

# PROPERTY INFORMATION PACKET

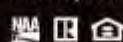
THE DETAILS

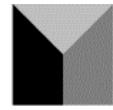


## **Sierra Square Apartments – 3007 & 3009 Sierra Parkway Hutchinson, KS 67502**

AUCTION: BIDDING OPENS: Tues, Feb 3rd @ 2:00 PM  
BIDDING CLOSING: Wed, Feb 11<sup>th</sup> @ 2:15 PM

12041 E. 13th St. N. • Wichita, KS 67206  
316.867.3600 • 800.544.4489 • McCurdy.com





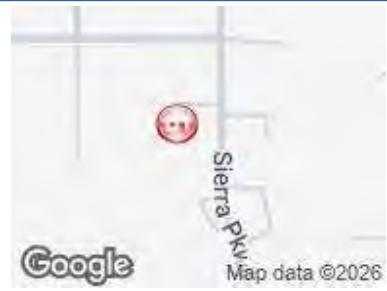
**McCurdy**  
REAL ESTATE & AUCTION

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**STANDARD**

<b>MLS #</b>	666978
<b>County</b>	Reno
<b>Class</b>	Multi-Family
<b>Property Type</b>	Apartment Complex
<b>Area</b>	SCKMLS
<b>Address</b>	3007 & 3009 Sierra
<b>Address 2</b>	
<b>City</b>	Hutchinson
<b>State</b>	KS
<b>Zip</b>	67502
<b>Status</b>	Active
<b>Contingency Reason</b>	
<b>Asking Price</b>	\$0

**GENERAL**

<b>List Agent</b>	Jason Reed - CELL: 785-342-1748
<b>List Office</b>	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
<b>Co-List Agent</b>	Andrew Jones - CELL: 316-323-2790
<b>Co-List Office</b>	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
<b>Showing Phone</b>	888-874-0581
<b>Style</b>	Garden
<b>Approximate Age</b>	51 - 80 Years
<b>Basement</b>	None
<b>Existing Finance</b>	None
<b>Owner Finance Y/N</b>	No
<b>Approx. TFLA</b>	8,315.00
<b>TFLA Source</b>	Court House
<b>Parcel ID</b>	029-31-0-30-17-014-00-0
<b>Number of Units</b>	14
<b>On-Site Parking Spaces</b>	14.00
<b>Year Built</b>	1969
<b># of Efficiency Units</b>	4
<b># of 1 Bedroom Units</b>	10
<b># of 2 Bedroom Units</b>	
<b># of 3 Bedroom Units</b>	
<b>Lot Size/SqFt</b>	30960
<b>Rent Per Unit-Efficiency</b>	515-525
<b>Rent Per Unit - 1 Bedroom</b>	550-620
<b>Rent Per Unit - 2 Bedroom</b>	
<b>Rent Per Unit - 3 Bedroom</b>	
<b>Vacancy Rate %</b>	0.00
<b>School District</b>	Hutchinson Public Schools (USD 308)
<b>Elementary School</b>	Morgan - Hutchinson
<b>Middle School</b>	Hutchinson
<b>High School</b>	Hutchinson
<b>Subdivision</b>	NONE LISTED ON TAX RECORD
<b>Legal</b>	NORTH RIDGE, S31, T22, R05W, BLOCK B, LOT 2 - 3
<b>For Sale/Auction/For Rent</b>	Auction
<b>Rent Per Unit - 4+ Bedroom</b>	
<b>Virtual Tour 2 Label</b>	
<b>Virtual Tour 4 Label</b>	
<b>Owner Name</b>	
<b># of 4+ Bedroom Units</b>	
<b>FIPS Code</b>	20155
<b>Great Plains Navica</b>	
<b>On Market Date</b>	
<b>Associated Document Count</b>	0
<b>Listing Visibility Type</b>	MLS Listing
<b>Picture Count</b>	36
<b>Sold Price Per SQFT</b>	
<b>Tax ID</b>	
<b>Update Date</b>	1/13/2026 12:50 PM
<b>Unique Property Identifier</b>	

Showing Start Date

1/13/2026

Floor Plans Update Date

**DIRECTIONS**

Directions (Hutchinson) E. 30th Ave. &amp; Plum - East on 30th, North on Sierra Pkwy

**FEATURES**

EXTERIOR CONSTRUCTION	TENANT PAID UTILITIES	PROPOSED FINANCING	TYPE OF LISTING
Frame	Electric	Cash	Excl Right w/o Reserve
Stone	<b>BASEMENT USE</b>	<b>TERMS OF TENANCY</b>	<b>AGENT TYPE</b>
<b># OF STORIES</b>	None	Month to Month	Sellers Agent
Two	<b>BASEMENT FINISH PER</b>	6 Months to 1 Year	<b>FLOORS</b>
<b>ROOF</b>	None	<b>DOCUMENTS ON FILE</b>	Carpet
Composition	<b>HEATING</b>	Financial Documents	Other/See Remarks
<b>AMENITIES / SAFETY FEA</b>	Forced Air	Floor Plan	<b>UNIT FEATURES-ALL</b>
Central Laundry	Individual Unit	Ground Water Addendum	Carpets
Club House	<b>COOLING</b>	Lead Paint	<b>UNIT FEATURES-SOME</b>
Fencing	Central Electric	Rent Roll	Window Treatment
Smoke/Heat Detector	<b>PARKING</b>	Sellers Prop. Disclosure	Living/Dining Combo
<b>FLOOD INSURANCE</b>	1 1/2 per Unit	Aerial Photo	<b>OTHER MISCELLANEOUS</b>
Unknown	Paved	<b>OWNERSHIP</b>	Security Deposits
<b>UTILITIES</b>	<b>APPLIANCES</b>	Individual	Separate Meters
Public Water	Dishwasher	Trust	<b>SAFETY FEATURES</b>
Sewer	Over/Range	<b>SHOWING INSTRUCTIONS</b>	Smoke/Heat Detectors
<b>OWNER PAID UTILITIES</b>	Refrigerator	Appt Req-Call Showing #	
Lawn Maintenance	<b>POSSESSION</b>	<b>LOCKBOX</b>	
Water/Sewer	At Closing	Other-See Private Remarks	

**FINANCIAL**

<b>Assumable Y/N</b>	No
<b>Gross Income</b>	\$91,320.00
<b>General Taxes</b>	\$8,573.90
<b>General Tax Year</b>	2025
<b>Yearly Specials</b>	\$1,344.00
<b>Total Specials</b>	\$1,344.00
<b>HOA Y/N</b>	No

**Yearly HOA Dues****HOA Initiation Fee****Earnest \$ Deposited With** Security 1st Title**PUBLIC REMARKS**

**Public Remarks** Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, February 3rd, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, February 11th, 2026 at 2:15 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! Sierra Square Apartments – 14-Unit, 100% Occupied Multifamily Investment | Hutchinson, KS Sierra Square Apartments is a 100% occupied, well-managed 14-unit garden-style apartment community located on Sierra Parkway near E. 30th St. & S. Plum Street in Hutchinson, Kansas. This stabilized asset offers a desirable unit mix, strong management history, and thorough operational records, making it an ideal opportunity for both seasoned and first-time multifamily investors. The property consists of two levels in a garden-style configuration with a total gross building area of 8,315 SF and 7,310 SF of rentable area. A separate 740 SF clubhouse houses tenant laundry facilities and owner storage. The properties sit on a partially fenced 0.71± acre lot. Unit Mix (14 Total Units): 10 – 1 Bedroom / 1 Bath 4 – Efficiency / Studio (1 Bath) Property & Building Features: 100% occupancy Each unit has its own water heater Central heat & air Individually functional and efficient layouts Carpet and vinyl flooring throughout units Mini-blinds, walk-in closets, and coat closets Kitchen equipped with oven/range and refrigerator 1 BR units have dishwashers Shower/tub combo in each unit Community Amenities: On-site laundry facility (located in clubhouse) Paved parking lot w/1+ space per unit Budget-friendly studio and 1-bedroom units Intimate 14-unit community setting Management & Operations: Professionally managed by a leading property management company (No written contractual agreement past closing, but company has expressed interest in continuing management post sale.) Exceptionally detailed management records including: Rent rolls Security deposit rolls Unit-by-unit maintenance and service records On-site/nearby management available Monday–Friday 24/7 emergency maintenance on call All units have written leases Utilities & Billing: Water and trash invoiced monthly to residents based on usage \$13/month Legal Liability Fee billed to tenants Electricity separately metered and paid directly by residents Pet Policy: Up to 2 pets per unit, maximum 10 lbs each \$200 non-refundable pet fee (up to 2 pets) \$300 fully refundable deposit per pet \$25/month pet rent per pet Sierra Square Apartments offers a turn-key, stabilized investment with strong occupancy, professional management, and detailed operational documentation in a proven Hutchinson rental corridor. The monthly income at Sierra Square is currently \$7,610 at 100% occupancy. Total gross annual income is currently \$91,320. \*Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$25,000.

## MARKETING REMARKS

### Marketing Remarks

## PRIVATE REMARKS

**Private Remarks** Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, February 3rd, 2026 at 2 PM (cst) | BIDDING CLOSING: Wednesday, February 11th, 2026 at 2:15 PM (cst). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Select units can be viewed at one of two Open House dates: 2/2/26 or 2/9/26 from 3:30 PM - 5:30 PM. More details to come. Per property management company, the swimming pool has not been functional or open for the past 3 years. See website for all redacted leases.

## AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	2/3/2026	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Auction End Date	2/11/2026	2 - Open Start Time
Auction End Time	2:15pm	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Broker Reg Deadline	2/10/26 @ 5pm	3 - Open/Preview Date
Buyer Premium Y/N	Yes	3 - Open Start Time
Premium Amount	0.10	3 - Open End Time
Earnest Money Y/N	Yes	
Earnest Amount %/\$	25,000.00	

## TERMS OF SALE

Terms of Sale See Associated Documents. Broker Bay 888-874-0581

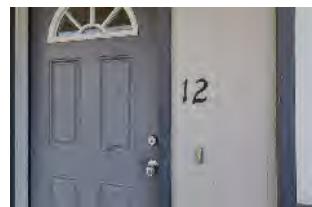
## PERSONAL PROPERTY

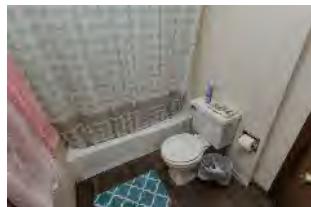
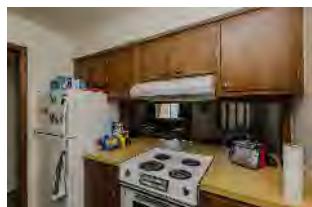
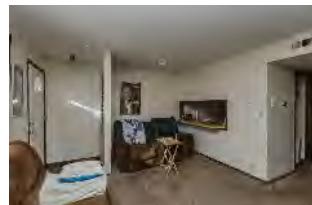
### Personal Property

## SOLD

How Sold	Selling Agent
Sale Price	Selling Office
Net Sold Price	Co-Selling Agent
Pending Date	Co-Selling Office
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

## ADDITIONAL PICTURES





## **DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

## TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at [auctions@mccurdy.com](mailto:auctions@mccurdy.com).

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.

McCurdy  
REAL ESTATE & AUCTIONLIMITED-KNOWLEDGE SELLER'S DISCLOSURE  
MULTIFAMILY (4-6 UNITS)

(Sierra Square Apartments)

Property Address: 3007 Sierra Parkway - Hutchinson, KS 67502

(the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Property Type:  Four to Sixplex  Apartment Complex  Mobile/Modular Homes  Multiple Homes on One Lot

Occupancy: 14 Total # of Units 13 Number of Occupied Units 1 Number of Vacant Units

Tenant Details: Rent Summary: Units #1 - #10 = 1 BR/1BA &amp; rent range is \$550 - \$620 / month

Units #11 - #14 = Studio apartments &amp; rent range is \$515 - \$525 / month

1	Address/Unit: #1	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

2	Address/Unit: #2	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

3	Address/Unit: #3	Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Utilities On or Off:		Utilities Paid By:
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner
Type, if other: _____		
Appliances transferring with the Real Estate		
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None

<b>4 Address/Unit: #4</b>				<b>Occupancy:</b> <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Owner	Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 2/27/2026	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Appliances transferring with the Real Estate</b>					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

<b>5 Address/Unit: #5</b>				<b>Occupancy:</b> <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Owner	Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 7/31/2026	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Appliances transferring with the Real Estate</b>					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

<b>6 Address/Unit: #6</b>				<b>Occupancy:</b> <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Owner	Month-to-Month	
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 6/15/2026	
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant	<input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____	
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Appliances transferring with the Real Estate</b>					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

**Utilities:**Have any utility meters been removed?  Yes  No  Unknown

If yes, please provide details including type of meter and applicable address or unit:

Separate Meters:  Yes  No  Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

Electric is individually metered, water is one meter but reimbursed to owner through RUBS Billing.

4 Address/Unit: #7		Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Tenant-Occupied <input checked="" type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Month-to-Month
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Fixed Expiration Date: 10/16/2026
Type, if other:		Terms of Tenancy & Lease Information	
		Rent Amount: \$ _____ Deposit Amount: \$ _____	
		Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

5 Address/Unit: #8		Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Month-to-Month
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Fixed Expiration Date: 3/4/2026
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other:		Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

6 Address/Unit: #9		Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Month-to-Month
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Fixed Expiration Date: 3/3/2026
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____
Type, if other:		Tenant Current on Rent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Appliances transferring with the Real Estate			
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

**Utilities:**Have any utility meters been removed?  Yes  No  Unknown

If yes, please provide details including type of meter and applicable address or unit:

Separate Meters:  Yes  No  Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

*Same*

4 Address/Unit: #10				Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month		
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 10/30/2026		
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____		
Type, if other:				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

5 Address/Unit: #11				Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month		
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 9/30/2026		
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____		
Type, if other:				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

6 Address/Unit: #12 VACANT				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month		
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Fixed Expiration Date: _____		
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____		
Type, if other:				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

**Utilities:**Have any utility meters been removed?  Yes  No  Unknown

If yes, please provide details including type of meter and applicable address or unit:

Separate Meters:  Yes  No  Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

*Same*

## (CONTINUED - SIERRA SQUARE APARTMENTS)

AuthenSign ID: 26688854-38DF-F011-8195-00003A1E5303

4 Address/Unit: #13				Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month		
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 2/16/2026		
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____		
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

5 Address/Unit: #14				Occupancy: <input checked="" type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Water:	<input checked="" type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month		
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input checked="" type="checkbox"/> Fixed Expiration Date: 9/30/2026		
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____		
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate					
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> None	

6 Address/Unit: _____				Occupancy: <input type="checkbox"/> Tenant-Occupied <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Vacant	
Utilities On or Off:		Utilities Paid By:		Terms of Tenancy & Lease Information	
Electric:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Written Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Water:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Month-to-Month		
Gas:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Term of Lease: <input type="checkbox"/> Fixed Expiration Date: _____		
Other:	<input type="checkbox"/> On <input type="checkbox"/> Off	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	Rent Amount: \$ _____ Deposit Amount: \$ _____		
Type, if other: _____				Tenant Current on Rent: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Appliances transferring with the Real Estate					
Refrigerator: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Stove/Oven: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dishwasher: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	
Microwave: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Washer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None		Dryer: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None	

## Utilities:

Have any utility meters been removed?  Yes  No  Unknown

If yes, please provide details including type of meter and applicable address or unit:

Separate Meters:  Yes  No  Not applicable

If yes, please provide details (e.g. separate electric meters, separate gas meters, one water meter, etc.):

*SA me*

**Code Violations:**

Does the property have any code violations?  Yes  No  Unknown

If yes, please provide details: \_\_\_\_\_

\_\_\_\_\_

**Homeowners Association:**

Is the property subject to HOA fees?  Yes  No  Unknown

Dues Amount: \_\_\_\_\_  Yearly  Monthly  Quarterly

Initiation Fee: \_\_\_\_\_

**Special Assessments or Fees:**

Is the Real Estate located in an improvement district?  Yes  No  Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of?  Yes  No  Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): \_\_\_\_\_

Explanation of Assessment or Fee: \_\_\_\_\_

\_\_\_\_\_

**Property Disclosures:**

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")?

None \_\_\_\_\_

Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None known to seller \_\_\_\_\_

\_\_\_\_\_

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

**SELLER:**

 \_\_\_\_\_ 1/7/26 \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Pete Catanach \_\_\_\_\_  
Print \_\_\_\_\_

VP For Key Management Company  
Title \_\_\_\_\_ Company \_\_\_\_\_  
Agent for owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_

Title \_\_\_\_\_ Company \_\_\_\_\_

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

**BUYER:**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Address: 3007 Sierra Parkway - Hutchinson, KS 67502

## Disclosure of Information on 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.

## Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment (initial)

- (c)  Purchaser has received copies of all information listed above.
- (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  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 (initial)

- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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.

Authentisign JoAnn Magee	12/22/2025	Authentisign Deana M. Hoffer	12/22/2025
Seller	Date	Seller	Date
Purchaser Authentisign Jason Reed	Date 12/22/2025	Purchaser	Date
Agent	Date	Agent	Date



## **WATER WELL INSPECTION REQUIREMENTS**

Property Address: 3007 Sierra Parkway - Hutchinson, KS 67502

**Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.**

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale 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), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
  2. 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 so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

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**

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

Location of Lagoon/Septic Access:

JoAnn Magee 12/22/2025  
Owner/Seller Date  
Deana M. Hoffer 12/22/2025  
Owner/Seller Date

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



## GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:

6 3007 & 3009 Sierra Parkway Hutchinson KS 67502

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

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

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

10  Seller has no knowledge of groundwater contamination or other environmental concerns;  
 11 or  
 12  Known groundwater contamination or other environmental concerns are:

13  
 14  
 15 (b) Records and reports in possession of Seller (**initial one**):

16  Seller has no reports or records pertaining to groundwater contamination or other  
 17 environmental concerns; or  
 18  Seller has provided the Buyer with all available records and reports pertaining to  
 19 groundwater contamination or other environmental concerns (list document below):

20  
 21  
 22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

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

24 **CERTIFICATION**

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

28  Date

Buyer Date

29 Seller  Date

Buyer Date

30  Date

Buyer Date

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## RENT ROLL DETAIL

As of 12/22/2025

**Parameters:** Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;  
details

Unit	Floorplan	Unit	Designation	SQFT	Unit/Lease	Name	Move-In	Lease	Lease	Market	Trans	Lease	Other	Total	Dep	balance	
		Designation			Status		Move-Out	Start	End	+ Addl.			Charges/	Billing	On Hand		
1	1.1		N/A	507	Occupied	[REDACTED]	05/04/2021	11/01/2024	12/31/2025	620.00	LEGALLIABILITY	0.00	13.00	623.00	524.00	(650.28)	
						[REDACTED]					RENT		610.00	0.00			
			N/A		Pending renewal	[REDACTED]	05/04/2021	01/01/2026	12/31/2026		RENT		620.00 *	0.00 *	620.00 *	0.00	0.00
2	1.1		N/A	507	Occupied	[REDACTED]	05/01/2020	05/01/2024	04/30/2025	620.00	LEGALLIABILITY	0.00	13.00	563.00	450.00	(130.71)	
						[REDACTED]					RENT		550.00	0.00			
3	1.1		N/A	507	Occupied	[REDACTED]	04/25/2025	04/25/2025	04/24/2026	620.00	LEGALLIABILITY	0.00	13.00	638.00	650.00	0.00	
						[REDACTED]					PETRENT		0.00	15.00			
						[REDACTED]					RENT		610.00	0.00			
4	1.1		N/A	507	Occupied	[REDACTED]	02/28/2025	02/28/2025	02/27/2026	620.00	LEGALLIABILITY	0.00	13.00	623.00	400.00	0.00	
						[REDACTED]					RENT		610.00	0.00			
5	1.1		N/A	507	Occupied	[REDACTED]	08/01/2019	08/01/2025	07/31/2026	620.00	LEGALLIABILITY	0.00	13.00	588.00	460.00	(650.64)	
						[REDACTED]					RENT		575.00	0.00			
6	1.1		N/A	507	Occupied	[REDACTED]	06/16/2023	06/16/2025	06/15/2026	620.00	LEGALLIABILITY	0.00	13.00	633.00	400.00	0.00	
						[REDACTED]					RENT		620.00	0.00			
7	1.1		N/A	507	Occupied	[REDACTED]	10/17/2025	10/17/2025	10/16/2026	620.00	LEGALLIABILITY	0.00	13.00	658.00	775.00	0.00	
						[REDACTED]					PETRENT		0.00	25.00			
						[REDACTED]					RENT		620.00	0.00			
8	1.1		N/A	507	Occupied	[REDACTED]	03/05/2025	03/05/2025	03/04/2026	620.00	LEGALLIABILITY	0.00	13.00	738.00	650.00	0.00	
						[REDACTED]					MTOM		0.00	100.00			
						[REDACTED]					PETRENT		0.00	15.00			
						[REDACTED]					RENT		610.00	0.00			
9	1.1		N/A	507	Occupied	[REDACTED]	08/21/2024	09/04/2025	03/03/2026	620.00	LEGALLIABILITY	0.00	13.00	633.00	400.00	0.00	
						[REDACTED]					RENT		620.00	0.00			
10	1.1		N/A	507	Occupied	[REDACTED]	10/31/2025	10/31/2025	10/30/2026	620.00	LEGALLIABILITY	0.00	13.00	633.00	1,095.00	0.00	
						[REDACTED]					RENT		620.00	0.00			
11	0		N/A	307	Occupied	[REDACTED]	10/01/2025	10/01/2025	09/30/2026	525.00	LEGALLIABILITY	0.00	13.00	538.00	525.00	0.00	
						[REDACTED]					RENT		525.00	0.00			
12	0		N/A	307	Vacant	VACANT				525.00			0.00 *	0.00 *			

\* indicates amounts not included in detail totals

## RENT ROLL DETAIL

As of 12/22/2025

mgt-521-003

**Parameters:** Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;  
details

Unit	Floorplan	Unit	Unit/Lease	Move-In	Lease	Lease	Market	Trans	Lease	Other	Total	Dep	balance		
		Designation													
13	0	N/A	307	Occupied	[REDACTED]	02/17/2025	02/17/2025	02/16/2026	525.00	LEGALLIABILITY	0.00	13.00	558.00	650.00	0.93
					[REDACTED]					PETRENT	0.00	30.00			
					[REDACTED]					RENT	515.00	0.00			
14	0	N/A	307	Occupied	[REDACTED]	10/01/2025	10/01/2025	09/30/2026	525.00	LEGALLIABILITY	0.00	13.00	538.00	525.00	568.00
					[REDACTED]					RENT	525.00	0.00			
<b>totals:</b>										<b>8,300.00</b>	<b>7,610.00</b>	<b>354.00</b>	<b>7,964.00</b>	<b>7,504.00</b>	

## RENT ROLL DETAIL

As of 12/22/2025

mgt-521-003

**Parameters:** Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

Amt / SQFT: Market = 6,298 SQFT; Leased = 5,991 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
0	4	307	525.00	1.71	521.67	1.70	3	75.00	1
1.1	10	507	620.00	1.22	604.50	1.19	10	100.00	0
<b>totals / averages:</b>	<b>14</b>	<b>450</b>	<b>592.86</b>	<b>1.32</b>	<b>585.38</b>	<b>1.27</b>	<b>13</b>	<b>92.86</b>	<b>1</b>

## occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	7,775.00	13	7,610.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased	525.00	1	525.00
<b>totals:</b>	<b>8,300.00</b>	<b>14</b>	<b>8,135.00</b>

## summary billing by transaction code for current date

code	amount
LEGALLIABILITY	169.00
MTOM	100.00
PETRENT	85.00
RENT	7,610.00
<b>total:</b>	<b>7,964.00</b>

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

Bldg	Unit	# of WOs	WO	Service Issue	Assigned to Worker	Date closed	Amt charged	Time Worked	Hrs:Min
N/A	10	16	23-1	Move-Out Inspection		09/22/2023			0:0
			23-2	Maintenance Checklist & Repair		09/22/2023			0:0
			23-3	Paint		09/22/2023			0:0
			23-4	Carpet/Floors		09/22/2023			0:0
			23-5	Clean		09/22/2023			0:0
			23-6	Final Inspection		09/22/2023			0:0
			105-1	Move-Out Inspection		10/15/2025			0:0
			105-2	Lock change/keys		10/15/2025			0:0
			105-3	Trash out		10/15/2025			0:0
			105-4	Maintenance		10/15/2025			0:0
			105-5	Check Mechanical Systems		10/15/2025			0:0
			105-6	Paint		10/15/2025			0:0
			105-7	Carpet		10/15/2025			0:0
			105-8	Vinyl/Floors		10/15/2025			0:0
			105-9	Clean		10/15/2025			0:0
			105-10	Final Inspection		10/15/2025			0:0
N/A	11	30	98-1	Move-Out Inspection		05/19/2025			0:0
			98-2	Lock change/keys		05/19/2025			0:0
			98-3	Trash out		05/19/2025			0:0
			98-4	Maintenance		05/19/2025			0:0
			98-5	Check Mechanical Systems		05/19/2025			0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

98-6	Paint	05/19/2025	0:0
98-7	Carpet	05/19/2025	0:0
98-8	Vinyl/Floors	05/19/2025	0:0
98-9	Clean	05/19/2025	0:0
98-10	Final Inspection	05/19/2025	0:0
104-1	Move-Out Inspection	10/28/2025	0:0
104-2	Lock change/keys	10/28/2025	0:0
104-3	Trash out	10/28/2025	0:0
104-4	Maintenance	10/28/2025	0:0
104-5	Check Mechanical Systems	10/28/2025	0:0
104-6	Paint	10/28/2025	0:0
104-7	Carpet	10/28/2025	0:0
104-8	Vinyl/Floors	10/28/2025	0:0
104-9	Clean	10/28/2025	0:0
104-10	Final Inspection	10/28/2025	0:0
64-1	Move-Out Inspection	05/06/2024	0:0
64-2	Lock change/keys	05/06/2024	0:0
64-3	Trash out	05/06/2024	0:0
64-4	Maintenance	05/06/2024	0:0
64-5	Check Mechanical Systems	05/06/2024	0:0
64-6	Paint	05/06/2024	0:0
64-7	Carpet	05/06/2024	0:0
64-8	Vinyl/Floors	05/06/2024	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

		64-9	Clean	05/06/2024	0:0
		64-10	Final Inspection	05/06/2024	0:0
N/A	12	20	80-1	Move-Out Inspection	10/24/2024
			80-2	Lock change/keys	10/24/2024
			80-3	Trash out	10/24/2024
			80-4	Maintenance	10/24/2024
			80-5	Check Mechanical Systems	10/24/2024
			80-6	Paint	10/24/2024
			80-7	Carpet	10/24/2024
			80-8	Vinyl/Floors	10/24/2024
			80-9	Clean	10/24/2024
			80-10	Final Inspection	10/24/2024
			59-1	Move-Out Inspection	05/08/2024
			59-2	Lock change/keys	05/08/2024
			59-3	Trash out	05/08/2024
			59-4	Maintenance	05/08/2024
			59-5	Check Mechanical Systems	05/08/2024
			59-6	Paint	05/08/2024
			59-7	Carpet	05/08/2024
			59-8	Vinyl/Floors	05/08/2024
			59-9	Clean	05/08/2024
			59-10	Final Inspection	05/08/2024
N/A	13	30	44-1	Move-Out Inspection	02/23/2024

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

44-2	Lock change/keys	02/23/2024	0:0
44-3	Trash out	02/23/2024	0:0
44-4	Maintenance	02/23/2024	0:0
44-5	Check Mechanical Systems	02/23/2024	0:0
44-6	Paint	02/23/2024	0:0
44-7	Carpet	02/23/2024	0:0
44-8	Vinyl/Floors	02/23/2024	0:0
44-9	Clean	02/23/2024	0:0
44-10	Final Inspection	02/23/2024	0:0
90-1	Move-Out Inspection	02/17/2025	0:0
90-2	Lock change/keys	02/17/2025	0:0
90-3	Trash out	02/17/2025	0:0
90-4	Maintenance	02/17/2025	0:0
90-5	Check Mechanical Systems	02/17/2025	0:0
90-6	Paint	02/17/2025	0:0
90-7	Carpet	02/17/2025	0:0
90-8	Vinyl/Floors	02/17/2025	0:0
90-9	Clean	02/17/2025	0:0
90-10	Final Inspection	02/17/2025	0:0
74-1	Move-Out Inspection	09/06/2024	0:0
74-2	Lock change/keys	09/06/2024	0:0
74-3	Trash out	09/06/2024	0:0
74-4	Maintenance	09/06/2024	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

		74-5	Check Mechanical Systems	09/06/2024	0:0
		74-6	Paint	09/06/2024	0:0
		74-7	Carpet	09/06/2024	0:0
		74-8	Vinyl/Floors	09/06/2024	0:0
		74-9	Clean	09/06/2024	0:0
		74-10	Final Inspection	09/06/2024	0:0
N/A	14	30	86-1	Move-Out Inspection	01/07/2025
			86-2	Lock change/keys	01/07/2025
			86-3	Trash out	01/07/2025
			86-4	Maintenance	01/07/2025
			86-5	Check Mechanical Systems	01/07/2025
			86-6	Paint	01/07/2025
			86-7	Carpet	01/07/2025
			86-8	Vinyl/Floors	01/07/2025
			86-9	Clean	01/07/2025
			86-10	Final Inspection	01/07/2025
		30-1	Move-Out Inspection	10/19/2023	0:0
		30-2	Lock change/keys	10/19/2023	0:0
		30-3	Trash out	10/19/2023	0:0
		30-4	Maintenance	10/19/2023	0:0
		30-5	Check Mechanical Systems	10/19/2023	0:0
		30-6	Paint	10/19/2023	0:0
		30-7	Carpet	10/19/2023	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

			30-8	Vinyl/Floors	10/19/2023	0:0
			30-9	Clean	10/19/2023	0:0
			30-10	Final Inspection	10/19/2023	0:0
			106-1	Move-Out Inspection	10/28/2025	0:0
			106-2	Lock change/keys	10/28/2025	0:0
			106-3	Trash out	10/28/2025	0:0
			106-4	Maintenance	10/28/2025	0:0
			106-5	Check Mechanical Systems	10/28/2025	0:0
			106-6	Paint	10/28/2025	0:0
			106-7	Carpet	10/28/2025	0:0
			106-8	Vinyl/Floors	10/28/2025	0:0
			106-9	Clean	10/28/2025	0:0
			106-10	Final Inspection	10/28/2025	0:0
N/A	3	26	95-1	Move-Out Inspection	04/25/2025	0:0
			95-2	Lock change/keys	04/25/2025	0:0
			95-3	Trash out	04/25/2025	0:0
			95-4	Maintenance	04/25/2025	0:0
			95-5	Check Mechanical Systems	04/25/2025	0:0
			95-6	Paint	04/25/2025	0:0
			95-7	Carpet	04/25/2025	0:0
			95-8	Vinyl/Floors	04/25/2025	0:0
			95-9	Clean	04/25/2025	0:0
			95-10	Final Inspection	04/25/2025	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

16-1	Move-Out Inspection	02/23/2023	0:0			
16-2	Maintenance Checklist & Repair	02/23/2023	0:0			
16-3	Paint	02/23/2023	0:0			
16-4	Carpet/Floors	02/23/2023	0:0			
16-5	Clean	02/23/2023	0:0			
16-6	Final Inspection	02/23/2023	0:0			
38-1	Move-Out Inspection	12/20/2023	0:0			
38-2	Lock change/keys	12/20/2023	0:0			
38-3	Trash out	12/20/2023	0:0			
38-4	Maintenance	12/20/2023	0:0			
38-5	Check Mechanical Systems	12/20/2023	0:0			
38-6	Paint	12/20/2023	0:0			
38-7	Carpet	12/20/2023	0:0			
38-8	Vinyl/Floors	12/20/2023	0:0			
38-9	Clean	12/20/2023	0:0			
38-10	Final Inspection	12/20/2023	0:0			
N/A	4	20	34-1	Move-Out Inspection	12/29/2023	0:0
			34-2	Lock change/keys	12/29/2023	0:0
			34-3	Trash out	12/29/2023	0:0
			34-4	Maintenance	12/29/2023	0:0
			34-5	Check Mechanical Systems	12/29/2023	0:0
			34-6	Paint	12/29/2023	0:0
			34-7	Carpet	12/29/2023	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

			34-8	Vinyl/Floors	12/29/2023	0:0
			34-9	Clean	12/29/2023	0:0
			34-10	Final Inspection	12/29/2023	0:0
			88-1	Move-Out Inspection	03/07/2025	0:0
			88-2	Lock change/keys	03/07/2025	0:0
			88-3	Trash out	03/07/2025	0:0
			88-4	Maintenance	03/07/2025	0:0
			88-5	Check Mechanical Systems	03/07/2025	0:0
			88-6	Paint	03/07/2025	0:0
			88-7	Carpet	03/07/2025	0:0
			88-8	Vinyl/Floors	03/07/2025	0:0
			88-9	Clean	03/07/2025	0:0
			88-10	Final Inspection	03/07/2025	0:0
N/A	6	6	17-1	Move-Out Inspection	05/03/2023	0:0
			17-2	Maintenance Checklist & Repair	05/03/2023	0:0
			17-3	Paint	05/03/2023	0:0
			17-4	Carpet/Floors	05/03/2023	0:0
			17-5	Clean	05/03/2023	0:0
			17-6	Final Inspection	05/03/2023	0:0
N/A	7	26	20-1	Move-Out Inspection	06/05/2023	0:0
			20-2	Maintenance Checklist & Repair	06/05/2023	0:0
			20-3	Paint	06/05/2023	0:0
			20-4	Carpet/Floors	06/05/2023	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

	20-5	Clean	06/05/2023	0:0		
	20-6	Final Inspection	06/05/2023	0:0		
	73-1	Move-Out Inspection	08/06/2024	0:0		
	73-2	Lock change/keys	08/06/2024	0:0		
	73-3	Trash out	08/06/2024	0:0		
	73-4	Maintenance	08/06/2024	0:0		
	73-5	Check Mechanical Systems	08/06/2024	0:0		
	73-6	Paint	08/06/2024	0:0		
	73-7	Carpet	08/06/2024	0:0		
	73-8	Vinyl/Floors	08/06/2024	0:0		
	73-9	Clean	08/06/2024	0:0		
	73-10	Final Inspection	08/06/2024	0:0		
	107-1	Move-Out Inspection	10/28/2025	0:0		
	107-2	Lock change/keys	10/28/2025	0:0		
	107-3	Trash out	10/28/2025	0:0		
	107-4	Maintenance	10/28/2025	0:0		
	107-5	Check Mechanical Systems	10/28/2025	0:0		
	107-6	Paint	10/28/2025	0:0		
	107-7	Carpet	10/28/2025	0:0		
	107-8	Vinyl/Floors	10/28/2025	0:0		
	107-9	Clean	10/28/2025	0:0		
	107-10	Final Inspection	10/28/2025	0:0		
N/A	8	20	92-1	Move-Out Inspection	03/05/2025	0:0

Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

			92-2	Lock change/keys	03/05/2025	0:0
			92-3	Trash out	03/05/2025	0:0
			92-4	Maintenance	03/05/2025	0:0
			92-5	Check Mechanical Systems	03/05/2025	0:0
			92-6	Paint	03/05/2025	0:0
			92-7	Carpet	03/05/2025	0:0
			92-8	Vinyl/Floors	03/05/2025	0:0
			92-9	Clean	03/05/2025	0:0
			92-10	Final Inspection	03/05/2025	0:0
			48-1	Move-Out Inspection	02/23/2024	0:0
			48-2	Lock change/keys	02/23/2024	0:0
			48-3	Trash out	02/23/2024	0:0
			48-4	Maintenance	02/23/2024	0:0
			48-5	Check Mechanical Systems	02/23/2024	0:0
			48-6	Paint	02/23/2024	0:0
			48-7	Carpet	02/23/2024	0:0
			48-8	Vinyl/Floors	02/23/2024	0:0
			48-9	Clean	02/23/2024	0:0
			48-10	Final Inspection	02/23/2024	0:0
N/A	9	16	75-1	Move-Out Inspection	08/21/2024	0:0
			75-2	Lock change/keys	08/21/2024	0:0
			75-3	Trash out	08/21/2024	0:0
			75-4	Maintenance	08/21/2024	0:0

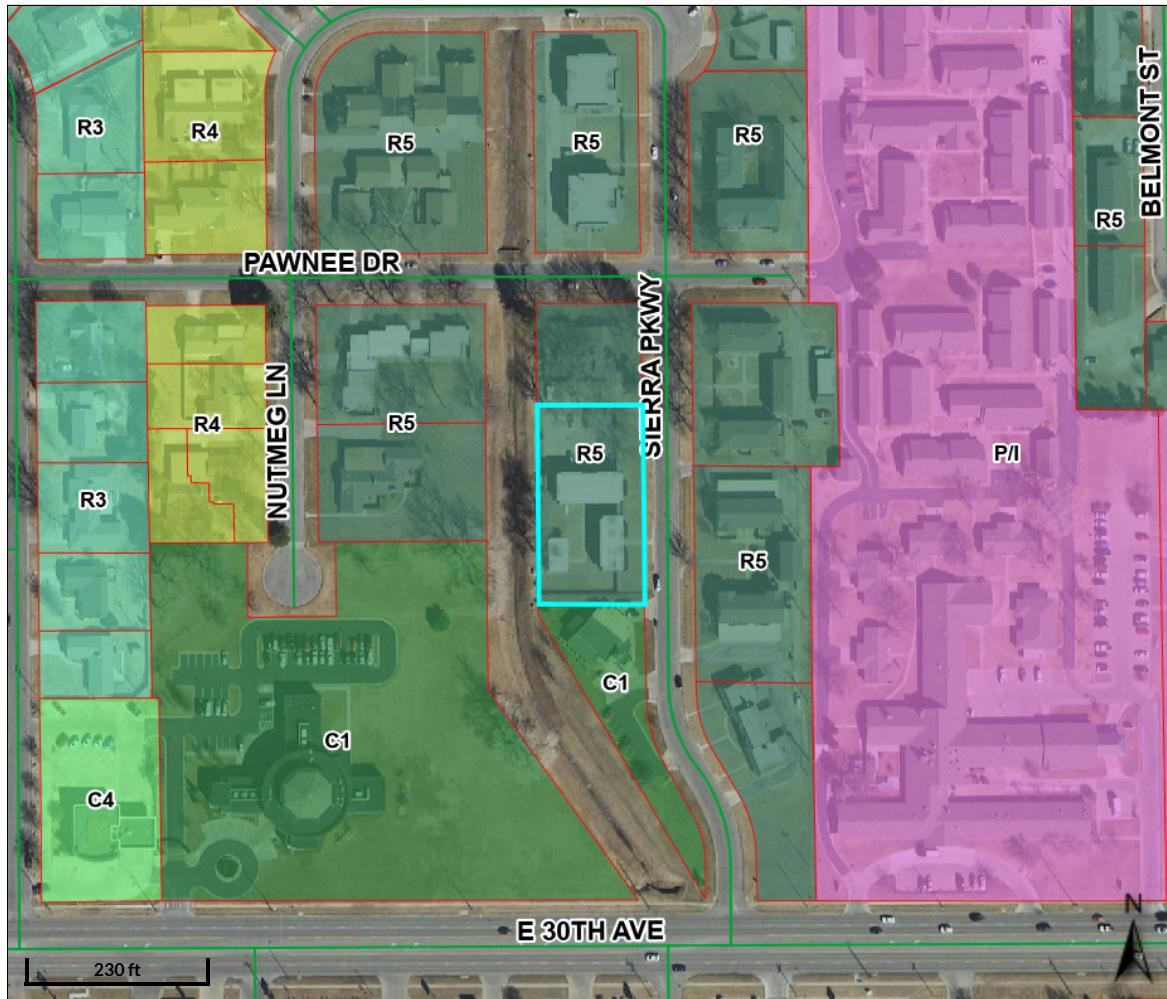
Report created on calendar date: 12/23/2025 and property date: 12/23/2025

**Parameters:** Date Range: 12/01/2022 thru 12/23/2025; Sort by: Unit; Exclude requests assigned to external contractors: No

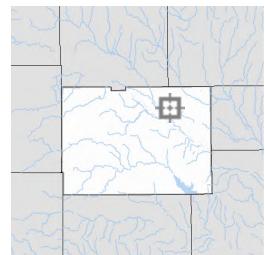
75-5	Check Mechanical Systems	08/21/2024	0:0
75-6	Paint	08/21/2024	0:0
75-7	Carpet	08/21/2024	0:0
75-8	Vinyl/Floors	08/21/2024	0:0
75-9	Clean	08/21/2024	0:0
75-10	Final Inspection	08/21/2024	0:0
1-1	Move-Out Inspection	08/10/2023	0:0
1-2	Maintenance Checklist & Repair	08/10/2023	0:0
1-3	Paint	08/10/2023	0:0
1-4	Carpet/Floors	08/10/2023	0:0
1-5	Clean	08/10/2023	0:0
1-6	Final Inspection	08/10/2023	0:0
<b>Totals</b>	11	240	0



Reno County, KS



### Overview



### Legend

- Parcels
- Townships

#### Hutchinson

- C1
  - C2
  - C3
  - C4
  - C5
  - CR
  - EN
  - I1
  - I2
  - I3
  - MP
  - P/I
  - R1
  - R2
  - R3
  - R4
  - R5
  - TA
  - <all other values>
- Road Centerline
- Reno County Boundary

Parcel ID	0293103017014000	Alternate ID	R3417	Owner Address
Sec/Twp/Rng	31-22-05W	Class	R - Residential	
Property Address	3009 SIERRA PKWY Hutchinson	Acreage	n/a	
District	005			
Brief Tax Description	NORTHRIDGE, S31, T22, R05W, BLOCK B, Lot 2 - 3			

Date created: 12/15/2025

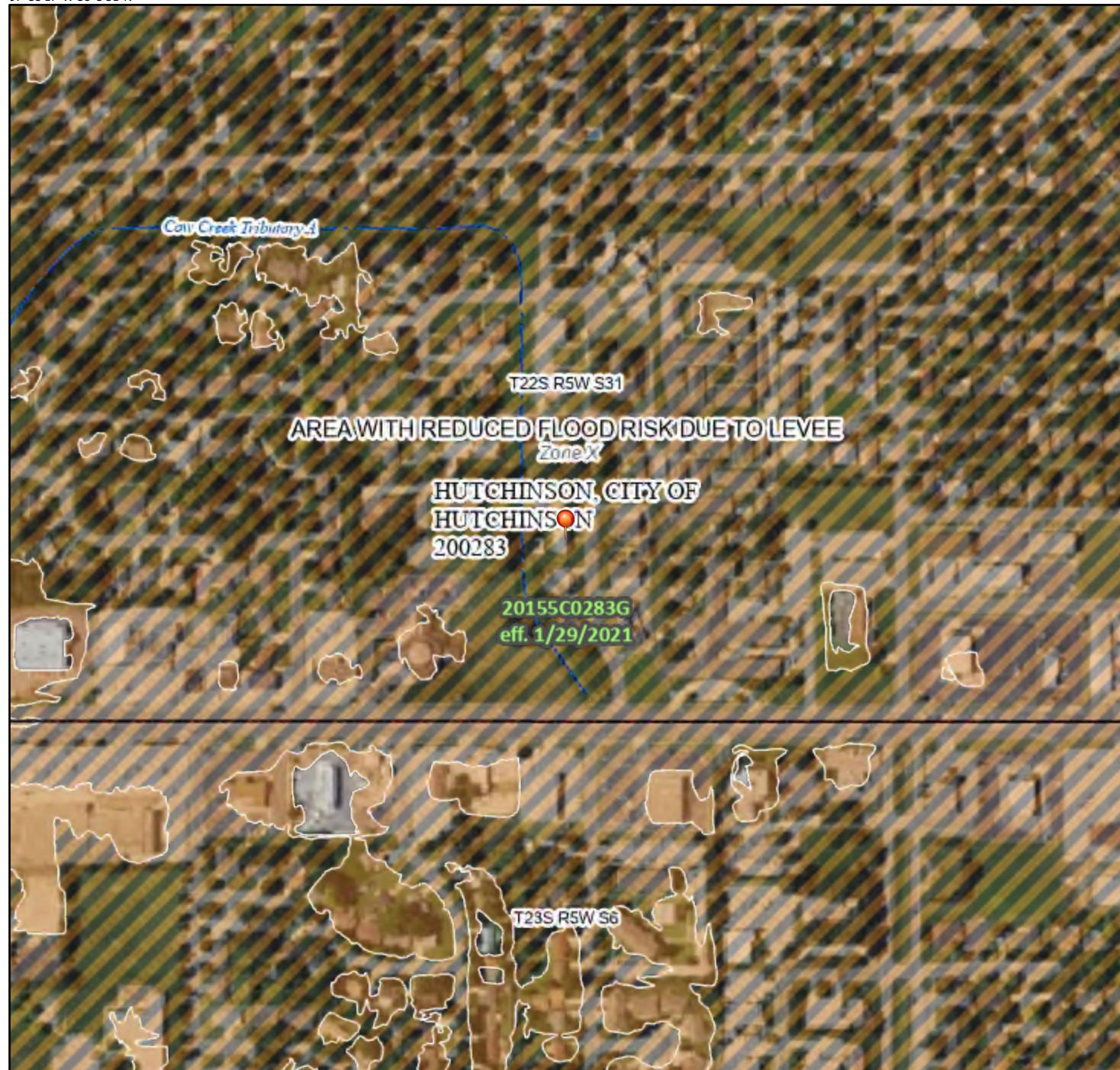
Last Data Uploaded: 12/12/2025 9:05:38 PM

Developed by SCHNEIDER GEOSPATIAL

# National Flood Hazard Layer FIRMette



97°55'17"W 38°5'31"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 - - - Coastal Transect
- ~~~ 513 ~~~ Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

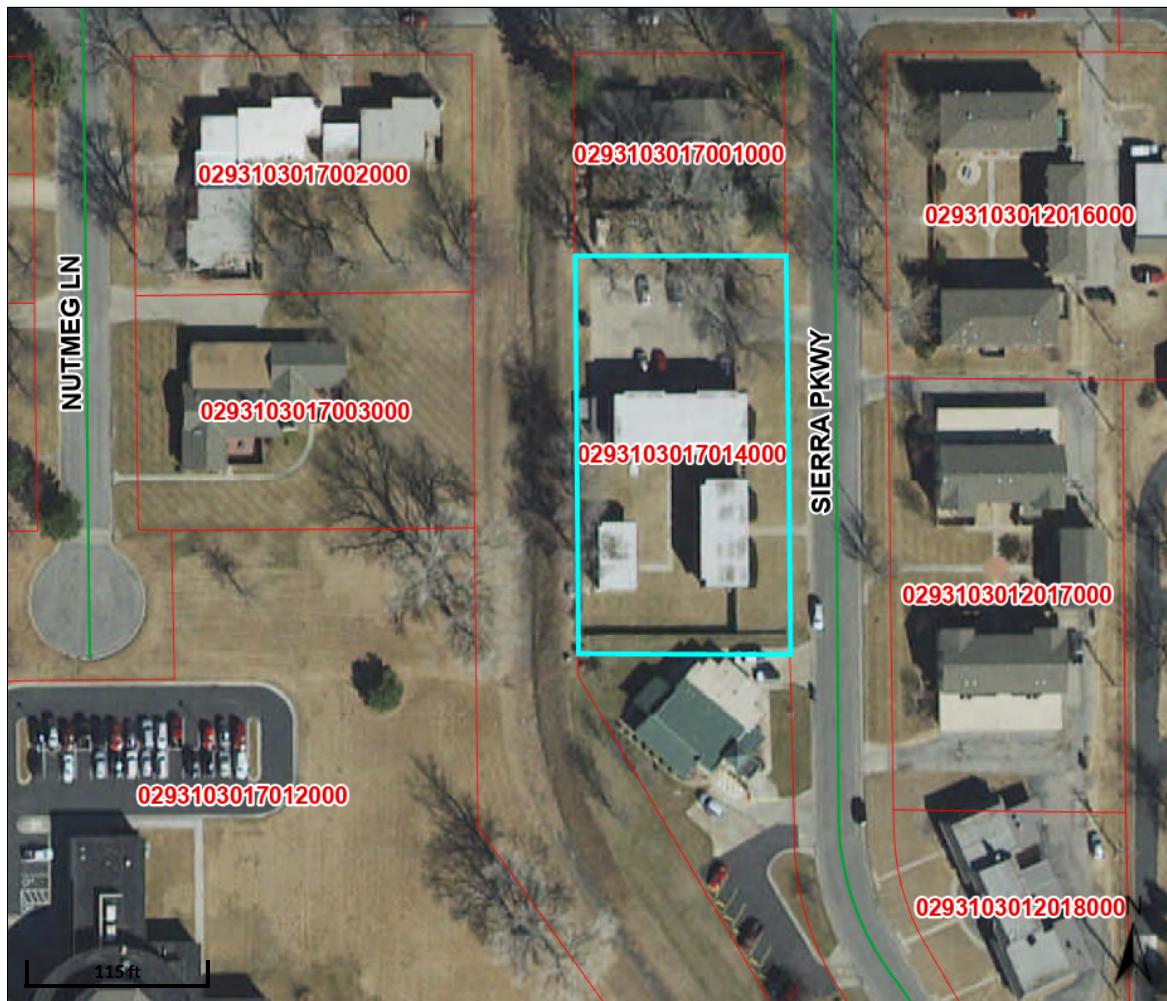
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/7/2026 at 4:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

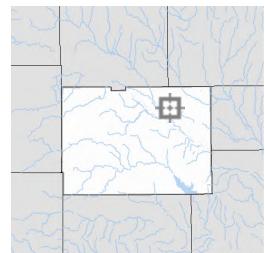
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Reno County, KS



#### Overview



#### Legend

- Parcel Numbers
- Parcels
- Townships
- Road Centerline
- Reno County Boundary

Parcel ID	0293103017014000	Alternate ID	R3417	Owner Address
Sec/Twp/Rng	31-22-05W	Class	R - Residential	
Property Address	3009 SIERRA PKWY Hutchinson	Acreage	n/a	
District	005			
Brief Tax Description	NORTHRIDGE, S31, T22, R05W, BLOCK B, Lot 2 - 3 (Note: Not to be used on legal documents)			

Date created: 12/15/2025  
Last Data Uploaded: 12/12/2025 9:05:38 PM

Developed by SCHNEIDER GEOSPATIAL

## Real Estate Brokerage Relationships

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 clients 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.

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Licensee

Real estate company name approved by the commission

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Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

# GUIDE TO AUCTION COSTS

## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

### THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)



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