A.M.

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12041 E. 13th Street North • Wichita, Kansas 67206
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This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, survey, encroachments, groundwater, flood designation, zoning designation, school zone designation, existence of any code violations, drainage, presence of lead-based paint and/or lead-based paint hazards, presence of radon, presence of asbestos, presence of mold, electrical, appliances, heating, air conditioning, mechanical, plumbing (to include water well, septic or lagoon compliance), sex offender registry information, flight patterns and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)® /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium (\$1000 minimum) added to the high bid price to arrive at the final contract price.

ALL FIELDS CUSTOMIZABLE



MLS # 505663
Class Residential
Property Type Single Family OnSite Blt
County Sedgwick
Area 413
Address 5922 E Polo Dr
Address 2
City Wichita
State KS
Zip 67208
Status Active
Contingency Reason
Asking Price \$0
Sale/Rent Auction
Original Price \$0



KEYWORDS

AG Bedrooms 4	Approx. AGLA 3759
Total Bedrooms 4.00	AGLA Source Court House
AG Full Baths 3	Approx. BFA 1010.00
AG Half Baths 2	BFA Source Measured
Total Baths 3.20	Approx. TFLA 4,769
Garage Size 2	Lot Size/SqFt 22602
Basement Yes - Finished	Number of Acres 0.52
Levels 1 - 1/2 Story	
Approximate Age 51 - 80 Years	
Acreage City Lot	

GENERAL

Year Built 1956	Master Bedroom Level M
School District Wichita School District (USD 259)	Master Bedroom Dimensions 15'9"x19'
Elementary School Price-Harris	Master Bedroom Flooring Carpet
Middle School Coleman	Living Room Level M
High School Southeast	Living Room Dimensions 21'3"x16'10"
Subdivision MCEWEN 5TH ADDITION	Living Room Flooring Carpet
Legal LOT 6 BLOCK F MC EWEN 5TH ADD.	Kitchen Level M
Sub-Agent Comm 0	Kitchen Dimensions 20'x13'
Buyer-Broker Comm 3	Kitchen Flooring Laminate - Other
Transact Broker Comm 3	Room 4 Type Dining Room
Variable Comm Non-Variable	Room 4 Level M
Virtual Tour Y/N No	Room 4 Dimensions 13'x11'6"
Input Date 6/15/2015 10:31 AM	Room 4 Flooring Carpet
Update Date 6/15/2015	Room 5 Type Bedroom
	Room 5 Level M
	Room 5 Dimensions 13'9"x15'
	Room 5 Flooring Laminate - Other
	Room 6 Type Bedroom
	Room 6 Level M
	Room 6 Dimensions 14'3"x21'4"
	Room 6 Flooring Carpet
	Room 7 Type Bedroom
	Room 7 Level M
	Room 7 Dimensions 13'3"x15'9"
	Room 7 Flooring Carpet
	Room 8 Type Library
	Room 8 Level M
	Room 8 Dimensions 13'9"x22'6"
	Room 8 Flooring Carpet
	Room 9 Type Bonus Room
	Room 9 Level M
	Room 9 Dimensions 12'8"x11'
	Room 9 Flooring Wood Laminate
	Room 10 Type Rec. Room
	Room 10 Level B
	Room 10 Dimensions 11'5"x36'
	Room 10 Flooring Tile

Room 11 Type	Bonus Room
Room 11 Level	B
Room 11 Dimensions	15'7"x16'
Room 11 Flooring	Tile
Room 12 Type	Bonus Room
Room 12 Level	B
Room 12 Dimensions	19'6"x16'8"
Room 12 Flooring	Carpet

DIRECTIONS

13th & Woodlawn - West on 13th to Kevin. South to Polo. East to home.

FEATURES

ARCHITECTURE

Traditional

EXTERIOR CONSTRUCTION

Frame w/More than 50% Mas

ROOF

Shake

LOT DESCRIPTION

Standard

FRONTAGE

Paved Frontage

EXTERIOR AMENITIES

In Ground Pool
Swimming Pool Equipment
Balcony
Patio
Covered Patio
Fence-Other/See Remarks

GARAGE

Attached
Opener
Side Load

FLOOD INSURANCE

Unknown

UTILITIES

Sewer
Natural Gas
Public Water

FINANCIAL

Assumable Y/N	No
Currently Rented Y/N	No
Rental Amount	
General Property Taxes	\$3,784.57
General Tax Year	2014
Yearly Specials	\$6.48
Total Specials	\$0.00

BASEMENT / FOUNDATION

Partial

BASEMENT FINISH

Bsmt Rec/Family Room
Game Room
Bsmt Wet Bar
Bsmt Bonus Room

COOLING

Central
Zoned
Electric

HEATING

Forced Air
Gas

DINING AREA

Eating Bar
Formal

FIREPLACE

Living Room
Woodburning
Gas Starter

KITCHEN FEATURES

Eating Bar
Range Hood
Electric Hookup

APPLIANCES

Dishwasher
Disposal
Range/Oven

MASTER BEDROOM

Master Bdrm on Main Level
Master Bedroom Bath
Tub/Shower/Master Bdrm

AG OTHER ROOMS

Foyer
Library
Storage
Workshop

LAUNDRY

Main Floor
Separate Room
220-Electric

INTERIOR AMENITIES

Closet-Cedar
Closet-Walk-In
Fireplace Doors/Screens
Hardwood Floors
Intercom System
Security System
Wet Bar
Window Coverings-All
Laminate – Other

POSSESSION

At Closing

WARRANTY

No Warranty Provided

OWNERSHIP

Individual

PROPERTY CONDITION REPORT

No

DOCUMENTS ON FILE

Additional Photos
Ground Water
Lead Paint

SHOWING INSTRUCTIONS

Call Showing #

LOCKBOX

None

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Sellers Agent

HOA Y/N No

Yearly HOA Dues

HOA Initiation Fee

Home Warranty Purchased No

Earnest \$ Deposited With McCurdy Auction LLC Trust

PUBLIC REMARKS

ONSITE REAL ESTATE AUCTION ON SATURDAY, JULY 11TH AT 10:00 A.M. NO MINIMUM, NO RESERVE!!! Fantastic sprawling stone home with 4 -Bedroom, 3-Full Bath and (2) 1/2- Bath. This Estate property has been occupied for over 50 years by Dr. and Mrs. Rieger. This home is over 4,700 SF and situated on a beautifully landscaped 1/2 AC +/- lot with over-sized in-ground pool and pool house. The exterior of the home features stone, wood siding and a heavy wood shake roof. There is a 2-car garage that has been partially converted to shop space. The fenced backyard is wonderful for entertaining. There is a full stone patio around the pool. There are mature trees throughout the lot. Large covered back patio. Enjoy the pool with slide, diving board and accent -lighting. The pool house has a 1/2-BA, wet-bar, storage & changing rooms. Enter the main level through the slate stone entry. Large foyer opens to the formal sitting room, library & living room. The formal sitting room has built-in cabinetry. The library features built-in bookcases and cabinetry, beamed ceiling and corner leaded-style windows. 1/2-Bath is just off the library. Living room is adorned with beamed ceilings, a cozy floor-to-ceiling stone fireplace, built-in display/media shelving, recessed lighting, picture windows & sliding glass doors leading to the back patio & pool. The kitchen has a built-in breakfast bar, double ovens, dishwasher, lots of cab space and terrazzo floor. Formal dining room with beamed ceilings and picture windows. The master suite has space for a sitting area by the picture windows and direct access to the back patio. Private full bath with dual sinks, vanity, oversized shower and ceramic tile flooring. Large walk-in cedar closet for your full wardrobe. Across from the master are 2 nice-sized bedrooms with lots of shelving, double closets, built-in desk/vanities and a Jack & Jill bath. Main floor has a separate utility room with washer/dryer hook-ups. The upper and lower levels offer additional living space. The upper level features a large 4th bedroom, private full bath with ceramic tile and a private balcony. The lower level features a rec/game rm, family room, "man cave," workshop area and utility rm. The man cave has back-lit stained glass panels, tiffany style lighting, wet bar and paver stone flooring. The workshop has a double stainless steel sink and built-in cabinets. *Verify schools. This Property is offered in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence, investigation, and use suitability, prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, survey, encroachments, groundwater, flood designation, zoning designation, school zone designation, existence of any code violations, drainage, presence of lead-based paint and /or lead-based paint hazards, presence of radon, presence of asbestos, presence of mold, electrical, appliances, heating, air conditioning, mechanical, plumbing (to include water well, septic, or lagoon compliance) and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium (minimum \$1,000) added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$15,000.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview	Yes
Method of Auction	Live Only	1 - Open/Preview Date	7/11/2015
Auction Location	Onsite	1 - Open Start Time	9:00 A.M.
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	7/11/2015		
Auction Start Time	10:00 A.M.		
Broker Registration Req	Yes		
Buyer Premium Y/N	Yes		
Premium Amount	10.00		
Earnest Money Y/N	Yes		
Earnest Amount %/\$	15,000.00		

PERSONAL PROPERTY

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2015 South Central Kansas MLS, Inc. All rights reserved.

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 5922 E. Polo Dr. - Wichita, KS 67208

Seller:

Date of Purchase:

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

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

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

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

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

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

PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking 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"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) → N/A
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor → N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum → N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill → N/A						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 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: _____

SELLER'S INITIALS: _____

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"/>	Sewage Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System
					Type						Type
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) <input type="checkbox"/> Electric <input type="checkbox"/> Gas						Age
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Size & Age						Window/Wall Air Conditioning Units
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier
					(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease						Fireplace
					Company						Fireplace Insert
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System						Chimney/Flue - Date Last Cleaned
					Backflow Device (Circle One) <input type="checkbox"/> YES <input type="checkbox"/> NO						Gas Log Lighter
					Date Last Tested or Inspected						Whole House Attic Fan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank
Comments:										(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease	
										Company	
MEDIA											
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Any Additional Comments for Part I:
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish						
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	Attached Antennaes						
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	Attached Television Mount(s)						
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	Projector Screen(s)						
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	Wired for Surround Sound						
Comments:											

BUYER'S INITIALS: _____

SELLER'S INITIALS: _____



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? _____
			Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
<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 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 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:			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: <u>23 years</u> Type: <u>heavy shingle shingle</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 type="checkbox"/>	<input checked="" type="checkbox"/>	During your ownership, has the roof ever been <input checked="" type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: <u>23 years ago</u> (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.			
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

BUYER'S INITIALS: _____

SELLER'S INITIALS: _____



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

			SECTION 4	
YES	NO	DON'T KNOW	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 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:				

			SECTION 5	
YES	NO	DON'T KNOW	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 checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): _____	
<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:				

			SECTION 6	
YES	NO	DON'T KNOW	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 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:				

108 BUYER'S INITIALS: _____

SELLER'S INITIALS: _____

109

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

110

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

111

	YES	NO	DON'T KNOW	SECTION 7
				ENVIRONMENTAL CONDITIONS

113

Is the property located in a subdivision with a master drainage plan?

114

If YES, is the property in compliance?

115

Has the property ever had any drainage problems during your ownership? (If YES, explain below.)

116

Are there any producing or non-producing gas/oil wells on the property or adjacent property?

117

Do mineral rights convey to buyer? If NO, please define: _____

118

Groundwater contamination has been detected in several areas in the State of Kansas.

119

Are you aware of groundwater contamination or other environmental concerns?

120

Any reports or records pertaining to groundwater contamination or other environmental concerns?

121

Are there any diseased or dead trees and shrubs?

122

To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)

123

Asbestos

124

Contaminated soil or water (including drinking water)

125

Landfill or buried materials

126

Lead-based paint (If YES, attach disclosure.)

127

Radon gas in house or well If YES, has mitigation been performed? (Mark One) YES NO

128

Methane Gas

129

Oil sheers in wet areas

130

Radioactive material

131

Toxic material disposal (solvents, chemicals, etc.)

132

Underground fuel or chemical storage tanks

133

EMFs (Electro Magnetic Fields)

134

Urea formaldehyde foam insulation (UFFI)

135

Other: _____

136

Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or

137

equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?

138

To your knowledge, are any of the above conditions present near your property?

139

Comments:

140

141

142

	YES	NO	DON'T KNOW	SECTION 8
				BOUNDARIES/LAND

143

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

144

Are the boundaries of your property marked in any way?

145

Is there any fencing on the boundaries of the property?

146

Does fencing belong to the property? If YES, which sides? all sides

147

Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads,

148

driveways? (If YES, explain below.)

149

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

150

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

151

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

152

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

153

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

154

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

155

(Mark all that apply.)

156

EXPANSIVE SOIL EARTH MOVEMENT

157

FILL DIRT UPHEAVAL

158

SLIDING EARTH STABILITY PROBLEMS

159

SETTLING

160

Comments:

161

162

163

164

BUYER'S INITIALS: _____ Pg 5 of 7 SELLER'S INITIALS: _____

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			
YES	NO	DON'T KNOW	SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION			
The law requires that the Seller disclose the existence of special assessments against a property.						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any current/pending bonds, assessments, or special taxes that apply to property?			
<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			Owner	County	Public Record	Other: _____
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Is the property subject to a right of first refusal?			
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Any violations of such covenants and restrictions?			
Comments: _____						

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SECTION 10

			SECTION 10			
YES	NO	DON'T KNOW	MISCELLANEOUS			
<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 without obtaining required permits ?			
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any insurance claims in the past five years?			
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Do all window and door treatments remain? If NO, please list: _____			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does any other personal property remain? If YES, please list: _____			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the property contain any of the following? (Mark all that apply.)			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			Swimming Pool	Spa	Hot Tub	Sauna 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: _____						

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206
207
208

Any Additional Comments For Part II:

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210
211
212
213
214



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: Karin Rieger 6-12-15 SELLER: _____
228 Date Date

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 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.



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

Property Address 5922 E. Polo Dr. - Wichita, KS 67208

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*):

KR Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*
_____ 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*):

KR Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*
_____ 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)

AB (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.

<u>Monarch h2e</u>	<u>6-3-15</u>	_____	_____
Seller	Date	Buyer	Date
<u>by Karen Riege</u>	<u>6-3-15</u>	_____	_____
Seller	Date	Buyer	Date
<u>Managing member</u>	<u>6-3-15</u>	_____	_____
Agent/Licensee	Date	Agent/Licensee	Date
<u>[Signature]</u>	<u>6-3-15</u>	_____	_____



Water Well, Lagoon & Septic Ordinance
City of Wichita & Sedgwick County

Property Address: 5922 E. Polo Dr. - Wichita, KS 67208

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County (not within the city of Wichita)* Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES _____ NO RR

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO RR

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Monarch LLC by Karin Roze
Owner

6-3-15
Date

Managing member
Owner

6-3-15
Date

No.

Book Misc. 371 Page 588

RESTRICTIVE COVENANTS

THIS DECLARATION, Made this 19th day of June, 1956, by McEWEN ESTATES, INC., a Kansas corporation, hereinafter called "GRANTOR."

WITNESSETH:

WHEREAS, Grantor is the owner of the real property hereinafter described and is desirous of subjecting such property, the use and occupancy thereof, to the conditions, covenants and restrictions hereinafter stated;

NOW, THEREFORE, McEwen Estates, Inc., as owner, does hereby create and impose the conditions, covenants and restrictions set forth in the provisions and articles of this declaration on the following described property:

- Block A, Lots 1 to 17, inclusive
- Block B, Lots 1 to 23, inclusive
- Block C, Lots 1 to 7, inclusive
- Block D, Lots 1 to 16, inclusive
- Block E, Lots 1 to 9, inclusive
- Block F, Lots 1 to 13, inclusive

All in McEwen Fifth Addition, Wichita, Sedgwick County, Kansas.

It being understood that no property other than that above-described shall be deemed subject to this declaration, provided, the Grantor from time to time may, but need not, add such additional real property to the conditions, covenants and restrictions, or parts thereof, herein set forth, by executing and recording an appropriate instrument referring hereto.

ARTICLE I -- DEFINITIONS

1. Single Family Residential Dwelling - A single family residential dwelling, as that term is used herein, shall mean a structure designed, erected and maintained for the private residential use and occupancy of a single family and each dwelling to have the following:

- a. In Block A, Lots 1 to 17, inclusive, no construction shall be placed thereon lower than authorized by A zoning and Block A, Lot 18, no construction shall be placed thereon lower than authorized by LC zoning.
- b. In Block B, Lots 1 to 10, inclusive and Lots 14 to 23, inclusive, and in Block C, Lots 1 to 7, inclusive each dwelling to have not less than 1400 square feet of heated floor space on ground floor level plus a minimum of 300 square

feet in garage and storage space.

- c. In Block B, Lots 11, 12 and 13 and Block D, Lots 1 to 10, inclusive, each dwelling to have not less than 1600 square feet of heated floor space on ground floor level plus a minimum of 400 square feet in garage and storage space and roofs are restricted to wood shingles, shakes and/or white marble chips.
- d. In Block D, Lots 11 to 16, inclusive, and in Block E, Lots 1 to 9, inclusive, and in Block F, Lots 1 to 13, inclusive, each dwelling to have not less than 1800 square feet of heated floor space on ground floor level plus a minimum of 400 square feet in garage and storage space and roofs are restricted to wood shingles, shakes and/or white marble chips.
- e. Each dwelling to have a garage attached thereto for not more than three cars.
- f. Each dwelling to have a minimum of one and one-half ($1\frac{1}{2}$) baths.
- e. The use of septic tanks is prohibited.
- f. Dwelling shall not be constructed on more than 80% of front footage at the set back line on any lot.

with appurtenant structures and facilities incidental to such occupancy and use, including, but not limited to, a guest house, servants quarters and other out buildings incidental to such residential use of the premises.

2. Improvements - Improvements, as that word is used herein, shall mean a single family residential dwelling, out buildings, fences, masonry walls, hedges and mass plantings, but shall not include decorative entrance monuments erected by Grantor at locations hereinafter described.

3. Building Site - Building Site, as that term is used herein, shall mean any lot, or two or more contiguous lots or portions thereof, or any parcel of land on which a single family residential dwelling and improvements may be constructed or developed in conformity with the requirements of this declaration.

4. Front and/or Side Street Building Setback Line or Lines - Front and/or side street building set back line or lines, as that term is used herein, shall mean the minimum distance which a single family residential dwelling shall be set back from the front and/or side street lines respectively as specified by this declaration or applicable to city or other governmental ordinances and regulations.

5. Grantor - Grantor, as that term is used herein, shall mean McEwen Estates, Inc., or the duly authorized agents, the successors, trustees or assigns of said corporation.

ARTICLE II -- CONDITIONS AND COVENANTS

1. No structure shall be erected, altered, placed or permitted to remain on any building site subject to this declaration other than one new single family residential dwelling, except decorative entrance monuments may be erected by Grantor in its sole discretion on the following property:

Street corner intersection of:

Lots 11 and 13 in Block F
Lot 5 in Block E
Lots 10 and 11 in Block D
Lots 1 and 23 in Block B
Lots 1 in Block C
Lots 1 and 17 in Block A

2. No single family residential dwelling, improvements or appurtenant structures shall be erected, altered, placed or permitted to remain on any building site subject to this declaration at any time until the complete plans and specifications for the design, construction and exterior color thereof, and the grade and plot plans showing the location of grade and finished grade elevation on the particular building site, have been submitted to and approved by Grantor; PROVIDED, however, that Grantor shall incur no liability for damages to any owner or owners of property subject to this declaration or to any other person, firm or corporation submitting plans for approval, by reason of the erroneous judgment or failure of Grantor arising out of or in connection with the approval or disapproval of such plans and specifications. Furthermore, any one so submitting plans to the Grantor for approval, by the submitting of such plans, and any owner by acquiring title to any of the property covered hereby agrees that he or it will not bring any action or suit to recover for any such damages against the Grantor. If within thirty (30) days after said plans and specifications have been submitted to it, or, if construction or alteration of improvements is commenced in violation of the terms and conditions of this paragraph, or without the written approval of grantor, and no suit to enjoin the construction or alteration is commenced prior to the completion thereof, the covenants contained in this paragraph will be deemed to have been complied with.

3. For the purpose of this declaration, building sites composed of any one or more or portions of the following described lots located in McEwen Fifth Addition, Wichita Kansas, shall be deemed to front on the streets designated and dwellings shall face said streets as follows:

Lots 1 to 10, Block B, face 12th Street.

11th Street.
Lots 11, 12 and 13, Block B, face
Farnstead Street.
Lots 1 to 10, inclusive, Block D, face
Farnstead Street.
Lots 11 to 16, inclusive, Block D, face
Charlotte Street.
Lots 1 to 5, inclusive, Block E, face
Charlotte Street.
Lots 6 to 9, inclusive, Block E, face
Willow Lane.
Lot 6, Block F, face Polo Drive.
Lot 5, Block F, face either Polo Drive
or Kevin Road.
Lots 1 to 4, Block F, face Kevin Road.
Lots 7 to 10, inclusive, Block F, face
Willow Lane.
Lot 11, Block F, face either Willow Lane
or 13th Street.
Lot 13, Block F, face either Kevin Road
or 13th Street.

Said designated street shall be considered as front streets to said building sites and all other streets contiguous to any of the property subjected to this declaration shall be considered as side streets.

4. Easements for the construction and maintenance of public utilities are hereby reserved as shown on the recorded plat of McEwen Fifth Addition, Wichita, Kansas.

5. No trailer, basement, tent, shack, garage, barn or other out buildings, other than guest houses or servant quarters, erected on a building site covered by this declaration shall at any time be used for human habitation, temporarily or permanently, nor shall any structure of a temporary character be used for human habitation. No used, secondhand or previously erected house or building of any kind shall be moved or placed, either in sections or as whole, upon said property.

6. No animals or poultry of any kind, other than house pets belonging to the household of the premises, shall be kept or maintained on any part of the real property subject to this declaration.

7. No business of any kind or nature, including but not limited to, home occupations conducted solely by the occupants, shall be conducted on any building site or part thereof, nor shall any structures be constructed or installed on any building site in connection with the operation of any business of whatsoever nature. Any activity which may be or become an annoyance or nuisance to the neighborhood is strictly prohibited.

8. No signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on any of the building sites without the consent in writing of Grantor, except temporary signs of a conventional size and nature, advertising the sale or lease of a building site may be erected.

9. No fence, masonry wall, hedge or mass plantings shall be permitted to extend beyond the front and side street building setback lines established herein, except upon approval in writing by the Grantor.

10. No receptacle or structure of any kind shall be used as a trash or rubbish inclinator on any building site covered by this declaration, except a receptacle or structure of masonry construction, the plans of which have been approved by Grantor.

ARTICLE III -- DURATION AND ENFORCEMENT

1. These protective covenants shall run with the land and shall be binding upon the present owners, its successors, trustees and assigns and all parties claiming by, through or under it, for a period of twenty-five (25) years from and after June 19, 1956, at which time said protective covenants shall be automatically extended for successive periods of ten (10) years each; PROVIDED, however, that these protective covenants may be altered, modified or changed at the expiration of twenty-five (25) years, or at any time thereafter by the vote of a majority of the then owners of all building sites covered by this declaration, which alteration, modification or change shall be shown by any instrument duly filed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

2. Grantor may assign or convey to any person, firm or corporation, in whole or in part, the rights, powers and privileges reserved to Grantor herein, including its beneficial interest in said restrictions and the right to enforce the same, which assignment in writing; and said person, firm or corporation may in like manner exercise, assign or convey these rights or any of them as though they were the original grantor to this declaration.

3. If the owners of any property covered in said Addition or any of them, or their successors in interest, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or person owning any real property covered by this declaration to prosecute any proceedings at law or in equity against the party or parties violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages for such violations PROVIDED, however, that a failure to prosecute for such violation shall not constitute a waiver of any rights under this declaration;

No.

Continued - 6

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invalidation of any one of these covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and affect.

IN WITNESS WHEREOF, Grantor has executed this declaration of protective covenants the day, month and year first above written.

(Corp. Seal)

McEWEN ESTATES, INC.,
A Kansas corporation

ATTEST:
Owen C. McEwen,
Secretary

By Patricia Z. McEwen,
President

ACKNOWLEDGED: Before Lelia Jones, Notary Public (Seal) for Sedgwick County, Kansas, xx on June 19, 1956, xx came Patricia Z. McEwen, President of McEwen Estates, Inc., a Kansas corporation, xx and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said company.

FILED for record on June 19, 1956 at 10:42 A. M.

Rufus E. Deering, Register of Deeds

By W. R. Crow, Deputy

---LB---



Average Utilities

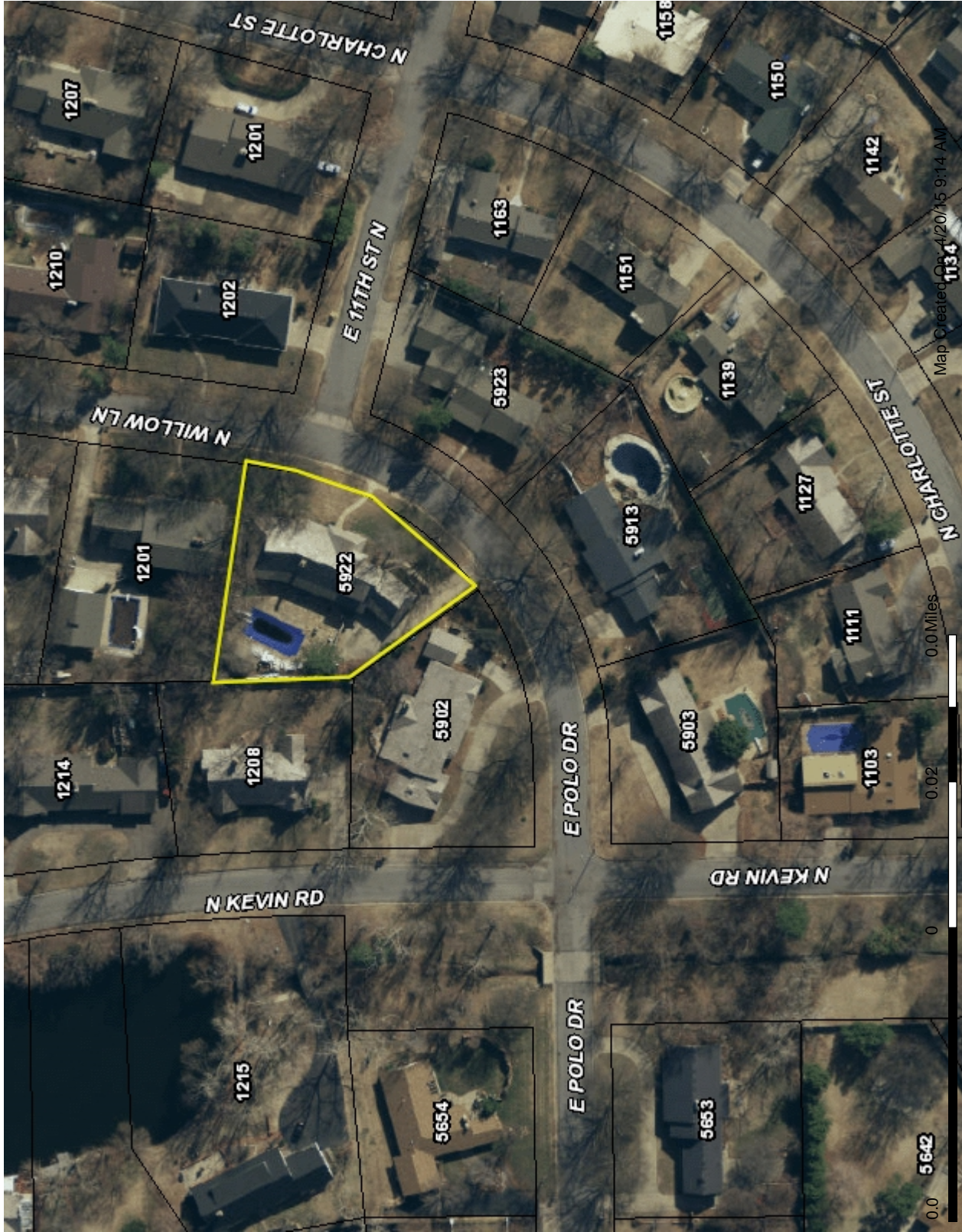
Address: 5922 E Polo Dr., Wichita, KS 67208

	Company	Amount/month
Electric:	<u>Westar Energy</u>	<u>\$120 (Summer)</u>
Water & Sewer:	<u>City of Wichita Water</u>	<u>\$176 (Summer)</u>
Gas:	<u>Kansas Gas Service</u>	<u>\$50 (Winter)</u>

* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.



5922 E. Polo Dr. Wichita, KS 67208-Flood Zone



Map Created On: 4/20/16 9:14 AM

0.0 Miles

0.02

0

0.0

Legend

Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD
- A; AE; AH; AO
- X PROTECTED BY LEVEE
- X
- Parcels



1: 1,352

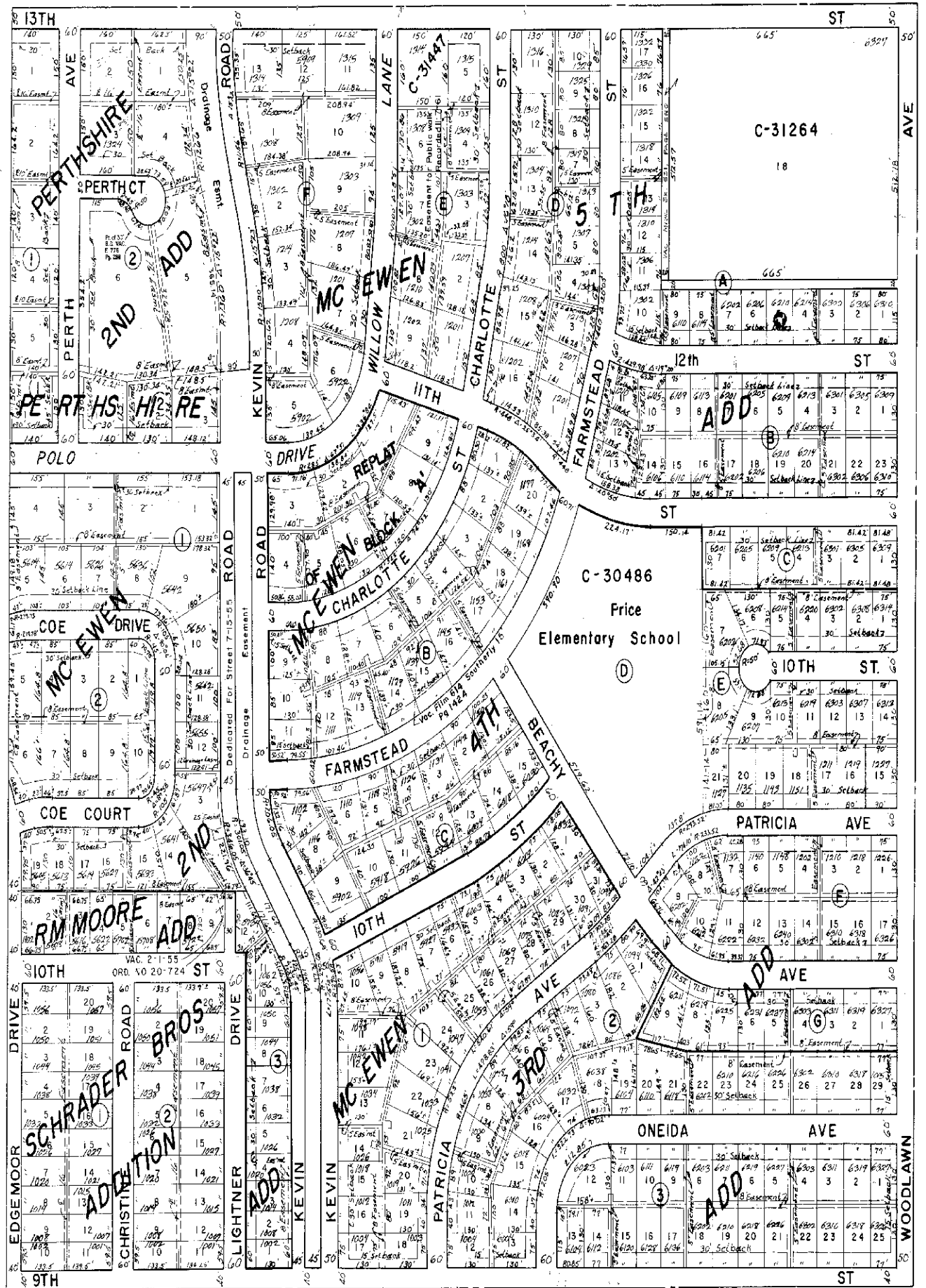
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public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

5922 E. Polo Dr., Wichita, KS Proposed FEMA Map Possibly Effective Late 2016



This Application displays the PRELIMINARY floodplain boundaries received from the Kansas Department of Agriculture Divisions of Water Resources on January 21, 2015. The boundaries will be finalized in 2016. This preliminary map is subject to change. Changes between the current and preliminary flood zones are displayed on the map. Green indicates new 100-year flood zones areas the 100-year flood zone, but are no longer included based on the new boundaries. Yellow indicates flood zone areas that have not changed. Red indicates new 100-year flood zones areas based on the new boundaries. A 30-day, non-technical comment period begins on January 23, 2015. During this time the public can ask questions regarding street names, political boundaries, and other information aside from the actual floodplain boundaries and base flood elevations. A 90-day comment period for technical questions will begin in early May 2015. Public comments should be directed to Tom Morey or Dane Bailey with the Kansas Department of Agriculture Division of Water Resources. <https://gismaps.sedgwickcounty.org/mabcd/fema/> or call 316-660-1840

N.E. 1/4 SEC. 13, TWP. 27 S. R. 1 E.



GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half Owners Title Insurance Premium
- Real Estate Commission *(If Applicable)*
- Half of the Closing Fee
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

THE BUYER CAN GENERALLY EXPECT TO PAY

- 10% Buyer's Premium *(If Applicable)*
- Half Owners Title Insurance Premium
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Half of the Closing Fee
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer / Set Up Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Homeownere's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, PMI, etc. *(If Applicable)*

