

PROPERTY VIEWING:

***2421 Overlook Circle
Lawrence, KS 66047***

Property open for viewing:

September 24, 2019 ~ 3:30 - 5:30 pm

September 29, 2019 ~ 11- 1 pm

Or by Appointment!

If the above times do not work for your schedule, please feel free to contact Jason or Wendy Flory to schedule an appointment to view/inspect the property.

Property will be available for inspections during the scheduled **Open House's stated above** OR by appointment for all inspections including but not limited to electrical, mechanical, structural, mold and/or lead-based paint, termite; property will be sold "as is". **Your bidding is not contingent on Inspections.**



Jason W. Flory, Auctioneer/Agent
785-979-2183

Email: Jasonwflory@gmail.com
Www.FloryAndAssociates.com
Wendy Flory, Broker ~ 785-979-2923

Visit www.FloryAndAssociates.com for additional information!

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AUCTION TERMS and CONDITIONS

PROPERTY ADDRESS: 2421 Overlook Circle, Lawrence, KS

- **BIDDING:** All bidders are required to register and provide photo identification to obtain a bid number. By signing this document, potential bidders understand and agree to the Terms & Conditions of this Auction.
- **DOWN PAYMENT:** Winning Bidder will be required to make a NON-REFUNDABLE earnest money down payment equal to Ten Percent (10%) of the total purchase price day of auction upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check or cashier's check and will be held by FIRST UNITED TITLE. The remainder of the purchase price and closing costs are payable at closing within 30 days of auction day. *YOUR BIDDING AND PURCHASE AGREEMENT WILL BE NON-CONTINGENT UPON FINANCING.* It is strongly recommended that potential bidders ensure in advance (if needed) they are able to obtain necessary financing to close the transaction.
- **PURCHASE AGREEMENT & ATTACHMENTS:** Purchase Agreement (Sales Contract) will be written with no contingencies. All documents that will be attached and incorporated into the Purchase Agreement are included in the Property Prospectus for review.
- **INSPECTIONS:** Property will be available for inspections during the scheduled **Open House Tuesday, September 24, 2019, 3 – 5:30 p.m. AND Sunday, September 29, 2019, 11 - 1 p.m. OR by appointment.** All prospective bidders are encouraged to inspect the property and have any and all inspections including, but not limited to electrical, mechanical, structural, septic, mold, radon, lead-based paint and/or termite completed (at prospective bidders' expense) prior to auction day. Property will be sold "as is" in its present existing condition. Your bidding and Purchase agreement will be NON-CONTINGENT on Inspections.
- **TITLE:** Seller shall provide clear title and execute proper deed conveying the real estate to the Buyer (s).
- **POSSESSION:** Possession will be given at closing upon recording of deed.
- **REAL ESTATE TAXES:** 2019 Real Estate taxes shall be pro-rated as of the closing date.
- **EASEMENTS:** Sale of property is subject to any and all easements of record. See preliminary title commitment within this brochure.
- **CLOSING:** Anticipated closing date shall be **on or before November 2, 2019** or a date mutually agreed upon between the Buyer (s) and Seller (s). Closing will be conducted by **Commerce Title - Lawrence, KS.**
- **AGENCY:** Flory and Associates and its representatives are Exclusive Agents for the sellers.
- **SALE OF PROPERTY:** Property will not be sold prior to scheduled auction date. This is not an absolute auction; Seller has the right to refuse the last bid.
- **DISCLAIMER:** The property is being sold on an "as is, where is" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Sellers, Real Estate Agents and/or the Auction company. Each bidder is responsible for conducting their own independent inspections, investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. Acreage is estimated. All information contained in this brochure and any related material are subject to the terms and conditions of the sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions made by the auctioneer are final. The Sellers and the Real Estate Auctioneer reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc.
- **NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. *ALL ANNOUNCEMENTS AND INFORMATION GIVEN/MADE FROM THE AUCTION PODIUM SHALL TAKE PRECEDENCE OVER PREVIOUSLY PRINTED OR STATED ADVERTISEMENT.*

I have read & understand the TERMS & CONDITIONS of this auction.

Signature of Potential Buyer

PRINT

PROPERTY OWNER:

*Kenneth D. Wehmeyer and Lena R. Wehmeyer, Trustees of the Kenneth D.
Wehmeyer and Lena R. Wehmeyer Revocable Trust
dated September 2, 1998*

LEGAL DESCRIPTION:

2421 Overlook Circe, Lawrence, KS

Lot 41, Block 6, in Four Seasons No. 3, an addition in the City of Lawrence, Kansas.

POINT 6000 SOUTH
NW COR. 1/4 SEC. 10
E 1/2 W



DESCRIPTION

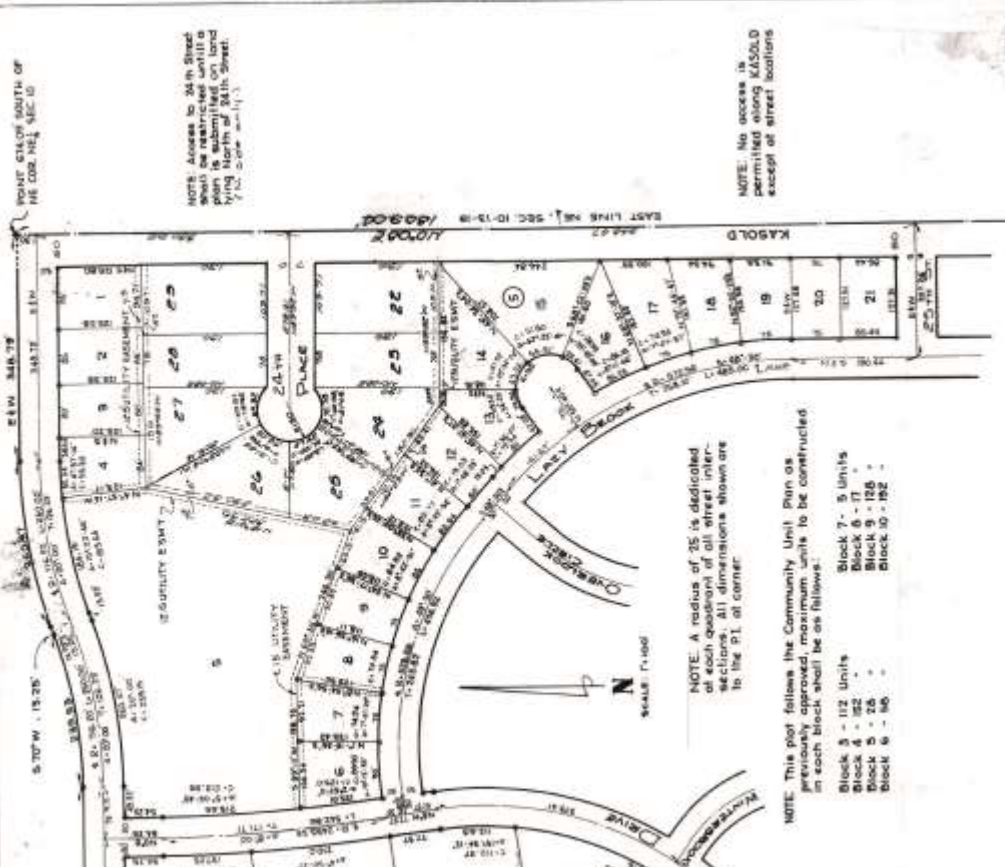
Beginning at a point 36.0 North of the SE corner of the NW 1/4 of Section 10, T.13S., R.19E.: thence North 0°00'00" East along the East line of said Quarter Section a distance of 1805.03 feet
to a point 674.09 South of the NE corner of said Quarter Section; thence West a distance of 345.79 to a point of curvature; thence along a curve to the left having a radius of 746.20 for a distance of 360.47; thence S 70° W a distance of 13.25 to a point of curvature; thence along a curve to the right having a radius of 686.20 for a distance of 239.53; thence West a distance of 1024.25 to a point of curvature; thence along a curve to the left having a radius of 924.93 for a distance of 242.15; thence N 70° W a distance of 15.05 to a point of curvature; thence along a curve to the right having a radius of 864.93 for a distance of 257.65; thence N 15° W a distance of 397.31 to a point of curvature; thence along a curve to the left having a radius of 1407.97 for a distance of 257.65; thence S 20° W a distance of 197.37 to a point of curvature; thence along a curve to the right having a radius of 1392.30 for a distance of 408.54; thence S 65° E a distance of 215.48 to a point of curvature; thence along a curve to the left having a radius of 923.47 for a distance of 402.07; thence East a distance of 4.48 to a point on the East line of the West Half (NW 1/4) of the Southeast Quarter of Section 10; thence N 10° 09' E along said East line a distance of 350 to the NE corner of said NW 1/4; thence N 89° 54' E along the South line of the NE 1/4 of said Section a distance of 452.42 to a point 866.0 West of the Southeast corner of said Quarter Section; thence N 0° 02' E a distance of 165; thence N 89° 54' E a distance of 866.0 to the point of beginning, containing 117.3 acres more or less.

DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS: That we the undersigned owners of the described tract have had course for some to be surveyed & platted under the name of "FOUR SEASONS NO. 3" and have caused same to be subdivided into lots and streets as shown by this plat and fully defined in this plat and are hereby dedicating for public use as indicated. The right is reserved to construct and maintain utilities over and under the areas shown on this plat as "Utility Easement" or "U.E."
FOUR SEASONS, INC., a Kansas Corporation

Robert L. Elder - Pres.
C. P. Hester - Sec.
William A. Schmitt
John L. Schmitt
Anna L. Schmitt
Owner of Lot 125-235
Owner of Lot 235-235
Owner of Lot 235-235
Owner of Lot 235-235
Owner of Lot 235-235
Owner of Lot 235-235
Owner of Lot 235-235

FOUR SEASONS NO. 3
AN ADDITION IN DOUGLAS COUNTY, KANSAS



NOTE: This plat follows the Community Unit Plan as previously approved, maximum units to be constructed in each block shall be as follows:

Block 1 - 12 Units	Block 7 - 5 Units
Block 2 - 12 Units	Block 8 - 12 Units
Block 3 - 12 Units	Block 9 - 12 Units
Block 4 - 12 Units	Block 10 - 12 Units
Block 5 - 12 Units	
Block 6 - 12 Units	

ACKNOWLEDGEMENT

STATE OF KANSAS }
COUNTY OF DOUGLAS } S.S.
Be it remembered that on this 24th day of MAY, 1968, before me, the undersigned, a notary public in and for said County & State, came Robert L. Elder, President and Mark Q. Moore, Secretary of FOUR SEASONS, INC., to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of the same.
In witness whereof, I have hereto subscribed my name & affixed my seal on the day and year last written above.
Robert L. Elder, Pres.
Mark Q. Moore, Sec.
My Commission Expires October 24, 1970

See Plat 2 for Individual Acknowledgement.
Edmond E. Young & Assoc.
Professional Engineer
L.D. Rice, Kansas Engr. # 1496

CERTIFICATION

I hereby certify that the plotted area and the location map hereon shown is the true and accurate result of a field survey that we checked and the plotted area is a closed traverse. The developer will post a bond to pin all lots and the printing will be done when utility work has been completed.
Edmond E. Young & Assoc.

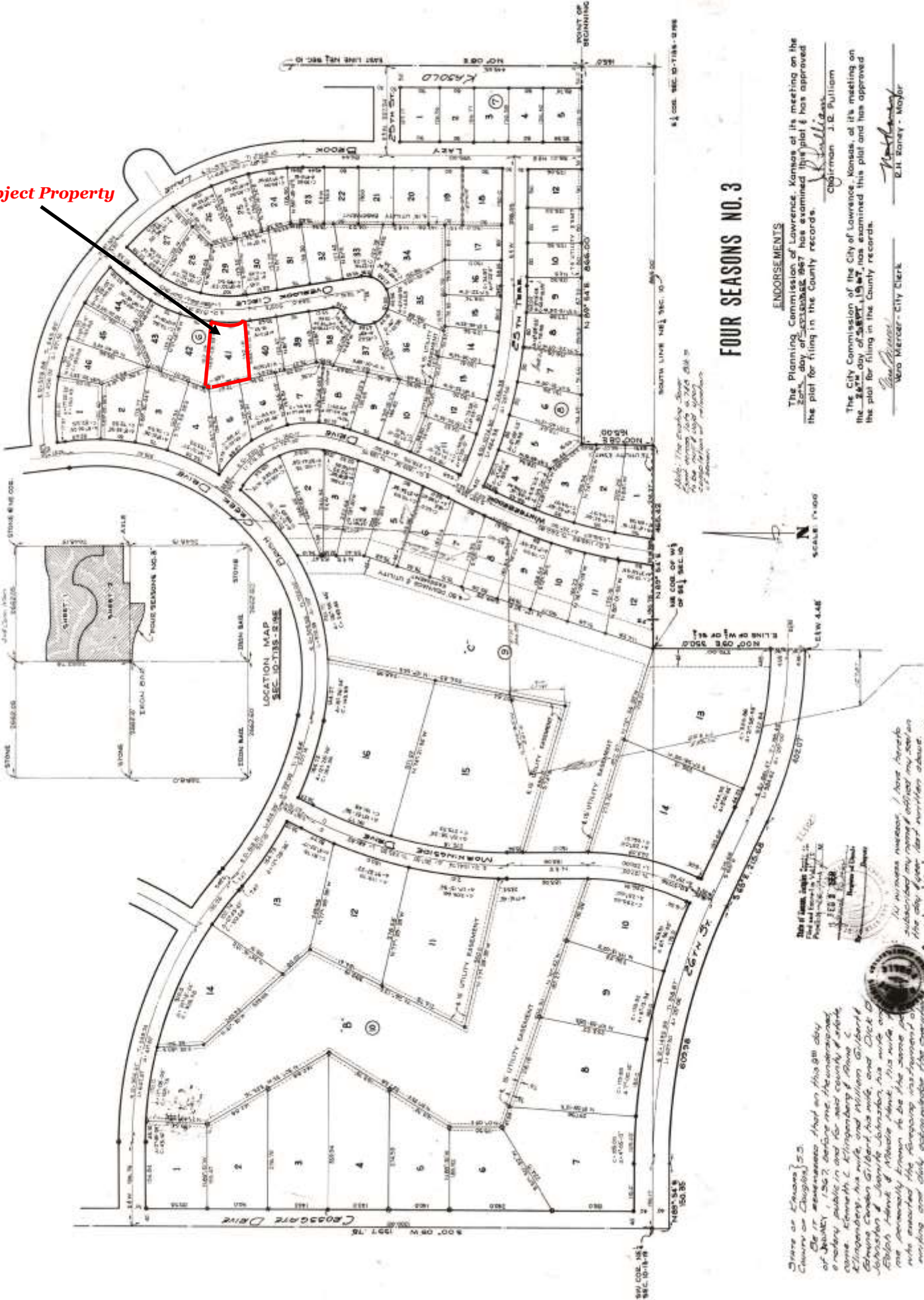
STATE OF KANSAS }
COUNTY OF DOUGLAS } S.S.
This is to certify that L. D. Rice, County Engineer in and for said County have checked this plat hereon shown & I hereby approve it for filing in the county records.
L. D. Rice, P.E.
L.D. Rice, Kansas Engr. # 1496

NOTE: Access to 24th Street shall be restricted on land lying North of 24th Street.

NOTE: No access is permitted along KASOLD except at street locations.



Subject Property



FOUR SEASONS NO. 3

ENDORSEMENTS

The Planning Commission of Lawrence, Kansas, at its meeting on the 23rd day of ~~SEPTEMBER~~ APRIL 1967 has examined this plat & has approved the plat for filing in the County records.

Chairman J.E. Pulliam
J.E. Pulliam

The City Commission of the City of Lawrence, Kansas, at its meeting on the 23rd day of ~~SEPTEMBER~~ APRIL 1967, has examined this plat and has approved the plat for filing in the County records.

W. H. Mercer
W.H. Mercer - City Clerk

This is to certify that I have heretofore subscribed my name and affixed my seal in the city of Lawrence, Kansas, as a witness to the above plat.

FRANK W. WILLIAMS
Notary Public

APR 24 1970
City Commissioner

State of Kansas }
County of Douglas } S.S.
I, FRANK W. WILLIAMS, Notary Public in and for said county of Lawrence, Kansas, do hereby certify that I have examined the above plat and have approved the same for filing in the County records.

FRANK W. WILLIAMS
Notary Public



4 bedroom
3 bath
2 car garage
2,200+ ft²
Full walkout basement
Large fenced yard
Mature tree lot
Cul-de-sac
Tool shed
Ready for your personal updates!



2421 Overlook Circle, Lawrence, KS



9/24/2019, 11:55:11 AM

Parcel

1:250
0 0.01 0.01 mi
0 0 0.01 0.01 km

Douglas County GIS Data

Douglas County, Kansas
DISCLAIMER: This is not a legal survey. This map is to be used for reference purposes only, and no other use or reliance on the same is authorized.

LAND RECORDS APPLICATION

REAL ESTATE VIEW

[print window](#) | [close window](#)

PROPERTY INFORMATION	
Year: 2019	PIN Number: 023-112-10-0-10-07-042.00-0
Owner 1: WEHMEYER KENNETH TRUSTEE	Plate Number: U17217
Owner 2: WEHMEYER LENA R TRUSTEE	
In-Care-Of: <no record>	
Property Address: 2421 OVERLOOK CIR, LAWRENCE, KANSAS	
Mailing Address: 2421 OVERLOOK CIR, LAWRENCE, KS 66047	
Delinquent Tax: No	Tax Unit: 041
Sec-Twp-Rng:	Book: 0624
	School: USD 497
	Page: 1548
	Loan Number:
	Deed: 10/02/1998 *

(* click on the above deed date to link to the Deed system)

VALUE INFORMATION			
Class	Appraised		Assessed
	Land	Improvements	Total*
R	\$42,000	\$162,400	\$204,400
			Land
			\$4,830
			Improvements
			\$18,676
			Total
			\$23,506

TAX INFORMATION
 Tax data for 2019 has not been calculated at this time. To view taxes for this property, please select a previous year from the 'Select Year' drop-down menu.

DESCRIPTION
 FOUR SEASONS NO 3 BLK 6 LT 41 75 X 152.2(l)

LEGAL INFORMATION (NOTE: NOT TO BE USED ON LEGAL DOCUMENTS)
 FOUR SEASONS NO 3 BLK 6 LT 41

PROPERTY DETAILS

GENERAL PROPERTY INFORMATION					
Owner 1 Name		Full Address		PIN	
WEHMEYER KENNETH TRUSTEE		2421 OVERLOOK CIR, LAWRENCE, KS		023-112-10-0-10-07-042.00-0	
Tax Year	Living Units	Map/Routing	Neighborhood	Property Class	Tax Unit Group
2019	1	P02	633.0	R	000041
			Zoning	Home Site Land Size	Ag Land Size
			PUD	12,632.0 Sqft	0 Acres

PROPERTY FACTORS

Access	Fronting	Location	Parking Proximity
Paved Road	Residential Street	Neighborhood or Spot	On Site
Parking Quantity	Parking Type	Topography	Utilities
Abundant	On and Off Street	Level - 1 , Steep - 5	All Public

LAND-BASED CLASSIFICATION SYSTEM

Activity	Function	Ownership	Site
Household activities	Single family residence	Private-fee simple	Developed site - with buildings

LAST INSPECTION

Date	Time	Appraiser
12/3/2018	12:24:00 PM	353

BUILDING PERMITS

There are no building permit records for this property.

OTHER BUILDING COMPONENTS

There are no other building component records for this property.

OTHER BUILDING IMPROVEMENTS

There are no other building improvement records for this property.

BUILDING PHOTO(S)



Please Note: To enlarge the building photo(s), please click on each linked photo.

RESIDENTIAL BUILDING DETAILS

(Please Note: Up to 3 records are shown. To view all buildings for this property, please click the "View Appraisal Card" button above.)

BUILDING #1

RESIDENTIAL BUILDING DESCRIPTION				
Year Built	Residence Type	Quality	LBCS Structure	MS Style
1974	Single-family Residence	Average	Detached SFR unit	One Story
Architectural Style	Basement Type	CDU	Foundation	Total Living Area
Ranch	Walkout	AV	Concrete - 2	1,400 Sqft
Bed Rooms	Full Baths	Half Baths	Family Room	Total Rooms
3	3	0	1	7

RESIDENTIAL BUILDING COMPONENTS

Component	Quality	Units	Percentage	Year Added
Attached Garage (SF)		460		
Automatic Floor Cover Allowance				
Composition Shingle		50	100%	
Enclosed Wood Deck (SF), Solid Wall				
Frame, Metal or Vinyl Siding			100%	
Garage Finish, Attached (SF)		460		
Open Slab Porch (SF)		66		
Open Slab Porch (SF)		150		
Partition Finish Area (SF)		1170		
Plumbing Fixtures (#)		11		
Plumbing Rough-ins (#)		1		
Raised Subfloor (% or SF)		1400		
Single 1-Story Fireplace (#)		1		
Total Basement Area (SF)		1400		
Warmed & Cooled Air			100%	
Wood Deck (SF)		105		

DGCAMA Property Record Card

Parcel ID: 023-112-10-0-10-07-042.00-0

Quick Ref: R31439

Tax Year: 2019

Run Date: 5/1/2019 6:23:01 PM

OWNER NAME AND MAILING ADDRESS
 WEHMEYER KENNETH TRUSTEE
 WEHMEYER LENA R TRUSTEE
 2421 OVERLOOK CIR
 LAWRENCE, KS 66047-2451

PROPERTY SITUS ADDRESS
 2421 OVERLOOK CIR
 KS



Image Date: 09/17/2018

LAND BASED CLASSIFICATION SYSTEM
 Function: 1101 Single family re
 Sfx: 1100 Household activities
 Ownership: 1100 Private-fee simple
 Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION
 Prop Class: R Residential - R
 Living Units: 1
 Zoning: PUD
 Neighborhood: 633.0 633.0
 Economic Adf. Factor:
 Map / Routine: P02 / U17217
 Tax Unit Group: 000041-000041

PROPERTY FACTORS
 Topographv: Level - 1, Steep - 5
 Utilities: All Public
 Access: Paved Road
 Frontina: Residential Street
 Location: Neighborhood or Spot
 Parking Type: On and Off Street
 Parking Quantitv: Abundant
 Parking Proximitv: On Site
 Parking Covered:
 Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/03/2018	12:24 PM	FR	FR	353		
08/29/2018	12:24 PM	5	DM	353		
12/20/2017	12:00 PM	FR	FR	353		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp		
2019 APPRAISED VALUE							
Cls	Land	Building	Total	Cls	Land	Building	Total
R	42,000	162,400	204,400	R	40,000	155,200	195,200
Total	42,000	162,400	204,400	Total	40,000	155,200	195,200

2018 APPRAISED VALUE

Cls	Land	Building	Total
R	40,000	155,200	195,200
Total	40,000	155,200	195,200

TRACT DESCRIPTION
 FOUR SEASONS NO 3 BLK 6 LT 41 75 X 152.
 2(i)

PARCEL COMMENTS

MARKET LAND INFORMATION

Method	Type	AC/IF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Soft	1-Primary Site					12.632								6.05	10,000.00	4.20	0.00	0.00	42,000
Total Market Land Value																			42,000

DGCAMA Property Record Card

Parcel ID: 023-112-10-0-10-07-042.00-0

Quick Ref: R31439

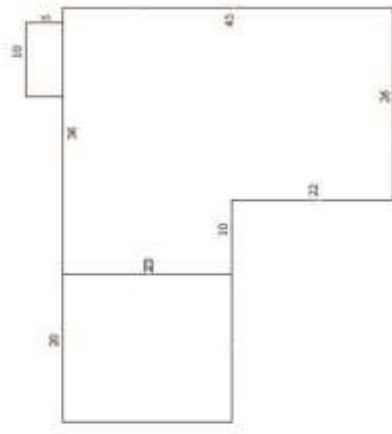
Tax Year: 2019

Run Date: 5/1/2019 6:23:01 PM

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY		
Res Type:	1-Single-family Residence	Arch Style:	02-Ranch	Dwelling RCN:	237,310	
Quality:	3.00-Average	Bsmt Type:	5-Walkout	Percent Good:	72	
Year Bilt:	1974 Est:	Total Rooms:	7 Bedrooms: 3	Mkt Adj:	100 Eco Adj:	100
Eff Year:		Family Rooms:	1	Building Value:	170,860	
MS Style:	1-One Story	Full Baths:	3 Half Baths:	Other Improvement RCN:	0	
LBCSStruct:	1110-Detached SFR unit	Garage Cap:	2	Other Improvement Value:	0	
No. of Units:		Foundation:	Concrete - 2			

CALCULATED VALUES	
Total Living Area:	1,400
Calculated Area:	1,400
Main Floor Living Area:	
Upper Floor Living Area Pct:	
CDU:	AV
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	
Percent Complete:	0
Assessment Class:	
MU Cls/Pct:	

FINAL VALUES	
Value Method:	MKT
Land Value:	42,000
Building Value:	162,400
Final Value:	204,400
Prior Value:	195,200



BUILDING COMMENTS

DwellCom: A1-19 0460sf , A2-13 0050sf

SKETCH VECTORS

A0CU22L10U23R36D45L26A1U22L10CL20X23A2R24U45CL10X5H

DWELLING COMPONENTS		DWELLING COMPONENTS		
Code	Units	Pct	Quality	Year
102-Frame, Metal or Vinyl Siding	11	100		
208-Composition Shingle	1	100		
351-Warmed & Cooled Air	1,400	100		
402-Automatic Floor Cover Allowance	460	100		
601-Plumbing Fixtures (#)	1,400			
602-Plumbing Rough-ins (#)	1			
622-Raised Subfloor (% or SF)	1			
641-Single 1-Story Fireplace (#)	460			
701-Attached Garage (SF)	460			
736-Garage Finish, Attached (SF)	1,400			
801-Total Basement Area (SF)	1,170			
803-Partition Finish Area (SF)				
901-Open Slab Porch (SF)	66			
901-Open Slab Porch (SF)	150			
903-Wood Deck (SF)	105			
915-Enclosed Wood Deck (SF), Solid Wall	50			

PRELIMINARY TITLE COMMITMENT

Provided by:

Commerce Title

1420 Wakarusa Drive, Ste 201

Lawrence, KS 66049

785-841-0505

SCHEDULE A

PRELIMINARY Commitment

File No. 190144

1. Commitment Date: June 26, 2019, at 8:00 am

2. Policy to be Issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured:
Proposed Policy Amount:

 - (b) 2006 ALTA Loan Policy
Proposed Insured:
Proposed Policy Amount:

 - (c) _____ ALTA® _____ Policy
Proposed Insured: _____
Proposed Policy Amount: _____

3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple

4. The Title is, **Fee Simple** at the Commitment Date vested in: **Kenneth D. Wehmeyer and Lena R. Wehmeyer, Trustees of the Kenneth D. Wehmeyer and Lena R. Wehmeyer Revocable Living Trust dated September 2, 1998**

5. The Land is described as follows:
Lot 41, Block 6, in Four Seasons No. 3, an addition in the City of Lawrence, Douglas County, Kansas.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Old Republic National Title Insurance Company

Commerce Title, L.L.C.
1420 Wakarusa Drive, Suite 201
Lawrence, KS 66049



Authorized Signatory

Schedule B-I

PRELIMINARY Commitment

File No. 190144

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. It is our understanding that Kenneth D. Wehmeyer and Lena R. Wehmeyer, Trustees in title of the subject property are both deceased. We, therefore require that a state certified copy of the death certificates be obtained and filed with the Douglas County, Kansas Register of Deeds.
6. Trustee's Deed properly executed by Mark Wehmeyer and/or Marlene Williams, Successor Trustees of the Kenneth D. Wehmeyer and Lena R. Wehmeyer Revocable Living Trust dated September 2, 1998, conveying title to the proposed insured; along with a copy of the Certification of Trust executed by Kenneth Wehmeyer on January 22, 2019, to supplement the Trustee's Deed. NOTE: The Trustee's Deed must make reference to the terms and provisions of the trust agreement, be made pursuant to the powers conferred by said agreement, state that the trust agreement remains in full force and effect at this time and that the same has not been amended, revoked or terminated.
7. For Information Only: 2018 Real Estate taxes in the amount of \$2,989.40, are paid in full. Plate No. U17217 (2421 Overlook Circle, Lawrence, KS 66047)

Commitment prepared by:

Commerce Title, L.L.C.
1420 Wakarusa Drive, Suite 201
Lawrence, KS 66049
Telephone: 785-841-0505
Fax: 785-841-8913

For Questions regarding this commitment, please contact Sara Houser, email address: shouser@commercetitlellc.com

For Questions regarding CLOSING, please contact Meika Nash, email address: mnash@commercetitlellc.com

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Schedule B-II
PRELIMINARY Commitment

File No. 190144

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Taxes or special assessments which are not shown as existing liens by the public records.
3. Real estate taxes for 2019 and subsequent years.
4. Easements, restrictions and reservations, if any, as shown on the recorded plat.
5. Tenancy rights, either month to month or by virtue of written leases of any person(s) now in possession of any part of the premises in question.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Seller Property Condition Disclosure Statement

The following is a disclosure statement, made by the SELLER, of information concerning the condition of the Property during ownership of the Property, on the date on which it is signed. It is not a warranty of any kind by the SELLER(S) or any Agent representing any principal in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER may wish to obtain. The information provided in this statement is the representation of the SELLER and not the representation of any Agent. The information contained herein is not intended to be part of any Contract between the SELLER and BUYER.

This disclosure statement concerns the real property situated at:

2421 Overlook Circle IN THE CITY OF Lawrence,
COUNTY OF Douglas, STATE OF KANSAS.

SELLER IS IS NOT currently occupying the property.

SELLER has owned property since: _____.

SELLER'S INFORMATION

The SELLER discloses the following information with the knowledge that even though this is not a warranty, prospective BUYERS may rely on this information in deciding whether, and on what terms, to purchase the subject real property. SELLER hereby authorizes any Agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

Indicate the condition of the following items by marking the appropriate box. Check only one box per item. If negotiable, so indicate by writing "NEGOTIABLE" next to the item.

SECTION A - APPLIANCES	Working	Not Working	Do Not Know if Working	N/A - Not Included
1. Built-in Vacuum System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Attachments Included <input type="checkbox"/> Pre-Plumbed only <input type="checkbox"/> Other				
2. Clothes Dryer.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Gas <input type="checkbox"/> Electric				
3. Clothes Washer.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Dishwasher.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Disposal.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Freezer - Free Standing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Refrigerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Microwave Oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Built in <input type="checkbox"/> Free Standing				
9. Wall Oven.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other				
10. Cook Top.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Gas <input type="checkbox"/> Electric				
11. Range/Stove.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Free Standing <input type="checkbox"/> Drop-in <input type="checkbox"/> Other				
12. Range Ventilation System.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Trash Compactor.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Exterior Grill - Built in.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. TV Antenna/Satellite Dish.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Explanations from Section A:

Satellite service discontinued

SELLER'S initials and date: MW 4/25/19
SELLER'S initials and date: SELLER

BUYER'S initial and date:
BUYER'S initial and date:



SECTION B - ELECTRICAL SYSTEMS

	Working	Not Working	Do Not Know if Working	N/A - Not Included
1. Electrical Service Panel.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Capacity: <u>150</u> AMPS (helpful hint - see main breaker panel)				
<input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses				
2. Type of Electrical Wiring: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Unknown				
3. 220 Volt Service (ie, stove, a/c, dryer).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cable TV wiring & Jacks: Number of Jacks <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Telephone Wiring & Jacks: Number of Jacks <u>3</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Ceiling Fans: Number of Ceiling Fans <u>3</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Doorbell.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Electrical Outlets & Switches.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Bathroom Vent Fan(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Light Fixtures.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Intercom System - Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Sound System - Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Speakers - Built-in; <input type="checkbox"/> Wiring - Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. High Speed Internet Wiring.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Cable <input type="checkbox"/> DSL <input type="checkbox"/> Satellite <input type="checkbox"/> Other				
Number of Jacks: <u> </u>				
14. Security System (<input type="checkbox"/> Pre-Wired Only).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Smoke/Fire Alarm.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Smoke/Fire/Heat Detectors: <u>2</u>				
16. Sauna (<input type="checkbox"/> Steam <input type="checkbox"/> Dry).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17. Garage Door Opener(s): Number of Remotes <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Keyless Entry.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Other: <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Explanations from Section B: Garage door not working

SECTION C - HEATING AND COOLING SYSTEMS

1. Furnace.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Forced Air Gas <input type="checkbox"/> Forced Air Electric <input type="checkbox"/> Forced Air Propane				
<input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Flow <input type="checkbox"/> Specify Other <u> </u>				
Age <u> </u> ; <input type="checkbox"/> Zoned Number of Units <u> </u>				
Humidifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Heat Pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age <u> </u> ; <input type="checkbox"/> Zoned Number of Units <u> </u>				
3. Air Conditioning.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Central Air; Age <u> </u> ; <input type="checkbox"/> Zoned; No. of Units <u> </u>				
<input type="checkbox"/> Electric <input type="checkbox"/> Other (comment)				
4. Propane Tank (<input type="checkbox"/> Leased <input type="checkbox"/> Owned).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leased From <u> </u>				
5. Air Purifier (Electronic Air Filter).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Solar Heating (Panels & Plumbing).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Whole House Fan.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Attic Ventilation System (attic only).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Fireplace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Insert <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Direct Vent				
Gas Fireplace Logs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fireplace Starter.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Free Standing Heating Stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel Source: <input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Other (comment)				
11. Other: <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Explanations from Section C: 2 fire places - Masonry with gas insert

SELLER'S initials and date: MLW 4/25/19

BUYER'S initial and date:



SECTION D - WATER SYSTEMS

	Working	Not Working	Do Not Know if Working	N/A - Not Included
1. Water Supply.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connected to Treated Water System: <input checked="" type="checkbox"/> City <input type="checkbox"/> Rural				
<input type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Other: _____				
Rural Water District # _____ Phone # _____				
2. Sewage System.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property is connected to: <input checked="" type="checkbox"/> City Sanitary Sewer System				
<input type="checkbox"/> Septic System <input type="checkbox"/> Lagoon <input type="checkbox"/> Other: _____				
3. Plumbing				
Water/Supply Lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer/Waste Lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing Fixtures & Faucets.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grinder Pit / Lift Station.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Jetted Tub.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Hot Tub.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Sump Pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discharges to _____				
Number of Sump Pumps: _____				
7. Swimming Pool.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Above Ground <input type="checkbox"/> In Ground				
8. Underground Sprinkler System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Installed: <input type="checkbox"/> Professionally <input type="checkbox"/> Homeowner <input type="checkbox"/> Unknown				
9. Water Heater.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Other				
Number of Water Heaters: _____; Age: _____; Gals: _____				
10. Water Purifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Water Softener (<input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Explanations from Section D: _____

SECTION E - STRUCTURAL CONDITIONS

	Yes	No	Unknown
1. Age of Roof _____			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Composition <input type="checkbox"/> 3-D Composition <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____			
2. Has the roof ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is there present damage to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are you aware of any adverse conditions regarding the exterior siding of the structure(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is there a history of infestation of termites, carpenter ants, fleas, rodents, etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Has the property been treated for infestation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Unrepaired damage from previous infestation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is the property currently under warranty or other coverage by a licensed pest control company?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Have any of the windows ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are there any windows that have broken thermo-pane seals? (moisture between panes)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is there any damage to the chimney which requires repair?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Has there ever been leakage/seepage in the basement/crawlspace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Are there any structural problems with the improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14. Have any corrections been made to stabilize the foundation or retaining walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Have you experienced any moving or settling of the following?			
a. Foundations.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Floors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Walls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Driveways.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Sidewalks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Patios.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Retaining Walls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SELLER'S initial and date: 6/25/19
 SELLER'S initial and date:

BUYER'S initial and date:
 BUYER'S initial and date:



- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 16. Has there ever been damage to the real property or any of the improvements due to fire, flood, wind, hail, or other acts of nature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Have you ever had a leak from any plumbing line/fixture or appliance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Have you had the property inspected for the existence of any types of mold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, attach copy of any inspection report. | | | |
| 19. Have you received any insurance proceeds or filed any insurance claim on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION F - HAZARDOUS CONDITIONS: Are you (SELLER), to the best of your knowledge, aware of any of the following substances, materials, or products on the real property which may be an environmental hazard?

- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Radon..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Pre-Plumbed <input type="checkbox"/> Operating Mitigation System | | | |
| 2. Mold | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Lead-Based Paint..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Contaminated soil or water | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Toxic Materials..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Asbestos..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Landfill or buried materials..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Underground fuel or chemical storage tanks..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Other (specify): _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION G - TITLE DISCLOSURES: Are you (SELLER), to the best of your knowledge, aware of any of the following which could affect the real property? FOR INFORMATION CONCERNING SPECIAL ASSESSMENTS, CONTACT BOTH THE CITY CLERK AT 832-3201, AND THE COUNTY TREASURER AT 832-5178.

For online tax info visit: http://www.douglas-county.com/online_services/valuestaxes/disclaimer.asp.
 For Pending/Certified Special Assessment info visit: <http://www.lawrencecks.org/specialassessment/>

- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Any Covenants and Restrictions or other deed restrictions or obligations..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Do you have a copy of a property survey..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Any lot-line disputes or other unusual claims against the real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Any encroachments..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Any zoning violations..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Any non-conforming uses of property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Any violations of "set back" requirements..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Easements other than normal utility easements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Any planned road or street expansions or improvements adjacent to the property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Any notices from any governmental, or quasi-governmental agency (HOA) affecting this real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Any Pending/Certified assessments on the real estate, including but not limited to those for sidewalks, streets, sewers and waterlines..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Total balance of remaining special taxes: \$ 10

Certified Special Taxes: please itemize below:

Special Assessment 1 Description:	Amount \$	Pay Off Year:
Special Assessment 2 Description:	Amount \$	Pay Off Year:
Special Assessment 3 Description:	Amount \$	Pay Off Year:
Special Assessment 4 Description:	Amount \$	Pay Off Year:

Pending (estimated) Special Taxes or Benefit Districts: \$ _____ (principal only); Type of Assessment _____

SELLER'S initials and date: MLW 6/25/19
 SELLER'S initials and date: **SELLER** _____

BUYER'S initial and date: _____
 BUYER'S initial and date: _____



Section G - Continued

- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 12. Features, such as walls, fences and driveways which are shared in common with adjoining landowners who use or have a responsibility to maintain the feature..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Any lawsuits against the SELLER threatening, or affecting, this real property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Any Home Owners Association (HOA) which has authority over the real property.....
Association contact person: _____ Phone: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Are Home Owner's Association (HOA) dues/fees assessed against the property.....
Dues: \$ _____ per _____; Transfer/Initiation Fee: \$ _____
*Please explain in Comments/Explanation below what is covered /included by the HOA dues and fees. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas Co-owned in individual interest with others)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Any problems related to any common area..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION H - OTHER DISCLOSURES: FOR QUESTIONS CONCERNING ZONING OF ANY ADJACENT PROPERTY, CONTACT THE LAWRENCE/DOUGLAS COUNTY PLANNING DEPARTMENT AT 832-3150, OR THE LOCAL CITY/COUNTY ZONING DEPARTMENT IF THIS PROPERTY IS LOCATED OUTSIDE OF DOUGLAS COUNTY. Lawrence/Douglas County Planning info at: <http://www.lawrenceks.org/pds/>

- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Current zoning is <u>single family</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is any portion of the property in a flood plain.....
If yes, is flood insurance required.....
If yes, is there a certificate of elevation..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is the real property in a Wetlands area..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there any flooding, drainage, or grading problems..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Any room additions, structural modifications, or other alterations without:
Necessary permits.....
Licensed contractors..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Are any trees or shrubs diseased or dead..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is there located on the real property any of the following, active or inactive:
a. Septic System.....
b. Lagoon.....
c. Well.....
d. Cistern..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Is this a rental property..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Are you aware of any environmental conditions or incidents on, at, or over the real property that could possibly lead to a lawsuit or liability under any law, rule, ordinance, or other legal theory..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please comment and include any/all reports: _____

SECTION I - MAINTENANCE: Insert the most recent year in which the following occurred.

- | | Date | Unknown | | Date | Unknown |
|---|--------------------------|-------------------------------------|--|--------------------------|-------------------------------------|
| 1. Serviced Air Conditioner..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Serviced/Cleaned Septic System..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Serviced Furnace..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Serviced/Cleaned Main Plumbing Waste Lines..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Cleaned/Serviced Fireplace Chimney/Woodstove flue..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Checked Sprinkler System Back-Flow Valve..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | | 7. Sprinkler System Winterized..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Other Routine/Recurring Maintenance: _____

Comments/Explanations from Section I: _____

SELLER'S initials and date: MW 6/25/19
 SELLER'S initials and date: **SELLER** _____

BUYER'S initial and date: _____
 BUYER'S initial and date: _____



SECTION J - PERSONAL PROPERTY: ANY PERSONAL PROPERTY INCLUDED IN THE SALE OF THIS PROPERTY SHOULD BE ITEMIZED IN THE SALES CONTRACT AS NEGOTIATED BETWEEN SELLER AND BUYER.

1. ITEMS THAT REMAIN WITH PROPERTY:

fireplace inserts (2)
window unit air conditioners (2)

2. ITEMS RESERVED BY SELLER:

SECTION K - ADDITIONAL INFORMATION:

1. ANY OTHER FACTS OR INFORMATION RELATING TO THIS PROPERTY THAT WOULD BE OF INTEREST TO A BUYER:

I have not occupied this property. I am selling this property for the Estate of Kenneth Wehmeyer

2. ARE YOU AWARE OF ANY ADDITIONAL DEFECTS PRIOR TO YOUR OWNERSHIP?

SELLER certifies that the information herein is true and correct to the best of SELLER'S knowledge as of the date signed by SELLER. SELLER further agrees to notify BUYER of any additional items which may become known to the SELLER prior to recording of the Deed. SELLER further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

I have not occupied this property in the past years of my ownership. Therefore, there are conditions of this property with which I am not familiar, however I have completed this disclosure as fully as possible.

SELLER SIGNATURE

Marilyn Williams
Kenneth D. Wehmeyer and Lena E. Wehmeyer, Trustees under a Revocable Living Trust Agreement

DATE 6/25/19

SELLER NAME (Please type or print clearly)

SELLER SIGNATURE

SELLER NAME (Please type or print clearly)

DATE

BUYER'S initial and date:
BUYER'S initial and date:

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BUYER'S RECEIPT OF DISCLOSURE STATEMENT

BUYER acknowledges that this disclosure does not constitute a warranty. The BUYER is urged to carefully inspect the property and to have the property inspected by a qualified inspector. The BUYER understands that there are areas of the property of which the SELLER has no knowledge and this disclosure statement does not encompass those areas. The BUYER also acknowledges that he has read and received a signed copy of this statement from the SELLER or SELLER'S Agent. The BUYER acknowledges any personal property not included in the sales contract remains the property of the SELLER.

BUYER'S RIGHT TO PROFESSIONAL COUNSEL: BUYER acknowledges and agrees that the purchase of real property encompasses many professional disciplines, and while Broker possesses considerable general knowledge, Broker is not expert in matters of law, tax, financing, surveying, structural conditions, hazardous material, engineering, etc. BUYER acknowledges that BUYER has been advised by Broker to seek professional expert assistance and advice in those and other areas of professional expertise. In the event that Broker provides to BUYER names or sources for such advice and assistance, BUYER acknowledges and agrees that Broker does not warrant or guarantee such services and/or products.

BUYER herein understands that outside legal and tax counsel is recommended. Comprehensive mechanical, structural and other inspections are recommended. If, at BUYER'S option and choice, BUYER decides not to conduct inspections or obtain tax and legal counsel before closing, then BUYER accepts the Property in its present condition and will make no claim against SELLER, Brokers, or agents, based upon the lack of tax or legal counsel or based on any known or unknown past, current, or future condition of the above property and/or its improvements including but not limited to latent or patent defects, repairs, or replacements.

BUYER is advised that school boundaries are subject to change.

BUYER is advised 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. BUYER is advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: <http://www.kansas.gov/kbi/>) or by contacting the local sheriff's office.

BUYER is advised that fungal contaminants (molds, etc.) may exist in the Property of which the Seller is unaware. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose fungal contaminants. BUYER may wish to obtain an inspection specifically for fungal contaminants to more fully determine the condition of the Property and its environmental status. Companies may be found in the Yellow Pages under "Environmental and Ecological Consultants," or "Environmental and Ecological Equipment and Services." Additional information about mold/fungal contaminants may be found at the following Internet Web Site: <http://www.cdc.gov/mold/faqs.htm>

RADON: Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas Department of Health and Environment recommends all homebuyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information go to <http://www.kansasradonprogram.org>. BUYER acknowledges that SELLER does not warrant code compliance.

BUYER SIGNATURE

DATE

BUYER NAME (Please type or print clearly)

BUYER SIGNATURE

DATE

BUYER NAME (Please type or print clearly)



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

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.

PROPERTY ADDRESS: 2421 Overlook Circle, Lawrence, KS 66047

SELLER'S DISCLOSURE: **MUST INITIAL "A" AND "B" AND CHECK APPROPRIATE BOXES!!**

- ME (Initial) (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

 - SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ME (Initial) (b) Records and reports available to the SELLER (check one below):
- SELLER has provided the BUYER with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

 - SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT: **MUST INITIAL APPROPRIATE AREAS!**

- (c) BUYER has received from SELLER copies of all available records and reports listed above.
- (d) BUYER has received the pamphlet *Protect Your Family From Lead In Your Home*.
- (e) BUYER has - **MUST CHECK ONE BELOW!**
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection or 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 ACKNOWLEDGMENT: **MUST BE INITIALED!**

JF (Initial) (f) Agent has informed the SELLER or the SELLER's obligations 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.

SELLER Melanie Williams, Trustee

BUYER _____

SELLER _____

BUYER _____

LISTING AGENT [Signature]

SELLING AGENT _____

“AS IS” ATTACHMENT TO SALES CONTRACT

SELLER(s): Wehmeyer Trust

BUYER(s): _____

ADDRESS: 2421 Overlook Circle
Lawrence, KS 66049

- The Property being sold is not new and neither SELLER nor Seller’s Agent warrant the condition of the property, which is sold in its present “AS IS” condition. BUYER understands and agrees that SELLER, his or her agents or assigns, will not, prior or subsequent to closing, be responsible for the repair, replacement, or modification of any deficiencies, malfunctions or mechanical defects in the material, workmanship, or mechanical components of the structures, improvements, or land, including but not limited to: heating, plumbing, electrical or sewage disposal system, well or other water supply system, drainage or moisture conditions, foundations, air conditioning, hot water heater, pools, spas, solar systems, appliances, roof or damage by pests or other organisms.
- This provision supersedes all other provisions in the Purchase Agreement regarding maintenance and condition of the Property (except those relating to the destruction of improvements, risk of loss, and leaving property free of debris and personal property). However, SELLER agrees the Property (including all structures, pool, spa, grounds, and landscaping) will be delivered to BUYER at closing in the same or better condition than as of the date of acceptance or, if there is an inspection contingency, as of the time the inspection contingency is removed. Additionally, SELLER shall remove all personal property and debris from the Property prior to closing, unless otherwise agreed in writing.
- BUYER has been advised to carefully inspect the Property personally, and to obtain inspection reports from qualified experts regarding all systems and features of the Property including boundary lines, lot and dwelling size, roof, plumbing, electrical, appliances, sewers, septic systems, soil conditions, foundation, heating, air conditioning, structural components, pool and related equipment, and any possible environmental hazards or pest infestation.
- SELLER agrees to permit BUYER and BUYER’S representative’s reasonable access to the Property to complete the inspections.
- BUYER will notify SELLER in writing on or before N/A (if left blank, within TEN (10) calendar days from acceptance) that the condition of the Property is either acceptable or unacceptable. If the BUYER finds the Property acceptable, BUYER agrees to take the Property in its present “AS IS” condition as of the time the inspection condition is satisfied. Should BUYER find the Property unacceptable, the BUYER has the option of terminating the Purchase Agreement, and both parties will immediately execute a mutual cancellation agreement and shall thereafter be released and discharged from all liability under this Contract, and the earnest money shall be refunded promptly to BUYER, less any costs incurred by BUYER for BUYER’S inspections that have not been paid prior to cancellation.
- BUYER is not relying on SELLER, Seller’s Agent, or Buyer’s Agent to investigate and report on the condition of the Property other than conditions actually known by the SELLER, Seller’s Agent or Buyer’s Agent and noted on any disclosure statements that have been provided. In all other respects, BUYER agrees that he or she is relying exclusively upon BUYER’S own inspection and that of experts retained by BUYER as to the condition of the physical features of the Property.
- The parties understand that, even though this is an “AS IS” sale, the SELLER is obligated by law to reveal all known defects of a material nature of which the SELLER is aware. The parties do not intend by this addendum to waive any provision of the law requiring that the SELLER or the agents furnish disclosure statements, nor do the parties intend to waive any provisions of local laws requiring inspections or reports.
- BUYER and SELLER agree and affirm that there are NO EXCEPTIONS made to this “AS IS” addendum unless checked here:
 EXCEPTIONS AS FOLLOWS: Property is being sold at Auction. Buyer has had opportunity to inspect property prior to auction date. Buyer accepts property in its as is condition.

SELLER _____ DATE _____ BUYER _____ DATE _____

SELLER _____ DATE _____ BUYER _____ DATE _____



Lawrence Board of Realtors® (6-22-09)



INSPECTION WAIVER

It is understood and agreed that Buyer hereby waives the following inspections for the property located at:
2421 Overlook Circle, Lawrence, KS.

CHECK BOX(ES) FOR INSPECTION(S) TO BE WAIVED (Paragraphs referenced are in the LBOR/LMLS Board Approved Contract Form.)

- Paragraph 7. TERMITE/WOOD-DESTROYING/PEST INFESTATION
- Paragraph 8b1. MECHANICAL EQUIPMENT, PLUMBING & ELECTRICAL SYSTEMS, HVAC
- Paragraph 8b2. STRUCTURAL
- Paragraph 8b3. ENVIRONMENTAL OR HEALTH HAZARDS

Buyer acknowledges that Buyer has been advised to have the property examined by professional inspectors and has had the opportunity to have inspections performed by inspectors of Buyer's own choosing.

Buyer further acknowledges that neither the Seller nor any REALTOR® involved in the sale of the property Buyer is purchasing is an expert in detecting or repairing physical defects in the property. Buyer affirms that no important or material representations made by any REALTOR® concerning the condition of the property are being relied on by Buyer in conjunction with the purchase of the property.

Buyer agrees to accept the property in its present condition, subject to any warranties that may be provided by Seller.

Buyer

Buyer

Date: _____

Date: _____

Received by Sellers Agent/Representative: _____
Signature Date

Buyer acknowledges that they had the opportunity to conduct any and all inspections on this property prior to auction date. This property is being sold by auction in it's as is condition.

Buyers Initials: _____

Buyers Initials: _____

**REAL ESTATE
BROKERAGE
RELATIONSHIPS**



**BUYING OR SELLING
PROPERTY** - As a member of the NATIONAL ASSOCIATION OF REALTORS®, a REALTOR® subscribes to its strict Code of Ethics. Whether a REALTOR® is the agent or subagent of the SELLER, agent for BUYER, or transaction broker, a REALTOR® is obligated to treat honestly all parties to the transaction.

* A REALTOR® acts as an agent of BUYERS, or SELLERS, or as a Transaction Broker, to present offers and counter-offers until an agreement is reached.

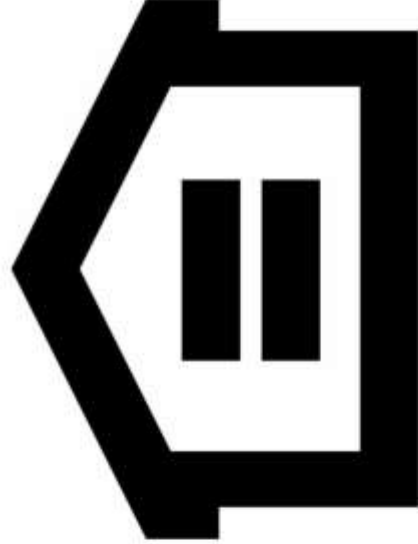
Real estate brokers and salespersons are required by K.S.A. 58-30,110, and amendments thereto, to furnish a brochure on real estate brokerage relationships to buyers and sellers of residential property of one to four units.

October 1997

**BUYING OR SELLING
PROPERTY**

- As a member of the NATIONAL ASSOCIATION OF REALTORS®, a REALTOR® subscribes to its strict Code of Ethics. Whether a REALTOR® is the agent or subagent of the SELLER, agent for BUYER, or transaction broker, a REALTOR® is obligated to treat honestly all parties to the transaction.

* A REALTOR® acts as an agent of BUYERS, or SELLERS, or as a Transaction Broker, to present offers and counter-offers until an agreement is reached.



**EQUAL HOUSING
OPPORTUNITY**



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Baldwin City, KS 66006
785.594.3125 Office
785.594.7442 Fax
FloryAndAssociates.com



REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURE

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the client's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on October 10, 2017

BRRETA BROCHURE

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