



4 Parcels Offered Separately | Valley Center, KS 67147

AUCTION: BIDDING OPENS: Tues, Apr 7th @ 2:00 PM
BIDDING CLOSING BEGINNING: Thurs, Apr 16th @ 2:30 PM

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



McCurdys
REAL ESTATE & AUCTION



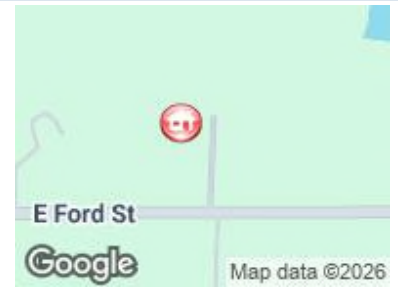
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ALL FIELDS CUSTOMIZABLE



MLS # 669957
Status Active
Contingency Reason
Area SCKMLS
Address 2216 E Ford
City Valley Center
Zip 67147
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 4
Total Bedrooms 4.00
AG Full Baths 1
AG Half Baths 0
Total Baths 1
Garage Size 0
Basement None
Levels 1 - 1/2 Story
Approximate Age 81+ Years
Acreage 5.01 - 10 Acres

Approx. AGLA 1782
AGLA Source Court House
Approx. BFA 0.00
BFA Source Court House
Approx. TFLA 1,782
Lot Size/SqFt 453,460
Number of Acres 10.41

GENERAL

List Agent - Agent Name and Phone Rick W Brock - Office: 316-867-3600
List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone
Co-List Office - Office Name and Phone
Showing Phone 1-888-874-0581
Year Built 1890
Parcel ID 029-32-0-34-00-003.00
School District Valley Center Pub School (USD 262)
Elementary School Valley Center
Middle School Valley Center
High School Valley Center
Subdivision NONE LISTED ON TAX RECORD
Legal TH PT E 1/2 SW 1/4 BEG SW COR THEREOF TH E 923.64 FT N 561.55 FT W 922.74 FT TO W LI SAID E 1/2 TH S
List Date 3/16/2026
Display Address Yes
Days On Market 3
Input Date 3/19/2026 8:35 AM
Update Date 3/19/2026
Status Date 3/19/2026
Price Date 3/19/2026

Master Bedroom Level Upper
Master Bedroom Dimensions 11.8 x 15.2
Master Bedroom Flooring Wood
Living Room Level Main
Living Room Dimensions 15.3 x 16.9
Living Room Flooring Wood
Kitchen Level Main
Kitchen Dimensions 13.2 x 23.2
Kitchen Flooring Laminate - Other
Room 4 Type Bedroom
Room 4 Level Upper
Room 4 Dimensions 9.2 x 15.4
Room 4 Flooring Wood
Room 5 Type Bedroom
Room 5 Level Main
Room 5 Dimensions 15.4 x 9.3
Room 5 Flooring Carpet
Room 6 Type Bedroom
Room 6 Level Main
Room 6 Dimensions 9.2 x 15.9
Room 6 Flooring Wood
Room 7 Type Sun Room/Atrium
Room 7 Level Main
Room 7 Dimensions 11 x 21.5
Room 7 Flooring Concrete
Room 8 Type Laundry
Room 8 Level Main
Room 8 Dimensions 11.6 x 14.2
Room 8 Flooring Carpet
Room 9 Type
Room 9 Level
Room 9 Dimensions
Room 9 Flooring
Room 10 Type
Room 10 Level
Room 10 Dimensions
Room 10 Flooring
Room 11 Type
Room 11 Level
Room 11 Dimensions
Room 11 Flooring

Room 12 Type
Room 12 Level
Room 12 Dimensions
Room 12 Flooring

DIRECTIONS

Directions (Valley Center) E. Ford St. & N. Seneca St. - East to Property.

FEATURES

| | | | |
|--|---|---|--|
| ARCHITECTURE Traditional | UTILITIES Public Water | APPLIANCES None | OWNERSHIP Corporate non-REO |
| EXTERIOR CONSTRUCTION Frame w/Less than 50% Mas | BASEMENT / FOUNDATION Crawl Space | MASTER BEDROOM Master Bdrm on Sep. Floor | PROPERTY CONDITION REPORT Yes |
| ROOF Composition | BASEMENT FINISH None | AG OTHER ROOMS Foyer Storage | DOCUMENTS ON FILE Ground Water Lead Paint Sellers Prop. Disclosure |
| LOT DESCRIPTION Standard Wooded | COOLING Window/Wall Unit Electric | LAUNDRY Main Floor | SHOWING INSTRUCTIONS Appt Req-Call Showing # |
| FRONTAGE Paved Frontage | HEATING Forced Air Electric | INTERIOR AMENITIES Fireplace Doors/Screens Hardwood Floors | LOCKBOX None |
| EXTERIOR AMENITIES Guttering Security Light Storm Door(s) Storm Windows/Ins Glass | DINING AREA Kitchen/Dining Combo | POSSESSION At Closing | TYPE OF LISTING Excl Right w/o Reserve |
| GARAGE None | FIREPLACE One Woodburning Free Standing | PROPOSED FINANCING Other/See Remarks | AGENT TYPE Sellers Agent |
| FLOOD INSURANCE Unknown | KITCHEN FEATURES Electric Hookup Laminate Counters | WARRANTY No Warranty Provided | |

FINANCIAL

| | | | |
|-------------------------------|--------|----------------------------------|--------------------|
| Assumable Y/N | No | HOA Y/N | No |
| Currently Rented Y/N | No | Yearly HOA Dues | |
| Rental Amount | | HOA Initiation Fee | |
| General Property Taxes | 0.00 | Home Warranty Purchased | Unknown |
| General Tax Year | 2025 | Earnest \$ Deposited With | Security 1st Title |
| Yearly Specials | \$0.00 | | |
| Total Specials | \$0.00 | | |

REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, April 7th, 2026 at 2 PM (cst) | BIDDING CLOSING: Thursday, April 16th, 2026 at 2:30 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!!! NO MINIMUM NO RESERVE!!! Prime 5± acre rural homesite located just outside Valley Center on Ford Street, within the highly desirable Valley Center School District. This property offers a rare combination of privacy, rolling terrain, and convenient blacktop access, making it an excellent opportunity for those looking to build a dream home, invest in land, or take on a renovation project. The property features a gated entrance, mature trees, and scenic rolling ground that provides the potential for multiple homesites. An existing farmhouse with four bedrooms and one bathroom is located on the property and is in need of renovation, offering an excellent opportunity to restore or repurpose the home. The house features a spacious enclosed front porch, a combined kitchen and dining area, and a living room with a fireplace. Two bedrooms and a full bathroom are located on the main level, with two additional bedrooms on the upper level. Whether you're seeking peaceful country living, a hobby farm setup, or a long-term investment, this tract presents outstanding possibilities and will be selling to the highest bidder, regardless of price. All or some of the utilities to the property are currently off. It will be the responsibility of the buyer to comply with any requirements imposed by the utility companies to return service to the property. If Parcel 1 and Parcel 2 are purchased separately, buyers must comply with all Sedgwick County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Cascading Biding Closing Sample TRACT 1: 2216 E. Ford St. (5+/- Acres on West side) with farmhouse. (Absolute) BIDDING CLOSING: Thursday, April 16th, 2026 at 2:30 PM (cst). Bidding will remain open on this property until 90 seconds has passed without receiving a bid. TRACT 2: 4.37+/- Acres on the East side) BIDDING CLOSING: Thursday, April 16th, 2026 at 2:40 PM (cst) or 10 minutes immediately following the bidding close for Parcel 1. The bidding will remain open until 90 seconds has passed without receiving a bid. TRACT 3: 4.09+/- Residential Acre Lot BIDDING CLOSING: Thursday, April 16th, 2026 at 2:50 PM (cst) or 10 minutes immediately following the bidding close for Parcel 2. The bidding will remain open until 90 seconds has passed without receiving a bid. TRACT 4: 3.19+/- Residential Acre Lot BIDDING CLOSING: Thursday, April 16th, 2026 at 3:00 PM (cst) or 10 minutes immediately following the bidding close for Parcel 3. The bidding will remain open until 90 seconds has passed without receiving a bid. *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 \$10,000.00.

AUCTION

Type of Auction Sale Absolute
Auction Location mccurdy.com
Auction Date 4/7/2026
Broker Registration Req Yes
Premium Amount 0.10
Earnest Amount %/\$ 10,000.00
1 - Open/Preview Date
1 - Open End Time

Method of Auction Online Only
Auction Offering Real Estate Only
Auction Start Time 2:00 PM
Buyer Premium Y/N Yes
Earnest Money Y/N Yes
1 - Open for Preview
1 - Open Start Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





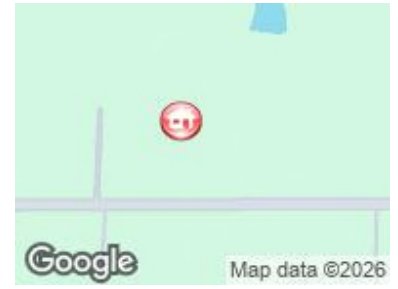
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 669958
Class Land
Property Type Vacant Lot
County Sedgwick
Area SCKMLS
Address 4.37+/- Acres E Ford St.
Address 2 Parcel 2
City Valley Center
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

| | | | |
|---|--|-----------------------------------|-----------|
| List Agent - Agent Name and Phone | Rick W Brock - Office: 316-867-3600 | List Date | 3/16/2026 |
| List Office - Office Name and Phone | McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600 | Realtor.com Y/N | Yes |
| Co-List Agent - Agent Name and Phone | | Display on Public Websites | Yes |
| Co-List Office - Office Name and Phone | | Display Address | Yes |
| Showing Phone | 1-888-874-0581 | VOW: Allow AVM | Yes |
| Zoning Usage | Single Family | VOW: Allow 3rd Party Comm | Yes |
| Parcel ID | 0870293203400003.00 | Virtual Tour Y/N | |
| Number of Acres | 4.37 | | |
| Price Per Acre | 0.00 | | |
| Lot Size/SqFt | 190357.2 | | |
| School District | Valley Center Pub School (USD 262) | | |
| Elementary School | Valley Center | | |
| Middle School | Valley Center | | |
| High School | Valley Center | | |
| Subdivision | NONE LISTED ON TAX RECORD | | |
| Legal | | | |

DIRECTIONS

Directions (Valley Center) E. Ford St. & N. Seneca St. - East to Property.

FEATURES

| | | | |
|---|---|--|--|
| SHAPE / LOCATION Rectangular | UTILITIES AVAILABLE Electricity | SALE OPTIONS None | OWNERSHIP Corporate |
| TOPOGRAPHIC Rolling Wooded | IMPROVEMENTS None | PROPOSED FINANCING Other/See Remarks | TYPE OF LISTING Excl Right w/o Reserve |
| PRESENT USAGE None/Vacant | OUTBUILDINGS None | POSSESSION At Closing | BUILDER OPTIONS Open Builder |
| ROAD FRONTAGE Paved | MISCELLANEOUS FEATURES None | SHOWING INSTRUCTIONS Call Showing # | PONDS None |
| | DOCUMENTS ON FILE Ground Water Addendum | LOCKBOX None | PROPERTY USE Residential |
| | FLOOD INSURANCE Unknown | AGENT TYPE Sellers Agent | RESTRICTIONS / EASEMENTS None |

FINANCIAL

Assumable Y/N No
General Taxes \$0.00
General Tax Year 2025
Yearly Specials \$0.00
Total Specials \$0.00
HOA Y/N No
Yearly HOA Dues
HOA Initiation Fee
Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

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AUCTION

| | | | |
|-----------------------------|----------------------|--------------------------------|-------------|
| Auction Date | 4/7/2026 | Auction Location | mccurdy.com |
| Auction Offering | Real Estate Only | Auction Start Time | 2:00 PM |
| 1 - Open for Preview | | 1 - Open End Time | |
| Broker Reg Deadline | 4/15/2026 by 5:00 PM | Broker Registration Req | Yes |
| Buyer Premium Y/N | Yes | | |

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 669959
Class Land
Property Type Vacant Lot
County Sedgwick
Area SCKMLS
Address 4.09+/- Acres Cedar Hill Cir
Address 2 Parcel 3
City Valley Center
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

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| List Agent - Agent Name and Phone | Rick W Brock - Office: 316-867-3600 | List Date | 3/16/2026 |
| List Office - Office Name and Phone | McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600 | Realtor.com Y/N | Yes |
| Co-List Agent - Agent Name and Phone | | Display on Public Websites | Yes |
| Co-List Office - Office Name and Phone | | Display Address | Yes |
| Showing Phone | 1-888-874-0581 | VOW: Allow AVM | Yes |
| Zoning Usage | Single Family | VOW: Allow 3rd Party Comm | Yes |
| Parcel ID | 0870293203101012.00 | Virtual Tour Y/N | |
| Number of Acres | 4.09 | | |
| Price Per Acre | 0.00 | | |
| Lot Size/SqFt | 178160.4 | | |
| School District | Valley Center Pub School (USD 262) | | |
| Elementary School | Valley Center | | |
| Middle School | Valley Center | | |
| High School | Valley Center | | |
| Subdivision | CEDAR RIDGE ESTATES | | |
| Legal | | | |

DIRECTIONS

Directions (Valley Center) (Valley Center) E. Ford St. & N. Seneca St. - North to Cedar Hill, Southeast to Lot.

FEATURES

| | | | |
|---------------------------------------|---|--|--|
| SHAPE / LOCATION Irregular | UTILITIES AVAILABLE Electricity | SALE OPTIONS None | OWNERSHIP Corporate |
| TOPOGRAPHIC Level Wooded | IMPROVEMENTS None | PROPOSED FINANCING Other/See Remarks | TYPE OF LISTING Excl Right w/o Reserve |
| PRESENT USAGE None/Vacant | OUTBUILDINGS None | POSSESSION At Closing | BUILDER OPTIONS Open Builder |
| ROAD FRONTAGE Paved | MISCELLANEOUS FEATURES None | SHOWING INSTRUCTIONS Call Showing # | PONDS 1-4 |
| | DOCUMENTS ON FILE Ground Water Addendum | LOCKBOX None | PROPERTY USE Residential |
| | FLOOD INSURANCE Unknown | AGENT TYPE Sellers Agent | RESTRICTIONS / EASEMENTS Other |

FINANCIAL

Assumable Y/N No
General Taxes \$665.88
General Tax Year 2025
Yearly Specials \$3,559.58
Total Specials \$64,072.44
HOA Y/N Yes
Yearly HOA Dues \$850.00
HOA Initiation Fee 500.00
Earnest \$ Deposited With Security 1st Title

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| Broker Reg Deadline | 4/15/2026 by 5:00 PM | Broker Registration Req | Yes |
| Buyer Premium Y/N | Yes | | |

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 669960
Class Land
Property Type Vacant Lot
County Sedgwick
Area SCKMLS
Address 3.19+/- Acres Cedar Hill Cir
Address 2 Parcel 4
City Valley Center
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



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| Showing Phone | 1-888-874-0581 | VOW: Allow AVM | Yes |
| Zoning Usage | Single Family | VOW: Allow 3rd Party Comm | Yes |
| Parcel ID | 0870293203101013.00 | Virtual Tour Y/N | |
| Number of Acres | 3.19 | | |
| Price Per Acre | 0.00 | | |
| Lot Size/SqFt | 138956.4 | | |
| School District | Valley Center Pub School (USD 262) | | |
| Elementary School | Valley Center | | |
| Middle School | Valley Center | | |
| High School | Valley Center | | |
| Subdivision | CEDAR RIDGE ESTATES | | |
| Legal | | | |

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| 1 - Open for Preview | | 1 - Open End Time | |
| Broker Reg Deadline | 4/15/2026 by 5:00 PM | Broker Registration Req | Yes |
| Buyer Premium Y/N | Yes | | |

TERMS OF SALE

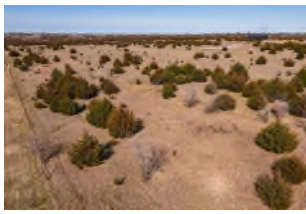
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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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.

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 & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE

Property Address: 2216 E. Ford St. - Valley Center, KS 67147 (the "Real Estate")

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

Occupancy: Tenant-Occupied Owner-Occupied Vacant

Lease information (if applicable):

Written Lease: Yes No

Term of Lease: Month-to-Month Fixed Expiration Date (Please provide date): _____

Rent Amount: _____ Tenant current on rent: Yes No

Deposit Amount: _____

Appliances Transferring with the Real Estate:

Refrigerator: Yes No None/Unknown
Stove/Oven: Yes No None/Unknown
Dishwasher: Yes No None/Unknown

Microwave: Yes No None/Unknown
Washer: Yes No None/Unknown
Dryer: Yes No None/Unknown

Utilities:

| | Utility Provider/Company | Utility On or Off | Utility Paid By |
|--------------|--------------------------|---|--|
| Electric: | <u>Evergy</u> | <input type="checkbox"/> On <input checked="" type="checkbox"/> Off | <input type="checkbox"/> Tenant <input type="checkbox"/> Owner |
| Water/Sewer: | <u>Valley Center</u> | <input type="checkbox"/> On <input checked="" type="checkbox"/> Off | <input type="checkbox"/> Tenant <input type="checkbox"/> Owner |
| Gas: | <u>Unknown</u> | <input type="checkbox"/> On <input checked="" type="checkbox"/> Off | <input type="checkbox"/> Tenant <input type="checkbox"/> Owner |
| Propane: | _____ | <input type="checkbox"/> On <input type="checkbox"/> Off | <input type="checkbox"/> Tenant <input type="checkbox"/> Owner |

Propane tank information (if applicable): Owned Leased

If leased, please provide company name and monthly lease amount: _____

Other Utility: _____ On Off Tenant Owner

Have any utility meters been removed? Yes No Unknown

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

Code Violations:

Does the property have any code violations? Yes No Unknown

If yes, please provide details: _____

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: _____

Homeowners Association:

Is the property subject to HOA fees? Yes No Unknown

Dues Amount: _____ Yearly Monthly Quarterly

Initiation 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")?

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"):

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

SELLER:

| | |
|--|----------------------------|
|  <i>Ryan Nett</i> | 03/10/2026 |
| _____ Signature | _____ Date |
| Ryan Nett | |
| _____ Print | |
| Manager | VCRC, LLC & Dill Hill, LLC |
| _____ Title | _____ Company |

| | |
|---|------------------|
|  <i>Gaylan W. Nett Jr.</i> | 03/16/2026 |
| _____ Signature | _____ Date |
| Gaylan W. Nett Jr. | |
| _____ Print | |
| Manager | Dill Hill, LLC |
| _____ 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: 2216 E. Ford St. - Valley Center, KS 67147

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) RB 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.

| | | | |
|---|-------------------|---|-------------------|
| <input checked="" type="checkbox"/> <u>Ryan Nett</u> | <u>03/10/2026</u> | <input checked="" type="checkbox"/> <u>Gaylan W. Nett Jr.</u> | <u>03/16/2026</u> |
| Seller | Date | Seller | Date |
| <input checked="" type="checkbox"/> <u>Rick Brock</u> | <u>03/16/2026</u> | | |
| Purchaser | Date | Purchaser | Date |
| Agent | Date | Agent | Date |



WATER WELL INSPECTION REQUIREMENTS

Property Address: 2216 E. Ford St. - Valley Center, KS 67147

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



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: _____

| | | |
|--------------|---|------------|
| Owner/Seller |  | 03/10/2026 |
| | | Date |
| Owner/Seller |  | 03/16/2026 |
| | | 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 2216 E. Ford St. - Valley Center, KS 67147


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  03/10/2026
29 _____
30 Seller Date

Buyer Date

30  03/16/2026
31 _____
31 Seller Date

Buyer Date

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SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: Lot 18 (4.09+/- Acres) & Lot 19 (3.19+/- Acres) - Valley Center, KS (the "Real Estate")

67147

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, 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"):

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: _____

Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

No appliances transfer

All appliances present at the property transfer


Some appliances transfer


*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(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:

| | |
|--|----------------------------|
|  <i>Ryan Nett</i> | 03/10/2026 |
| _____ Signature | _____ Date |
| Ryan Nett | |
| _____ Print | |
| Manager | VCRC, LLC & Dill Hill, LLC |
| _____ Title | _____ Company |

| | |
|--|------------------|
|  <i>Gaylan W. Nett Jr.</i> | 03/16/2026 |
| _____ Signature | _____ Date |
| Gaylan W. Nett Jr. | |
| _____ Print | |
| Manager | Dill Hill, LLC |
| _____ 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 have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

| | |
|--------------------|------------------|
| _____ Signature | _____ Date |
| _____ Print | |
| _____ Title | _____ Company |

| | |
|--------------------|------------------|
| _____ Signature | _____ Date |
| _____ Print | |
| _____ Title | _____ Company |



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DOES THE PROPERTY HAVE A WELL? YES _____ NO

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: _____

| | | |
|--------------|--|------------|
| | | 03/10/2026 |
| Owner/Seller | | Date |
| | | 03/16/2026 |
| Owner/Seller | | Date |
| | | Date |
| Buyer | | |
| | | Date |
| Buyer | | |

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6 Lot 18 (4.09+/- Acres) & Lot 19 (3.19+/- Acres) - Valley Center, KS 67147


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

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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
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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  03/10/2026

Seller Date

29 _____
Seller Date

30  03/16/2026

Seller Date

31 _____
Seller Date

Buyer Date

Buyer Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.



AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: Lot 18 (4.09+/- Acres) & Lot 19 (3.19+/- Acres) - (The Valley Center)

KS 67147, Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

| | Utility Provider Company | 12 Month Avg |
|----------------|----------------------------|--------------|
| Electric: | Evergy | _____ |
| Water & Sewer: | Valley Center water | _____ |
| Gas Propane: | Kansas Gas Service | _____ |

If propane, is tank owned or leased? Owned Leased

If leased, please provide company name and monthly lease amount:

| Appliances that Transfer: | Refrigerator? | Yes | No | Washer? | Yes | No |
|---------------------------|---------------|-----|----|---------|-------|----|
| NA - Vacant Lots | Dishwasher? | Yes | No | Dryer? | Yes | No |
| | Stove/Oven? | Yes | No | Other? | _____ | |
| | Microwave? | Yes | No | | _____ | |
| | | | | | _____ | |

Homeowners Association: Yes No

Dues Amount: 70.83 Yearly Monthly Quarterly

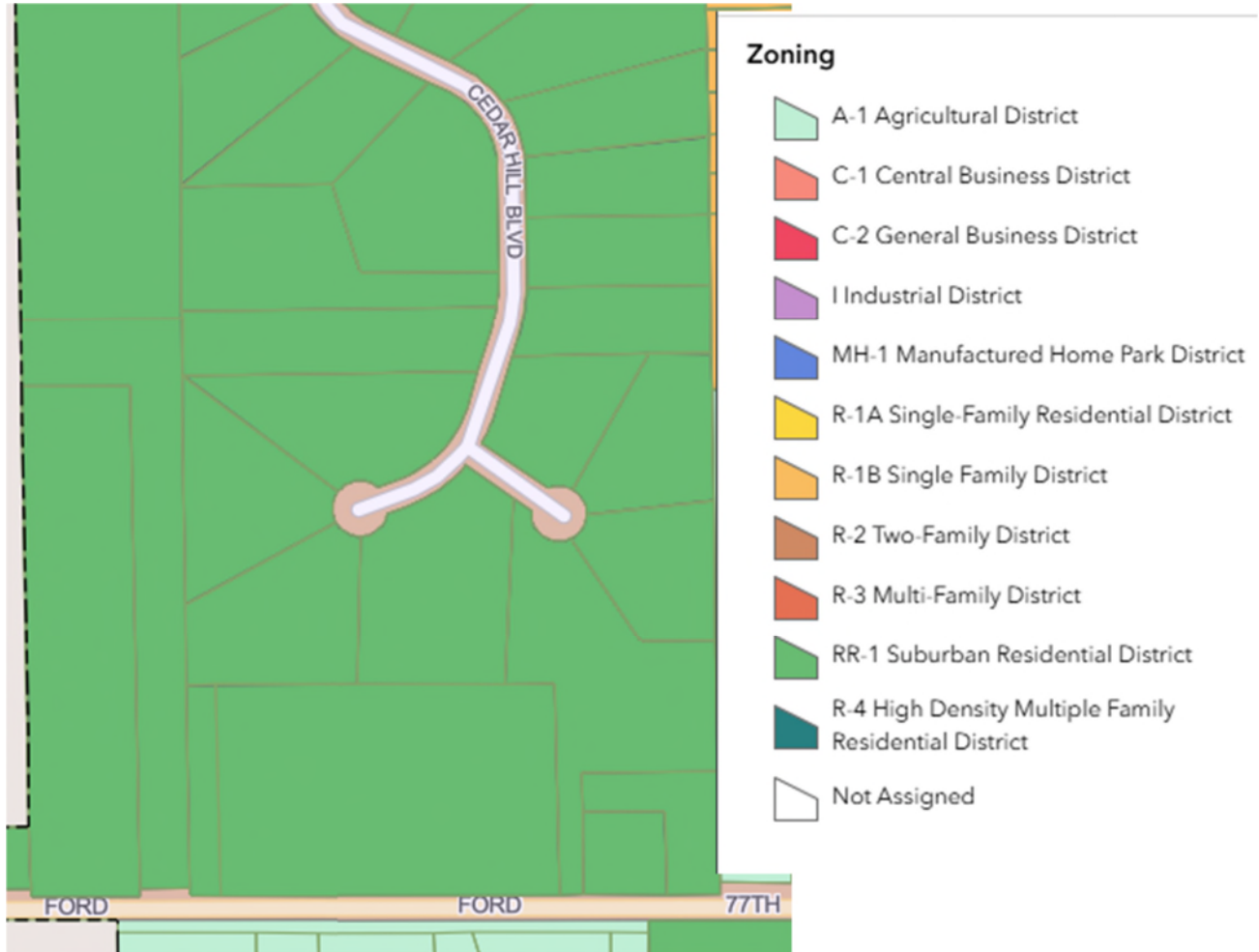
Initiation Fee: 500

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? _____

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

Parcels 1-4, Valley Center, KS 67147

Zoning: RR-1 Suburban Residential District



Sedgwick County, Kansas



Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

A

AE

AE,

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

X - Area of Special Consideration

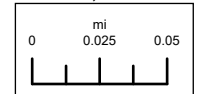
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X

X,

Area Not Included

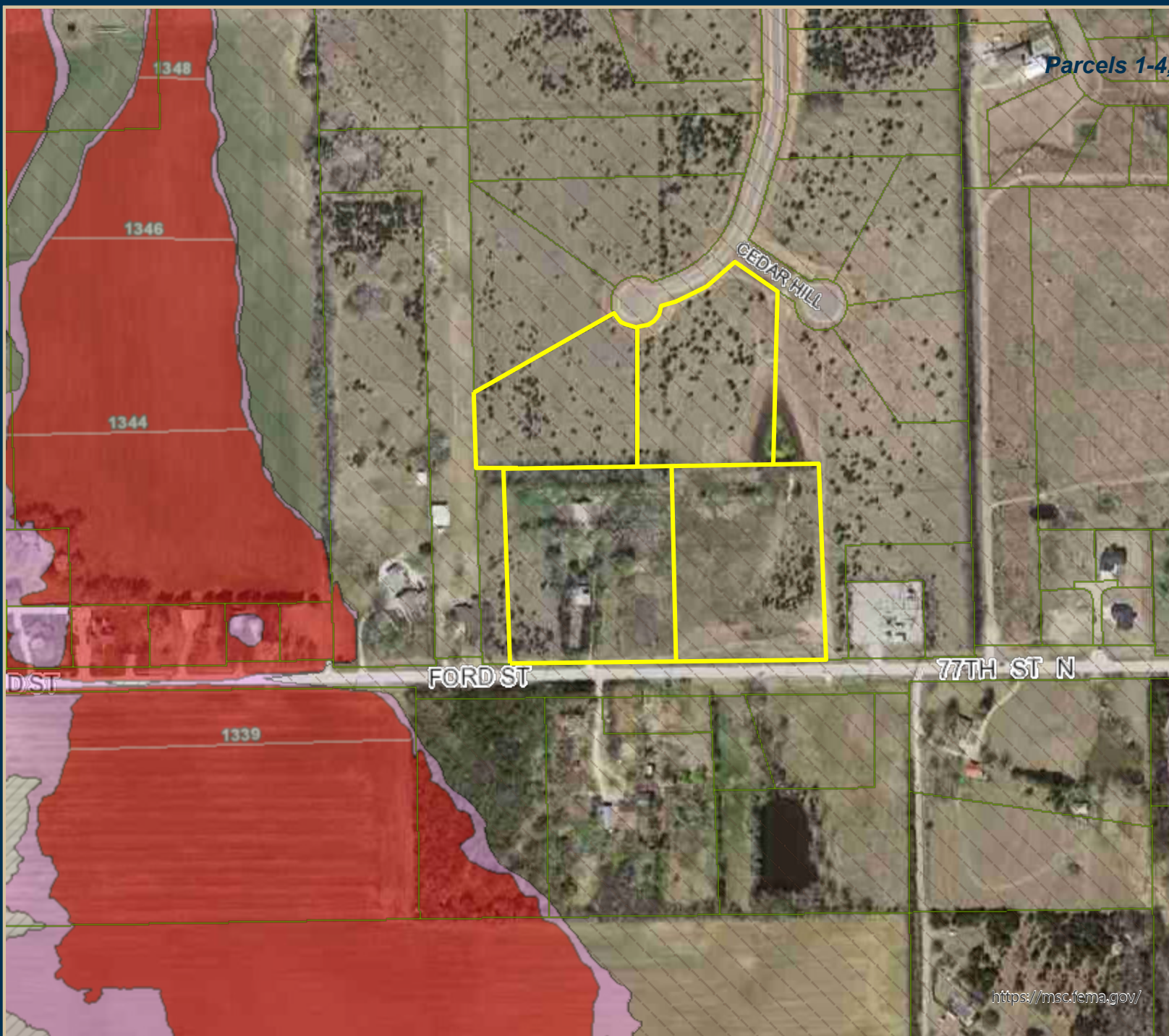
1:4,514



Date: 3/19/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.



<https://msc.fema.gov/>



Parcels 1-4, Valley Center, KS 67147 - Aerial

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

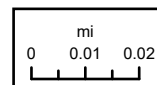
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Sedgwick County, Kansas



1:2,257



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.

Licensee

Real estate company name approved by the commission

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)*

