



Property Information Packet

626 S. 143rd St. E.,
Wichita, KS 67230



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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, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing 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 added to the high bid price to arrive at the final contract price.

Click photo to enlarge or view multi-photos.



MLS#: 322138 m VT: N
Status: Active
Type: Single Family OnSite Blt
Address: 626 S 143RD EAST
 WICHITA, KS 67230
County: Sedgwick
Area: 507
Subdivision:
(Auction)
Class: Residential
Elem. School: Seltzer
Middle School: Coleman
High School: Southeast
\$/TFLA-AGLA: \$0-\$0
Lot Size/SQFT: 20909
Appraisal?:
AG Bedrooms: 3
Total Bedrooms: 3
AG Full/Half Baths: 2/1
Total Baths: 2.5
AGLA: 1,964
BFA: 0
TFLA/Source: 1,964/Court House
Garage: Two Car
Original Price: \$0
Levels: One Story
Basement: None
Approx. Age: 51 - 80 Years
Year Built: 1958
Acreeage Range: City Lot
Acreeage:
Auction?: Y

General Info

Level	Room Type	Dimnsns	Floor	Internet Display:	Address Display:
M	Master BR	15.5x12.6	Carpet	Y	Y
M	Bedroom	12.4x11.5	Carpet	Comment Display: Y	Valuation Display: Y
M	Living Room	17.3x15.7	Carpet	Other Rooms:	
M	Kitchen	15.11x12.2	Tile	Legal:	Lot 2, Block 8, Springdale County Club Estates Addition
M	Bedroom	12.2x10.9	Carpet	Directions:	Kellogg and S 143rd St. East, South to Home

Features

Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range/Oven
Basement Finish: None
Exterior Amenities: In Ground Pool, Swimming Pool Equipment, Fence-Wood, Guttering, Storage Building(s), Storm Door(s), Storm Windows/Ins Glass, Deck
Neighborhood Amenities: Lake/Pond
Interior Amenities: Ceiling Fan(s), Fireplace Doors/Screens, Humidifier, Window Coverings-All
HOA Due Include: Recreation Facility, Snow Removal, Other/See Remarks
Architecture: Ranch **Flood Insurance:** Unkown
Exterior Construction: Frame, Masonry-Brick **Roof:** Composition
Lot Description: Standard **Frontage:** Paved Frontage
Cooling: Attic Fan, Central, Electric **Heating:** Forced Air, Fireplace/Ducted, Gas
Kitchen Features: Pantry, Range Hood **Fireplace:** One, Living Room, Gas
Master Bedroom: Shower/Master Bedroom **Dining Area:** Eating Space in Kitchen, Formal
Laundry: Main Floor, 220-Electric **Utilities:** Sewer, Natural Gas, Public Water
Basement/Foundation: None **Garage:** Attached
Ownership: Individual **Possession:** At Closing
Warranty: No Warranty Provided **Documents:** Additional Photos, Ground Water, Lead Paint, Sellers Prop. Disclosure
Property Condition Rpt: Y **Proposed Financing:**

Taxes & Financing

Assumable:	N	General Taxes:	\$1,669.67	General Tax Year:	2010
Yearly Specials:	\$5.70	Total Specials:	\$5.70	Currently Rented?	N
Yearly HOA Dues:	\$300.00	HOA Initiation Fee:	\$0.00	Earnest Money:	MCCURDY AUCTION LLC TRUST
HBBP Company:				Rental Amount:	\$0

Auction Info

Auction?:	Y	Type of Auction Sale:	Reserve	Method of Auction:	Live Only	Auction Offering:	Real Estate Only
Auction Location:	ONSITE			Auction Date:	06/11/2011	Auction Start Time:	10AM
1-Open for Preview?:	Y	1-Open/Preview Date:	06/11/2011	1-Open Start Time:	9AM	1-Open End Time:	10AM
2-Open for Preview?:		2-Open/Preview Date:		2-Open Start Time:		2-Open End Time:	
3-Open for Preview?:		3-Open/Preview Date:		3-Open Start Time:		3-Open End Time:	
Broker Registration Req.?:	Y	Broker Registration Deadline:	5PM PRIOR BUSINESS DAY	Buyer Premium?:	Y	Premium Amount:	10%
Earnest Money?:	Y	Earnest amount %/\$:	5000				
Terms of Sale:							
Personal Property:							

Comments

Public Remarks: ONSITE REAL ESTATE AUCTION ON 6/11/2011 @ 10AM. Wow! This 1,964 SF, 3-bedroom, 2.5-bathroom home has an in-ground heated pool and wood deck! Home is located on a large lot in the Springdale Country Club Estates. Interior features a gas fireplace in the living room, formal dining room with built-in cabinetry, central heat & air, exposed wood beam ceilings and picture windows facing the backyard. The gourmet kitchen has been completely remodeled with granite counter tops and all new appliances. Exterior features a covered front porch, privacy wood fenced yard, mature trees, beautiful landscaping and 2 outdoor storage buildings. HOA Dues cover snow, roads, trees, lake and mowing of common areas. No initiation fee. 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, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing 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 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 \$5,000.00.

MLS#: 322138

--Information deemed reliable but not guaranteed--Copyright: 2011 by the South Central Kansas MLS, Inc.

Prepared by Kelsey Kimberlin of McCurdy Auction, LLC on 5/10/2011 10:56:50 AM

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 626 S. 143rd, Wichita, KS Date of Purchase: _____

Seller(s): _____

This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract. Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this disclosure.

	TRANSFERS TO BUYER					TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Working	Not	Don't		None/ Does Not Transfer to Buyer	Working	Not	Don't
			Working	Know				Working	Know

APPLIANCES

Central Vac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<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"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL SYSTEMS

Elec Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # <u>2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps _____				
<input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)

Sewage System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<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"/>

Seller's Initials JH 4/11/11

Buyer's Initials _____

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

None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER			None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER		
	Working	Not Working	Don't Know		Working	Not Working	Don't Know

HEATING AND COOLING SYSTEMS

- Humidifier
- Solar Equipment
- Whole House/
Attic Fan
- Window/Wall AC
- Gas Log Lighter
- Propane Tank

- Cooling System
Type _____ Age _____
- Heating System
Type _____ Age _____
- Fireplace
- Fireplace Insert
- Woodburning Stove
- Date Fireplace wood stove chimney flue
was last cleaned _____
- Other _____
- Other _____

Own Rent Co. _____
Comments: _____

WATER SYSTEMS Part I (See Part II also)

- Hot Tub/Spa
- Pool/Equipment
- Water Purifier
- Water Softener

- Plumbing
Type _____
- Water Heater
Type/Size _____ Age _____
- Underground Sprinkler
- Has approved backflow device been installed? _____
- Date last tested/inspected _____
- Other _____

Own Rent Co. _____
Comments: _____

Part II – Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

WATER SYSTEMS (Part II)

- Is the property connected to a public water system?
If yes, City Water Rural Water Transfer Fee \$ _____ District _____
- Is the property connected to a private water system?
If yes, Drinking Well Irrigation Well
Location _____ Depth _____ Type _____
Location _____ Depth _____ Type _____
- Has water ever shown test results of contamination? No Yes (explain below)
- Are there any abandoned cisterns or unplugged wells?
Comments _____

Seller's Initials: JA 4/10/11

Buyer's Initials _____

Part II – Answer questions to the best of your (Seller’s) knowledge. Specify relevant details in comments line.

Yes No Don't Know

DRAINAGE/SEWAGE SYSTEMS (Part II)

- Is property connected to a public sewer system? If yes, no explanation is required.
 - Is property connected to a septic system? Date last pumped _____
 Tank size _____ Location _____ # feet laterals _____
 # feet infiltrators _____ Location _____
 - Is the property connected to a lagoon system? Location _____
 - Is the property connected to some other type of waste disposal system? Explain below.
 - To your knowledge, is there any problem relating to the waste disposal system?
 - Is the property located in a subdivision with a master drainage plan?
 - If so, is the property in compliance?
 - Has the property ever had a drainage problem during your ownership?
- Comments _____

STRUCTURAL FOUNDATION/WALLS

Check all that apply Basement Crawl Space Slab

- Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
 - If yes, are you aware of any adverse conditions (explain below)?
 - To your knowledge, indicate any past or present:**
 - Movement, shifting, deterioration or other problems with walls or foundation?
 - Cracks or flaws in the walls, floors, or foundation?
 - Problems with driveways, walkways, patios, retaining walls, party walls?
 - Problems with operation of windows or doors, or broken seals?
 - Repairs to items in this section?
 - Are there any transferable warranties (explain below)?
- Comments _____

ROOF/INSULATION

Age 3 yr Type Comp.

- To your knowledge, are there any past or present roof leaks?
 - Has the roof been replaced or repaired during your ownership?
 - Are there any transferable warranties?
 - Do you know of any problems with roof or rain gutters?
 - Insulation in (circle all that apply): YNDK ceiling/attic YNDK walls YNDK floors
- Comments _____

HOMEOWNER'S ASSOCIATION

- Is the property subject to rules or regulations of any homeowner's association?
 Comments I do not belong to the association
- Annual Dues \$ _____ Initiation Fee \$ _____
- To your knowledge, are there any problems relating to any common area?

Seller's Initials Jc Hc 4/11/11

Buyer's Initials _____

- Have you been notified of any condition which may result in an increase in assessment?
Comments _____
- Are there any restrictive covenants?
Comments _____

Part II – Answer questions to the best of your (Seller’s) knowledge.

	Yes	No	Don't Know	
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TERMITES, WOOD INFESTATION, DRY ROT

- Do you have knowledge of termites, dry rot, or other wood infestation on/affecting property?
- Do you have any knowledge of any damage to the property caused by termites, wood infestation, or dry rot?
- Have there been any repairs of such damage?
- Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? _____
- Have you had any termite control reports in the last five years?
Comments termite free
- Have you had any termite control treatments in the last five years?
Comments _____
- Have you had any pest control reports in the last five years?
Comments _____
- Have you had any pest control treatments in the last five years?
Comments _____

BOUNDARIES/LAND

- Have you had a survey of your property?
- Are the boundaries of your property marked in any way?
- Is there any fencing on the boundary(ies) of the property?
If yes, does the fencing belong to the property?
- To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
- Do you currently pay flood insurance?
- Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
- Is the property owner responsible for maintenance of any such shared feature?
- Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or the immediate neighborhood?
Comments _____

Seller's Initials Q.A. 4/10/11 Buyer's Initials _____

Part II – Answer questions to the best of your (Seller’s) knowledge.

		Don't
Yes	No	Know

WATER INTRUSION/LEAKS

To your knowledge, indicate any past or present:

- Water leakage in or around the fireplace or chimney?
- Water leakage around windows or doors?
- Accumulation of water within the basement/crawl space?
- Dampness within the basement/crawl space?
- Repairs or other attempts to control any water/dampness in basement/crawl space?
- Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
- Leaks caused by any appliance?
- Leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

Comments _____

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:

- Presence of any mold/mildew in the property?
- Any problems created by mold or mildew for occupants of the structure during your ownership?
- Have you had any inspections for mold or mildew?
- Have you received any reports pertaining to mold or mildew on or within the structure?

Comments _____

ENVIRONMENTAL CONDITIONS

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

- Are you aware of groundwater contamination or other environmental concerns?
- Do you have any reports or records pertaining to groundwater contamination or other environmental concerns?

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

- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Lead-based paint (if yes, see attached disclosure)
- Radon gas in house or well
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g. solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area

Seller's Initials

Buyer's Initials _____

Part II – Answer questions to the best of your (Seller’s) knowledge.

Yes No

- Ureaformaldehyde foam insulation (UFFI)
- Other _____
- To your knowledge, are any of the above conditions present near your property?
Comments _____

MISCELLANEOUS

To your knowledge:

- Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?
 - Are there any producing or non-producing gas/oil wells on the property or adjacent property?
 - Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?
 - Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?
 - Do you currently own or have you ever owned a pet in this property?
 - Has there been any damage due to pets, including but not limited to odors, stains, etc.?
 - Have you had any insurance claims in the past five years?
 Were repairs made? Explain Roof
 - Is the present use of the property a non-conforming use?
 - Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
 - Are there any diseased or dead trees or shrubs?
 - Do all window and door treatments stay? If no, list those that do not stay _____
- _____
- Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.
 - Are there any transferable warranties on appliances or remaining personal property (list below)?
Comments _____
- _____

Seller’s Disclosures Concerning Special Assessments

To your knowledge:

- The Property may be subject to special assessment or similar fee or is located in an improvement district.
The Seller verifies that as of _____: the yearly amount of such special assessment or similar fee is \$ _____; the total amount of such special assessment or similar fee is \$ _____; and the final yearly installment of such special assessment or similar fee is to be paid in the year ____.
- The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ _____ and that the total amount of the such special assessment or similar fee is \$ _____.

Seller’s Initials J. A. 4/11/11

Buyer’s Initials _____

SELLER'S ACKNOWLEDGMENT

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

Seller is occupant. Y N

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

Seller John Hale Date 4/11/11

Seller _____ Date _____

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

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

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

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

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

Buyer _____ Date _____

Buyer _____ Date _____

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

Property Address 626 S. 143rd, Wichita, KS

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*):

JA 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*):

JA 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)

SK (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.

John Hale 4/11/11
Seller Date

Buyer Date

Seller Date

Shelley Cole 4/11/11
Agent/Licensee Date

Buyer Date

Agent/Licensee Date



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

Property Address: 626 S. 143rd, Wichita, KS

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 X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

John Salt
Owner

4/15/11
Date

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.



626 S. 143rd Street East, Wichita, KS

Zoning - SF20/Single Family



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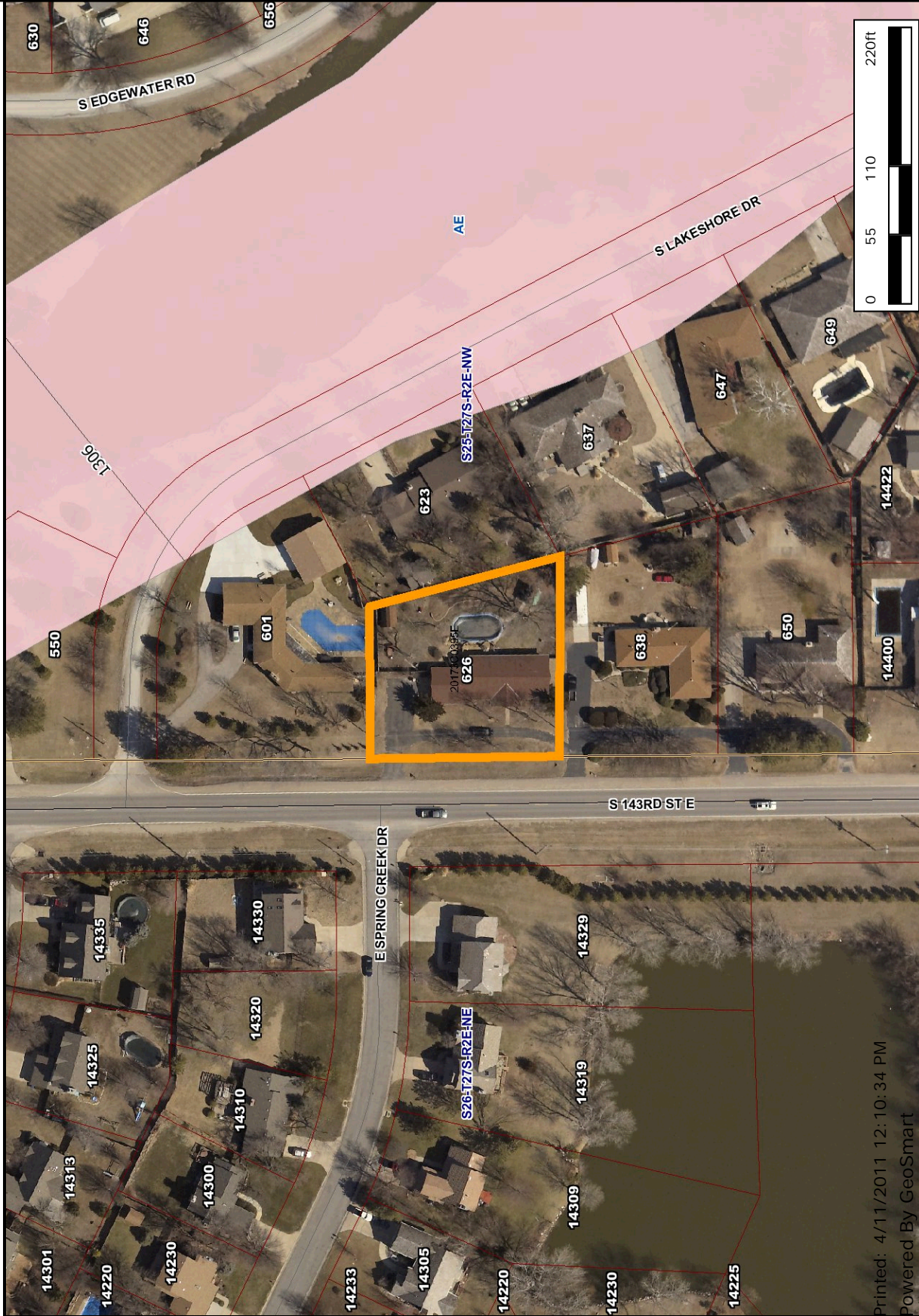
Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. 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. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.





626 S. 143rd, Wichita, KS

Flood Zone- X



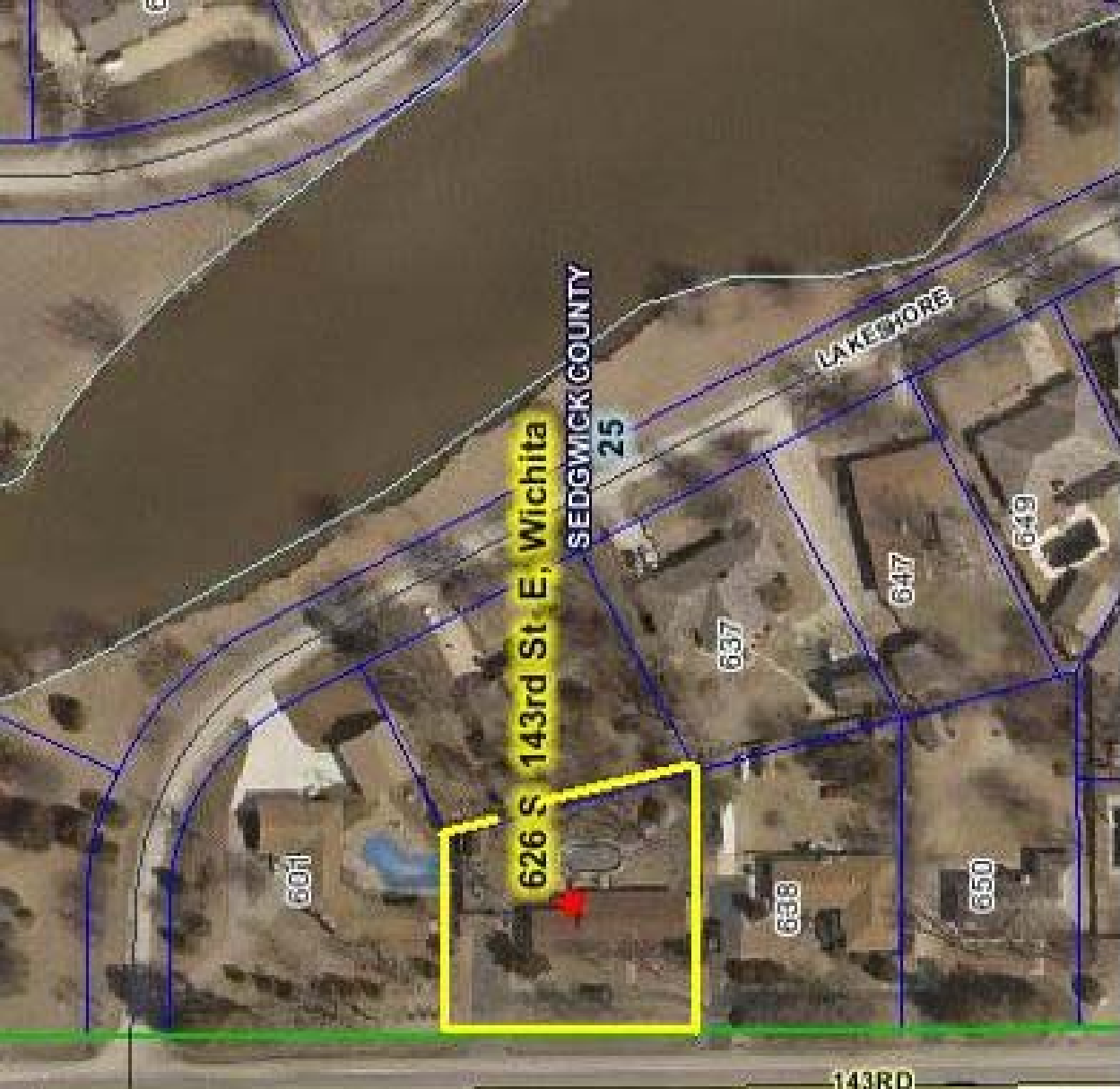
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	Selected Features
	City Limit Boundaries
	Property Parcels
	Base Flood Elevations
	Cross Sections
	Flood Way
	Flood Zones
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
	X PROTECTED BY LEVEE
	AH;AE;AO
	FIRM PANELS
	City Limits
	Small Cities
	Sedgwick County
	Wichita



Guide to Auction Costs

THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- 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
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- 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)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



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