



## Property Information Packet

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2501 N. Banbury Cir.  
Wichita, KS 67226



AUCTION  
SATURDAY, SEPTEMBER 12<sup>TH</sup> AT 11:30 A.M.

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12041 E. 13th Street North • Wichita, Kansas 67206  
Phone 316.683.0612 • Fax 316.683.8822

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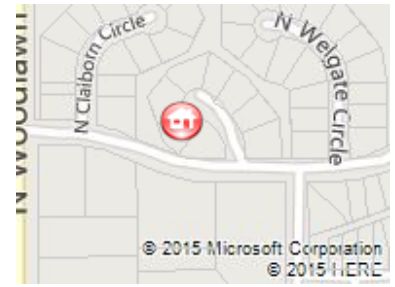
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This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due 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 #** 508983  
**Class** Residential  
**Property Type** Single Family OnSite Blt  
**County** Sedgwick  
**Area** 426  
**Address** 2501 N Banbury Circle  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67226  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**Sale/Rent** Auction  
**Original Price** \$0



**KEYWORDS**

<b>AG Bedrooms</b> 3	<b>Approx. AGLA</b> 1368
<b>Total Bedrooms</b> 3.00	<b>AGLA Source</b> Court House
<b>AG Full Baths</b> 2	<b>Approx. BFA</b> 260.00
<b>AG Half Baths</b> 0	<b>BFA Source</b> Court House
<b>Total Baths</b> 2.50	<b>Approx. TFLA</b> 1,628
<b>Garage Size</b> 2	<b>Lot Size/SqFt</b> 11,972
<b>Basement</b> Yes - Partially Finished	<b>Number of Acres</b> 0.27
<b>Levels</b> One Story	
<b>Approximate Age</b> 36 - 50 Years	
<b>Acreage</b> City Lot	

**GENERAL**

<b>Year Built</b> 1975	<b>Master Bedroom Level</b> M
<b>School District</b> Wichita School District (USD 259)	<b>Master Bedroom Dimensions</b> 11'7"x13'1"
<b>Elementary School</b> Jackson	<b>Master Bedroom Flooring</b> Carpet
<b>Middle School</b> Stucky Middle	<b>Living Room Level</b> M
<b>High School</b> Heights	<b>Living Room Dimensions</b> 18'11"x12'4"
<b>Subdivision</b> COMOTARA 1ST ADDITION	<b>Living Room Flooring</b> Carpet
<b>Legal</b> LOT 1 BLOCK B COMOTARA FIRST ADD.	<b>Kitchen Level</b> M
<b>Sub-Agent Comm</b> 0	<b>Kitchen Dimensions</b> 10'6"x17'8"
<b>Buyer-Broker Comm</b> 3	<b>Kitchen Flooring</b> Carpet
<b>Transact Broker Comm</b> 3	<b>Room 4 Type</b> Bedroom
<b>Variable Comm</b> Non-Variable	<b>Room 4 Level</b> M
<b>Virtual Tour Y/N</b> No	<b>Room 4 Dimensions</b> 9'7"x14'
<b>Input Date</b> 8/24/2015 11:20 AM	<b>Room 4 Flooring</b> Carpet
<b>Update Date</b> 8/24/2015	<b>Room 5 Type</b> Bedroom
	<b>Room 5 Level</b> M
	<b>Room 5 Dimensions</b> 10'6"x9'6"
	<b>Room 5 Flooring</b> Carpet
	<b>Room 6 Type</b> Family Room
	<b>Room 6 Level</b> B
	<b>Room 6 Dimensions</b> 19'3"x12'5"
	<b>Room 6 Flooring</b> Tile
	<b>Room 7 Type</b> Bonus Room
	<b>Room 7 Level</b> B
	<b>Room 7 Dimensions</b> 12'7"x9'1"
	<b>Room 7 Flooring</b> Tile
	<b>Room 8 Type</b> Storage
	<b>Room 8 Level</b> B
	<b>Room 8 Dimensions</b> 25'6"x10'6"
	<b>Room 8 Flooring</b> Tile
	<b>Room 9 Type</b>
	<b>Room 9 Level</b>
	<b>Room 9 Dimensions</b>
	<b>Room 9 Flooring</b>
	<b>Room 10 Type</b>
	<b>Room 10 Level</b>
	<b>Room 10 Dimensions</b>
	<b>Room 10 Flooring</b>

**Room 11 Type**  
**Room 11 Level**  
**Room 11 Dimensions**  
**Room 11 Flooring**  
**Room 12 Type**  
**Room 12 Level**  
**Room 12 Dimensions**  
**Room 12 Flooring**

**DIRECTIONS**

21st & Woodlawn - North to Mainsgate. East to Banbury Cir.

**FEATURES**

<b>ARCHITECTURE</b> Ranch	<b>BASEMENT / FOUNDATION</b> Partial	<b>APPLIANCES</b> Dishwasher Disposal Microwave Refrigerator Washer Dryer	<b>WARRANTY</b> No Warranty Provided
<b>EXTERIOR CONSTRUCTION</b> Stucco	<b>BASEMENT FINISH</b> Bsmt Rec/Family Room Bsmt Storage Bsmt Bonus Room	<b>MASTER BEDROOM</b> Master Bdrm on Main Level Shower/Master Bedroom	<b>OWNERSHIP</b> Individual
<b>ROOF</b> Composition	<b>COOLING</b> Central Electric	<b>LAUNDRY</b> Basement 220-Electric	<b>PROPERTY CONDITION REPORT</b> Yes
<b>LOT DESCRIPTION</b> Cul-de-Sac	<b>HEATING</b> Forced Air Electric	<b>INTERIOR AMENITIES</b> Ceiling Fan(s) Closet-Cedar Fireplace Doors/Screens Hardwood Floors Security System Vaulted Ceiling Window Coverings-Part	<b>DOCUMENTS ON FILE</b> Additional Photos Ground Water Lead Paint
<b>FRONTAGE</b> Paved Frontage	<b>DINING AREA</b> Kitchen/Dining Combo	<b>POSSESSION</b> At Closing	<b>SHOWING INSTRUCTIONS</b> Call Showing #
<b>EXTERIOR AMENITIES</b> Patio Guttering Sprinkler System Storm Door(s) Storm Windows/Ins Glass	<b>FIREPLACE</b> One		<b>LOCKBOX</b> SCKMLS
<b>GARAGE</b> Attached	<b>KITCHEN FEATURES</b> Eating Bar		<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>FLOOD INSURANCE</b> Unknown			<b>AGENT TYPE</b> Sellers Agent
<b>UTILITIES</b> Sewer Public Water			
<b>FINANCIAL</b>			

<b>Assumable Y/N</b>	No	<b>HOA Y/N</b>	Yes
<b>Currently Rented Y/N</b>	No	<b>Yearly HOA Dues</b>	\$250.00
<b>Rental Amount</b>		<b>HOA Initiation Fee</b>	\$0.00
<b>General Property Taxes</b>	\$1,468.35	<b>Home Warranty Purchased</b>	No
<b>General Tax Year</b>	2014	<b>Earnest \$ Deposited With</b>	McCurdy Auction LLC Trust
<b>Yearly Specials</b>	\$6.48		
<b>Total Specials</b>	\$0.00		

**PUBLIC REMARKS**

ONSITE REAL ESTATE AUCTION ON SATURDAY, SEPTEMBER 12TH AT 11:30 A.M. 3-Bedroom, 2 1/2-Bath ranch home with 2-Car attached garage on a cul-de-sac lot in Comotara. This home has a stucco exterior and a lovely courtyard just inside the archway with a wrought iron entry. The roof was updated in 2014! Inside, you will enjoy the living room with a fireplace and vaulted ceiling with beams. The layout provides entertaining ease. The living room is open to the kitchen and dining area, adorned with a wrought iron railing. The kitchen features a wide counter-top for plenty of prep space and functions as breakfast bar. The master bedroom suite has double closets and a master bath with shower. There are two additional main floor bedrooms with tall windows and built-in window seats. The lower level offers additional finished living space with a rec/family room, bonus room, 1/2 bath and storage. This home is located near many amenities such as shopping, dining, schools, Chisholm Creek Park with Great Plains Nature Center, several neighborhood parks with walking paths, and quick access to K-96 Hwy. The Comotara neighborhood HOA offers a trash discount, and maintains common areas and playground.\*Verify schools and HOA information. 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 \$1,500) 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 \$5 ,000.

**AUCTION**

<b>Type of Auction Sale</b>	Reserve
<b>Method of Auction</b>	Live Only
<b>Auction Location</b>	Onsite



Auction Offering Real Estate Only  
Auction Date 9/12/2015  
Auction Start Time 11:30 A.M.  
Broker Registration Req Yes  
Buyer Premium Y/N Yes  
Premium Amount 10.00  
Earnest Money Y/N Yes  
Earnest Amount %/\$ 5,000.00

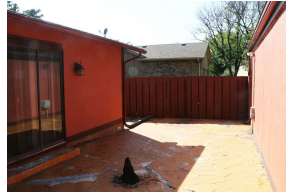
1 - Open/Preview Date 9/12/2015  
1 - Open Start Time 10:30 A.M.  
1 - Open End Time 11:30 A.M.

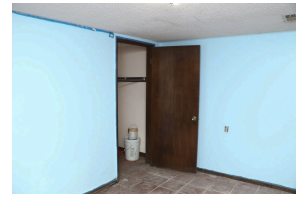
**PERSONAL PROPERTY**

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**ADDITIONAL PICTURES**

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## 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:** 2501 N. Banbury Cir - Wichita, KS 67226

**Seller:** John Withers

**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							
None	TRANSFERS TO BUYER		Working Not Working Don't Know		Indicate the condition of the following items by marking only one appropriate box.	None	TRANSFERS TO BUYER		Working Not Working Don't Know		Indicate the condition of the following items by marking only one appropriate box.	
	Does Not Transfer	Working					Not Working	Don't Know				Does Not Transfer
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets	
<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum Wiring
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	Central Vacuum							Service Panel Total Amps
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill							Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: pool table	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Circle One) <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent/Financed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: wired thru-out							Company
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: house stereo							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____							
Comments:					Comments:							

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

SELLER'S INITIALS: JW \_\_\_\_\_

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 checked="" type="checkbox"/>	Backup Sump Pump/Battery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Elect <input type="checkbox"/> Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age
					Size & Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units
<input checked="" 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 checked="" type="checkbox"/>	Electronic Air Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier
					(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace
					Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney/Flue - Date Last Cleaned
					Backflow Device (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter
					Date Last Tested or Inspected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa - wired for one	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank
Comments:					Comments:						
MEDIA					Any Additional Comments for Part I:						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" 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"/>	
<input checked="" 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"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" 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"/>	
<input checked="" 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"/>	
<input checked="" 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"/>	
<input checked="" 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"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wired for Surround Sound	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Comments:											
wired thru out house for stereo											

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

SELLER'S INITIALS: SW





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 checked="" type="checkbox"/>	<input 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? <u>No</u>
			Indicate all that apply: <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input 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
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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: <u>beams around all walls of basement, water proof and</u> <u>drains around exterior of house except patio.</u>			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: <u>November 2013</u> Type: <u>Impact resistant</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>November 2013</u> (Identify details below.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: <u>expired 50 years</u> (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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments: <u>GAF System Plus Warranty. 50 year manufacture defect warranty</u>			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: <u>June 2015</u>
Additional Comments: <u>Replaced sheetrock in basement</u>			

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

SELLER'S INITIALS: JW



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.

56 **SECTION 4**

57 **WATER/SEWAGE SYSTEMS**

58  YES  NO  DON'T KNOW Is the property connected to City Water?

59  YES  NO  DON'T KNOW Is the property connected to Rural Water? If YES, Transfer Fee: \_\_\_\_\_ District: \_\_\_\_\_

60  YES  NO  DON'T KNOW Is the property connected to any private water systems? (Mark all that apply.)

61  Drinking Well  Irrigation Well  Geo-Thermal Well

62 Type: \_\_\_\_\_ Location: \_\_\_\_\_ Depth: \_\_\_\_\_

63 Type: \_\_\_\_\_ Location: \_\_\_\_\_ Depth: \_\_\_\_\_

64 Type: \_\_\_\_\_ Location: \_\_\_\_\_ Depth: \_\_\_\_\_

65  YES  NO  DON'T KNOW Has the water in any wells shown test results of contamination? (If YES, explain below.)

66  YES  NO  DON'T KNOW Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.

67  YES  NO  DON'T KNOW Is the property connected to a septic system? Date Last Pumped: \_\_\_\_\_

68 Tank Size: \_\_\_\_\_ Location: \_\_\_\_\_

69 # feet laterals: \_\_\_\_\_ # Feet infiltrators: \_\_\_\_\_ Location: \_\_\_\_\_

70  YES  NO  DON'T KNOW Is the property connected to a lagoon system? Location: \_\_\_\_\_

71  YES  NO  DON'T KNOW Is the property connected to some other type of waste disposal system? (If YES, explain below.)

72  YES  NO  DON'T KNOW To your knowledge, is there any problem relating to the waste disposal system?

73 Additional Comments: \_\_\_\_\_

74 \_\_\_\_\_

75 \_\_\_\_\_

76 **SECTION 5**

77 **WATER INTRUSION/LEAKS**

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

79  YES  NO  DON'T KNOW Any water leakage in or around the fireplace or chimney?

80  YES  NO  DON'T KNOW Any water leakage around (if YES, mark all that apply.)  WINDOWS  SKYLIGHTS  DOORS?

81  YES  NO  DON'T KNOW Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?

82  YES  NO  DON'T KNOW Any leaks caused by appliances?

83  YES  NO  DON'T KNOW Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

84  YES  NO  DON'T KNOW Any water leakage into (if YES, mark all that apply.)  BASEMENT  CRAWL SPACE

85  YES  NO  DON'T KNOW Any accumulation of water within the basement/crawl space?

86  YES  NO  DON'T KNOW Sump Pump(s) Location(s): *from sump pump is in furnace area*

87  YES  NO  DON'T KNOW Drain Tiles (if YES, mark all that apply.)  INTERIOR  EXTERIOR

88 Additional Comments: *Exterior drainage system*

89 \_\_\_\_\_

90 \_\_\_\_\_

91 **SECTION 6**

92 **PEST, WOOD INFESTATION & DRY ROT**

93  YES  NO  DON'T KNOW Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)

94  WOOD DESTROYING INSECTS  DRY ROT  OTHER WOOD INFESTATION

95  YES  NO  DON'T KNOW Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)

96  WOOD DESTROYING INSECTS  DRY ROT  OTHER WOOD INFESTATION

97  YES  NO  DON'T KNOW Have there been any repairs of such damage? (if YES, explain below.)

98  YES  NO  DON'T KNOW Is the property currently under a termite warranty or other coverage by a licensed pest control company?

99 Company: \_\_\_\_\_ Warranty Expiration Date: \_\_\_\_\_

100  YES  NO  DON'T KNOW Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)

101  YES  NO  DON'T KNOW Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)

102  YES  NO  DON'T KNOW Any pest control reports in the last 5 years? (If YES, explain below.)

103  YES  NO  DON'T KNOW Any professional pest control treatments in the last 5 years? (If YES, explain below.)

104 Additional Comments: \_\_\_\_\_

105 \_\_\_\_\_

106 \_\_\_\_\_

107 \_\_\_\_\_

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

SELLER'S INITIALS: *SW*

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.

			SECTION 7
YES	NO	DON'T KNOW	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?
<b>To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)</b>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landfill or buried materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon gas in house or well If YES, has mitigation been performed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Methane Gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea formaldehyde foam insulation (UFFI)
<input type="checkbox"/>	<input checked="" 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:			

			SECTION 8
YES	NO	DON'T KNOW	BOUNDARIES/LAND
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides? <u>fence around courtyard</u>
<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 checked="" 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"/>	FILL DIRT
		<input type="checkbox"/>	SLIDING
		<input type="checkbox"/>	SETTLING
		<input type="checkbox"/>	EARTH MOVEMENT
		<input type="checkbox"/>	UPHEAVAL
		<input type="checkbox"/>	EARTH STABILITY PROBLEMS
Comments:			

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

SELLER'S INITIALS: JW

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

167 SECTION 9  
 168 **SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION**

169 The law requires that the Seller disclose the existence of special assessments against a property.  
 170  YES  NO  DON'T KNOW Any current/pending bonds, assessments, or special taxes that apply to property?  
 171  YES  NO  DON'T KNOW The property may be subject to special assessments or is located in an improvement district? (Refer to relevant  
 172 tax disclosure - Mark One).  Owner  County  Public Record  Other: \_\_\_\_\_  
 173  YES  NO  DON'T KNOW Is the property subject to rules or regulations of an active Homeowner's Association?  
 174 Annual Dues? 250 Initiation Fee? ?  
 175 Homeowner's Association contact information: Comatara Homeowners Assn,  
 176  YES  NO  DON'T KNOW Is the property subject to a right of first refusal? P.O. Box 8502, 67208  
 177  YES  NO  DON'T KNOW Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision  
 178 restrictions?  YES  NO  DON'T KNOW Any violations of such covenants and restrictions?  
 179 Comments:  
 180  
 181

182 SECTION 10  
 183 **MISCELLANEOUS**

184  YES  NO  DON'T KNOW Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions)  
 185 been made to the property **without obtaining required permits**?  YES  NO  DON'T KNOW Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?  
 186  YES  NO  DON'T KNOW Is the present use of the property a non-conforming use?  
 187  YES  NO  DON'T KNOW Have you had any insurance claims in the past five years?  
 188  YES  NO  DON'T KNOW Were repairs made? If so,  
 189  YES  NO  DON'T KNOW Is there any unrepaired damage due to hail, storm, wind, fire or flood?  
 190  YES  NO  DON'T KNOW Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?  
 191  YES  NO  DON'T KNOW Does a pet(s) reside or has a pet(s) ever resided in or on the property?  
 192  YES  NO  DON'T KNOW Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?  
 193  YES  NO  DON'T KNOW Do all window and door treatments remain? If NO, please list: \_\_\_\_\_  
 194  YES  NO  DON'T KNOW Does any other personal property remain? If YES, please list: pool table, refrig,  
 195 washer, dryer  
 196  YES  NO  DON'T KNOW Does the property contain any of the following? (Mark all that apply.)  
 197  YES  NO  DON'T KNOW  Swimming Pool  Spa  Hot Tub  Sauna  Water Feature  
 198  YES  NO  DON'T KNOW If YES, are either of the following heated?  Swimming Pool  Spa If yes, type of heat? \_\_\_\_\_  
 199  YES  NO  DON'T KNOW Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water  
 200 feature? Explain: \_\_\_\_\_  
 201  YES  NO  DON'T KNOW Is the property in a holistic, conservation or special review district, that requires any alterations or improvements  
 202 to the Property, be approved by a board or commission?  
 203  YES  NO  DON'T KNOW Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use,  
 204 or desirability of the property?  
 205  YES  NO  DON'T KNOW Are there any transferable warranties on the property or any of its components?  
 206 Comments:  
 207  
 208

209 **Any Additional Comments For Part II:**  
 210  
 211  
 212  
 213  
 214

215 BUYER'S INITIALS: \_\_\_\_\_ Pg 6 of 7 SELLER'S INITIALS: JL



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 [X] 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: [Signature] 8-12-15 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](http://www.ink.org/public/kbi) or by contacting the local sheriff's office.

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

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

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





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

Property Address 2501 N. Banbury Cir - Wichita, KS 67226

**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*):

JW

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*):

JW

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)**

mar

(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.

[Signature] \_\_\_\_\_  
Seller Date 8-11-15

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

Mar R. Newman \_\_\_\_\_  
Agent/Licensee Date 8/11/15

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

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



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

Property Address: 2501 N. Banbury Cir - Wichita, KS 67226

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 SW NO

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

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

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

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

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

Owner [Signature]

Date 8-11-15

Owner \_\_\_\_\_

Date \_\_\_\_\_





## Average Utilities

Address: \_\_\_\_\_

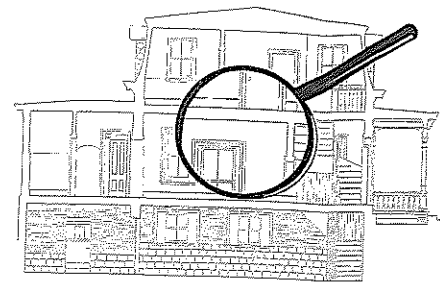
	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

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





2501 Banbury  
Wichita, KS

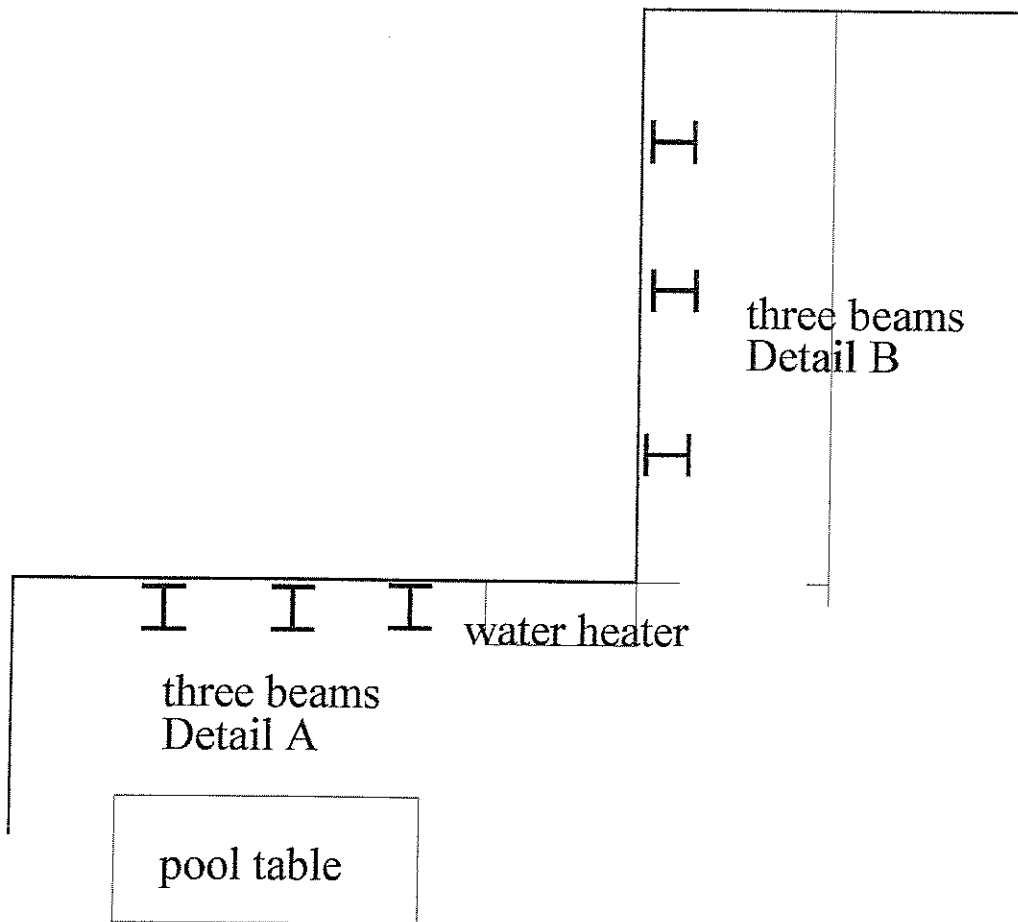


**Residential  
Structural  
Inspection**

1976 S. Longford Ct.

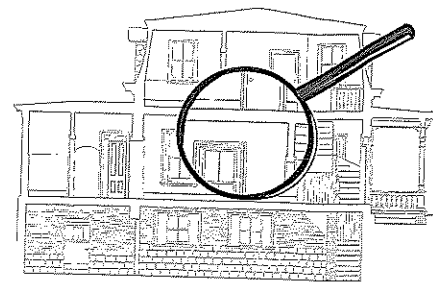
Wichita, KS 67207

(316) 686-9876



North



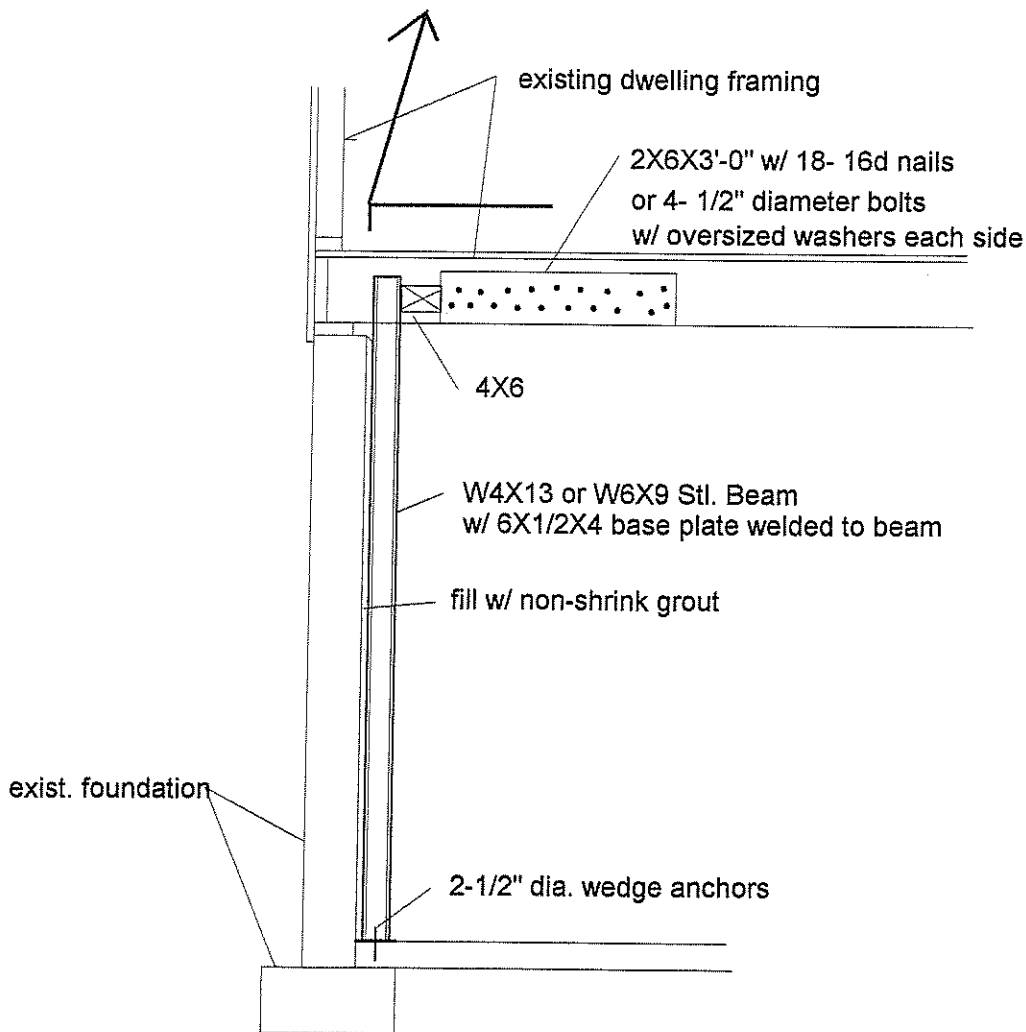
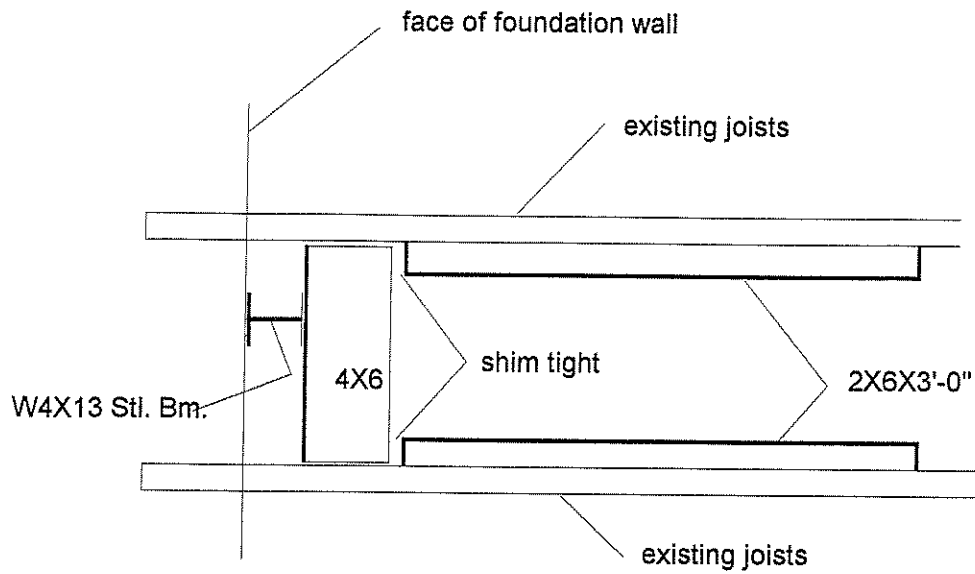


# Residential Structural Inspection

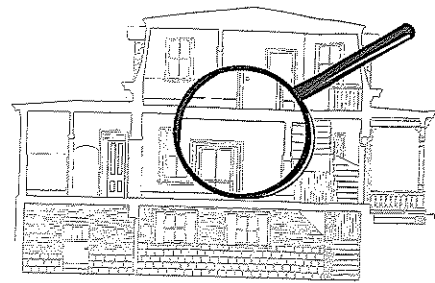
1976 S. Longford Ct.

Wichita, KS 67207

(316) 686-9876



Detail "A"

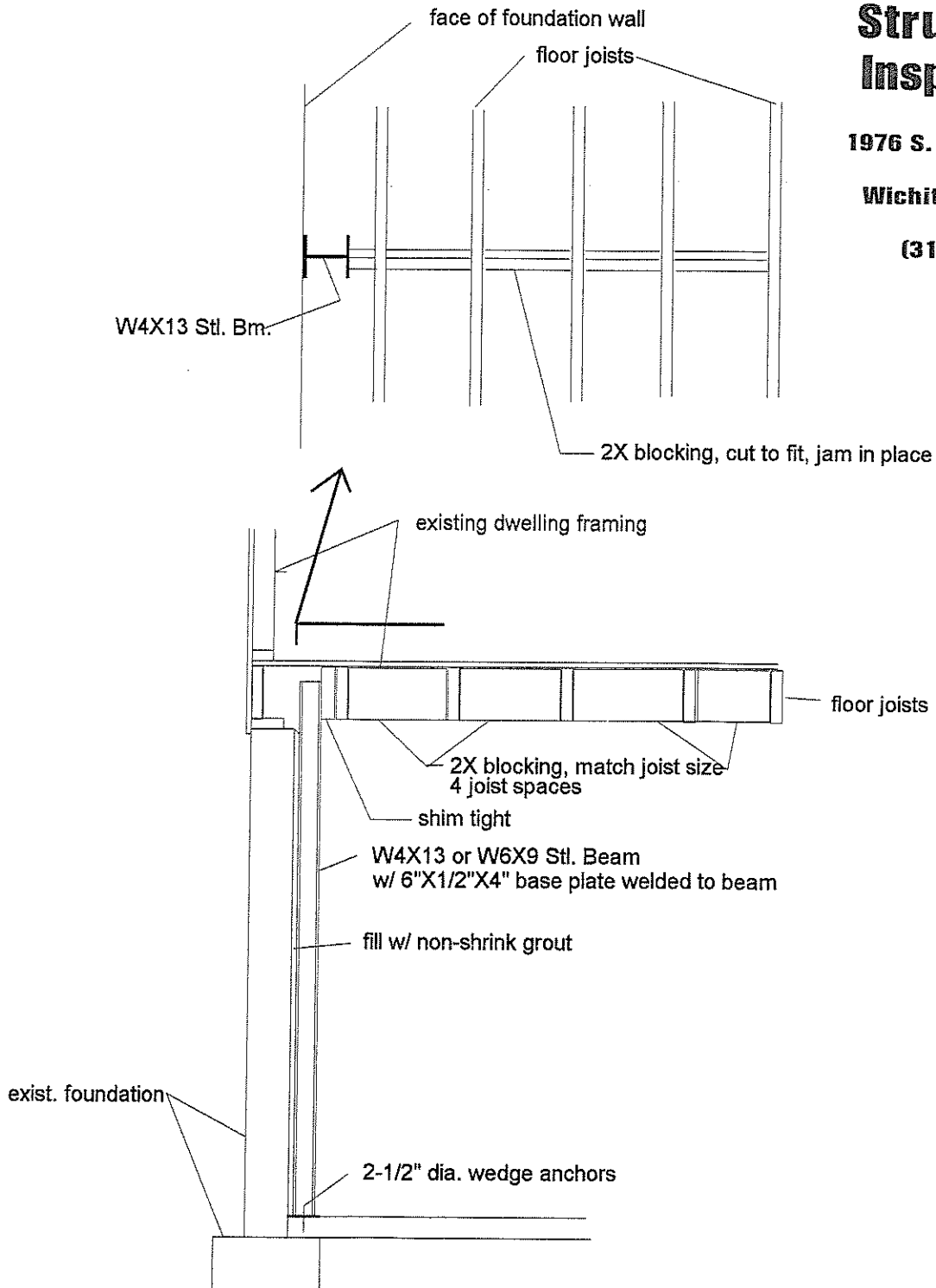


# Residential Structural Inspection

1976 S. Longford Ct.

Wichita, KS 67207

(316) 686-9876



**Detail "B"**

# CONTRACTORS INVOICE

WORK PERFORMED AT:

TO: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

House

6975

24  
9

DATE <b>6-11-09</b>	YOUR WORK ORDER NO.	OUR BID NO. <b>6999</b>
------------------------	---------------------	----------------------------

**DESCRIPTION OF WORK PERFORMED**

siding work on chimney	\$1,100
siding west wall of House	\$1,100
Patio seal with water sealer + paint to stain	\$750.00
Drainage Problem in yard started Job with Mat.	\$325.00
Paint Rest of House and fix cracks	\$2800
Tear out curb + Re Foam + Pour Concrete to match patio	\$225.00
cut trees and stack wood and haul off in court yard cut trees and shrubs in front yard and side of house, clean patio off and restack all the wood	\$325.00
clean garage twice for termite guys	\$ No charge
load of trash to dump for John	\$75.00
Paint fence and bench	\$125.00 -
Fix lights in garage	\$150.00 - <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">Not working</span>
<b>Total Job \$6,975</b>	

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_

Dollars (\$ **6,975** )

This is a  Partial  Full invoice due and payable by: \_\_\_\_\_

in accordance with our  Agreement  Proposal No. \_\_\_\_\_ Dated \_\_\_\_\_

Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

# CONTRACTORS INVOICE

WORK PERFORMED AT:

TO: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

House

DATE <b>5-6-09</b>	YOUR WORK ORDER NO.	OUR BID NO.
-----------------------	---------------------	-------------

DESCRIPTION OF WORK PERFORMED

Siding Work ON chimney - Tear off and Replace Stucco Siding with Cedar. Fix any Rotten Structure. caulking and painting the chimney.	\$1000 <sup>00</sup> Low END	to \$1200 <sup>00</sup> High END
Siding "West" Wall of House - SAME as work ON chimney.	\$1000 <sup>00</sup> Low END	to \$1200 <sup>00</sup> High END
Patio Seal with water sealer Power wash, seal it, repaint or stain.	\$650 <sup>00</sup> + \$750 <sup>00</sup>	
CEDAR TABLE      4'8" TABLE	<del>\$250<sup>00</sup></del>	
Fix Drainage Problem in Yard      120' of piping to be Replaced and Flow of Water to Run toward the STREET. Auger out the drainage pipe going out of the patio. fix guttering on the Patio Side of the house.	<del>\$1100<sup>00</sup></del> Low END	<del>to \$1300<sup>00</sup></del> High END
Paint Rest of the house and fix cracks in the stucco with caulking.	\$2500	\$3000

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_

Low **\$6500**      High **\$7700**      Dollars (\$ \_\_\_\_\_).

This is a  Partial  Full invoice due and payable by: \_\_\_\_\_  
 Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

in accordance with our  Agreement  Proposal No. \_\_\_\_\_ Dated \_\_\_\_\_  
 Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_



CONTRACTORS INVOICE

WORK PERFORMED AT:

TO: Wichita Ks

Blank area for work performed at location details.

DATE 4/3/09

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

Repair of double car garage.
Tear off old stucco.
Fix rotten wood behind old stucco.
Replace cedar beams on garage.
Replace window in garage.
Tear down old archways.
Rebuild both archways.
Put on new stucco siding (4x9 sheets)
Put on new cedar.
Fix and or repair electrical in archways.
Put on new cedar siding on house in courtyard only.
Paint garage and walls in courtyard only.
\$12,000.00 to 15,000.00 for material and labor
\$7,000.00 down payment
Balance due upon completion

David Baker

All trash associated with project will be removed.

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Dollars (\$ )

This is a Partial Full invoice due and payable by: Month Day Year

in accordance with our Agreement Proposal No. Dated Month Day Year

# 2501 N. Banbury Cir., Wichita, KS 67226

## Zoning- SF-5 Single Family



Geographic Information Services  
 Division of Information & Operations  
[www.sedgwickcounty.org/gis](http://www.sedgwickcounty.org/gis)  
 525 N. Main, Suite 212, Wichita, KS 67203  
 Tel: 316.660.9290 Fax: 316.262.1174  
 Mon Aug 10 16:49:40 GMT-0500 2015

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# 2501 N. Banbury Cir., Wichita, KS 67226- Flood Zone



Map Created On: 8/11/15 12:16 PM

1: 1,042

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.

**Legend**

**Flood Zones**

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









# 2501 N. Banbury Cir., Wichita, KS 67226

Aerial



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# 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)*

