

# Realty Executives Sudduth Realty, Inc.

608 State Street, Augusta, KS 67010

316-775-7717

## BUYER REGISTRATION AGREEMENT

**Address: 216 E Mulvane Mulvane, KS 67010**

**Saturday, October 14th, 2017 10:00am**

This form **MUST** be completed in order to bid on the aforementioned Real Estate. It is understood that a 10% Buyers Premium (Commission) will be added to the established Contract sales price and charged to the Buyer(s) at closing payable to Realty Executives Sudduth Realty & Auctions, Inc. and made part of the final HUD1 Settlement Statement. For example, a bid of \$100,000 will be assessed a \$10,000 Buyer's Premium payable at closing by Buyer(s). It is understood and hereby accepted by any and all potential Buyer(s) by signing below.

Property is being sold on an "AS IS – WHERE IS" basis. It is the responsibility of you the Buyer to insure that you understand the conduct of the Auction and have completed any and all desired inspections prior to the Auction.

\_\_\_\_\_  
BUYER SIGNATURE                      DATE                      PRINT NAME                      PHONE #

\_\_\_\_\_  
BUYER SIGNATURE                      DATE                      PRINT NAME                      PHONE #

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, & ZIP

\_\_\_\_\_  
E-MAIL ADDRESS

Where did you hear about this auction?

\_\_\_\_\_  
Email                      Wichita Eagle                      Butler County Times Gazette  
\_\_\_\_\_  
Facebook                      Internet                      Wichita Business Journal  
\_\_\_\_\_  
Sign                      Mail  
\_\_\_\_\_  
Other \_\_\_\_\_



Spreadsheet Page

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<b>MLS #</b>	541024	<b>AG Bedrooms</b>	4
<b>Status</b>	Active	<b>Total Bedrooms</b>	4.00
<b>Type</b>	Single Family OnSite Blt	<b>AG Full/Half Bath</b>	1 / 1
<b>Address</b>	216 E Mulvane	<b>T Full/T Half/T Baths</b>	1 / 1 / 2
<b>Address 2</b>		<b>Approx AGLA/Src</b>	2188 / Court House
	Mulvane, KS 67110	<b>Approx BFA/Src</b>	0.00 / Court House
<b>County</b>	Sedgwick	<b>Approx TFLA</b>	2,188
<b>Area</b>	910 - Mulvane	<b>Garage Size</b>	2
<b>Subdivision</b>	NONE LISTED ON TAX REC...	<b>Original Price</b>	\$0
<b>Asking Price</b>	\$0	<b>Levels</b>	2 Story
<b>Elem School</b>	Mulvane/Munson	<b>Basement</b>	Cellar
<b>Middle School</b>	Mulvane	<b>Approximate Age</b>	81+
<b>High School</b>	Mulvane	<b>Year Built</b>	1920
<b>Lot Size/SqFt</b>	10423	<b>Acreage Range</b>	City Lot
<b>Sale/Rent/Aucti...</b>	Auction	<b>Number of Acres</b>	0.24

General Info

Level	Room Type	Dimensions	Floor
U	Master Bedroom	15-1/2x10-1/2	Carpet
M	Living Room	25x14	Carpet
M	Kitchen	10x16	Vinyl
M	Bedroom	11x14-1/2	Carpet
U	Bedroom	26x10	Carpet
U	Bedroom	10x12	Carpet

**Est. Completion Date**  
**Builder**  
**Virtual Tour**  
**Legal** Lots 1-2 Block 35 City of Mulvane  
**Directions** In Mulvane, head south on Main St, turn left on 4th St heading east for 2 blocks. Home is on the corner of Mulvane & 4th on your left.  
**Old Total Baths**

Potential Short Sale

Features

**APPLIANCES** None  
**BASEMENT FINISH** None  
**EXTERIOR AMENITIES** Guttering, Sidewalks  
**INTERIOR AMENITIES** Ceiling Fan(s)

**FLOOD INSURANCE** Unknown  
**ROOF** Composition  
**HEATING** Forced Air, Gas  
**FIREPLACE** One  
**DINING AREA** Dining L/Alcove, Formal  
**UTILITIES** Public Water  
**GARAGE** Detached  
**POSSESSION** At Closing  
**DOCUMENTS ON FILE** Lead Paint  
**PROPOSED FINANCING** Other/See Remarks

**ARCHITECTURE** Contemporary  
**EXTERIOR CONSTRUCTION** Vinyl/Metal Siding  
**LOT DESCRIPTION** Corner  
**COOLING** Central, Electric  
**KITCHEN FEATURES** Gas Hookup  
**MASTER BEDROOM** Master Bdrm on Sep. Floor, 1/2 Bath/Master Bedroom  
**LAUNDRY** Main Floor  
**BASEMENT / FOUNDATION** Cellar  
**OWNERSHIP** Individual  
**WARRANTY** No Warranty Provided  
**PROPERTY CONDITION REPORT** No

Taxes & Financing

<b>Assumable Y/N</b>	No	<b>General Property Taxes</b>	\$1,458.34	<b>General Tax Year</b>	2016
<b>Yearly Specials</b>	\$4.88	<b>Total Specials</b>	\$4.88	<b>Currently Rented Y/N</b>	No
<b>Yearly HOA Dues</b>		<b>HOA Initiation Fee</b>		<b>Earnest \$ Deposited With</b>	Kansas Secured Title

Auction Info

<b>Auction Location</b>	On Site	<b>Type of Auction Sale</b>	Absolute	<b>Method of Auction</b>	Live Only	<b>Auction Offering</b>	Real Estate Only
<b>1 - Open for Preview</b>	Yes	<b>1 - Open/Preview Date</b>	10/6/2017	<b>Auction Date</b>	10/14/2017	<b>Auction Start Time</b>	10:00am
<b>2 - Open for Preview</b>		<b>2 - Open/Preview Date</b>		<b>1 - Open Start Time</b>	2:00pm	<b>1 - Open End Time</b>	4:00pm
<b>3 - Open for Preview</b>		<b>3 - Open/Preview Date</b>		<b>2 - Open Start Time</b>		<b>2 - Open End Time</b>	
<b>Broker Registration Req</b>	Yes	<b>Earnest Amount %/\$</b>	10.00	<b>3 - Open Start Time</b>		<b>3 - Open End Time</b>	
<b>Earnest Money Y/N</b>	Yes	<b>Personal Property</b>		<b>Buyer Premium Y/N</b>	Yes	<b>Premium Amount</b>	10.00
<b>Terms of Sale</b>							

Spreadsheet Page

Sale Price  
Net Sold Price

Pending Date  
Closing Date

How Sold  
Short Sale Y/N

Comments

**Public Remarks** 216 E Mulvane is a stately 4 bedroom, 1.5 bath 2,188 square foot home on nearly a ¼ acre corner lot in old town Mulvane, Kansas. This home has a large living room and foyer, formal dining room, large kitchen with breakfast nook, separate laundry/mud room, central heat and air conditioning, four large bedrooms and a utility cellar. Additionally there is an oversized two car garage with plenty of room for work benches and projects. The home has a lot of antique charm and many, many opportunities for a young family or an investor.



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.  
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## Seller's Agent

The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. The seller's agent is responsible for performing the following duties:

- Promoting the interests of the seller with utmost good faith, loyalty and fidelity;
- Protecting the seller's confidences, unless disclosure is required;
- Presenting all offers in a timely manner;
- Advising the seller to obtain expert advice;
- Accounting for all money and property received;
- Disclosing to the seller all adverse material facts about the buyer that the agent knows; and
- Disclosing to the buyer all adverse material facts actually known by the agent, including:
  - Environmental hazards affecting the property that are required to be disclosed;
  - The physical condition of the property;
  - Any material defects in the property, or in the title to the property; and
  - Any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- Conduct an independent inspection of the property for the benefit of the buyer; or
- Independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

### Designated Seller's Agent

The designated agent is a seller's agent who has been designated by the broker to represent the seller to the exclusion of all other licensees affiliated with the firm. The designated agent performs all the duties of a seller's agent, while the other agents in the firm perform the duties of a transaction broker, unless they have a buyer agency agreement.

Buyer

Buyer

## Buyer's Agent

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. The buyer's agent is responsible for performing the following duties:

- Promoting the interests of the buyer with utmost good faith, loyalty and fidelity;
- Protecting the buyer's confidences, unless disclosure is required;
- Presenting all offers in a timely manner;
- Advising the buyer to obtain expert advice;
- Accounting for all money and property received;
- Disclosing to the buyer all adverse material facts that the agent knows; and
- Disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

- Conduct an independent investigation of the buyer's financial condition for the benefit of the seller; or
- Independently verify the accuracy or completeness of statements made by the buyer or any qualified third party.

### Designated Buyer's Agent

The designated agent is a buyer's agent who has been designated by the broker to represent the buyer to the exclusion of all other licensees affiliated with the firm. The designated agent may show properties listed by other agents in the designated agent's firm. The designated agent performs all duties of a buyer's agent, while the other agents in the firm perform the duties of a seller's agent or a transaction broker.

## Transaction Broker

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party. The transaction broker is responsible for performing the following duties:

- Protecting the confidences of both parties, including the following information:
  - The fact that a buyer is willing to pay more;
  - The fact that a seller is willing to accept less;
  - The factors that are motivating any party;
  - The fact that a party will agree to different financing terms; and
  - Any information or personal confidences about a party that might put the other party at an advantage.
- 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 buyer all adverse material facts actually known by the transaction broker, including the following:
  - Environmental hazards affecting the property that are required to be disclosed;
  - The physical condition of the property;
  - Any material defects in the property or in the title to the property;
  - Any material limitation on the seller's ability to complete the contract
- Disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has 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.

# Mold Disclosure

(Buyer and Seller)

Printed Name(s) of Seller(s): Charlotte Rhynard Trust

Printed Name(s) of Buyer(s): \_\_\_\_\_

Property Address: 216 E moluone, moluone KS 67110

1. **Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:
  - a. The Property described above \_\_\_\_\_ has DK has not been previously tested for molds:  
(If the answer for 1.a. is "has not", then skip 1.b and 1.c and go to Section 2.)
  - b. The molds found \_\_\_\_\_ were \_\_\_\_\_ were not identified as toxic molds;
  - c. With regard to any molds that were found, measures \_\_\_\_\_ were \_\_\_\_\_ were not taken to remove those molds.
2. **Mold Inspection:** Molds, fungus, mildew, and similar organisms ("Mold Condition") may exist in the Property of which the Seller is unaware and has no actual knowledge. The Mold may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the property.
3. **Hold Harmless:** Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agent involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold Realty Executives Sudduth Realty, Inc. (Mark Sudduth Realty, Inc.) Broker(s), Transaction Broker, Agents, and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.
4. **Receipt of Copy:** Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.

**Professional Advice:** Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

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

[Signature] 8-25-17  
Seller Date  
Adm

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

\_\_\_\_\_  
Seller Date



Property Address: 216 E Mulvane Mulvane, KS 67110

**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) DR 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) DR 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) FH 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.

<u>[Signature]</u> Seller	<u>8-25-17</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>8/25/17</u> Date	_____ Agent	_____ Date

# Property Taxes and Appraisals

216 E MULVANE ST MULVANE

## Property Description

<b>Legal Description</b>	LOTS 1-2 BLOCK 35 CITY OF MULVANE
<b>Owner</b>	RHYNARD CHARLOTTE E
<b>Mailing Address</b>	216 E MULVANE MULVANE KS 67110-1619
<b>Geo Code</b>	RO MU00078
<b>PIN</b>	00306774
<b>AIN</b>	239320330700600
<b>Tax Unit</b>	6401 215 MULVANE U-263-MLCD ROMU
<b>Land Use</b>	1101 Single family detached dwelling
<b>Market Land Square Feet</b>	10,423
<b>Total Acres</b>	.24
<b>2017 Appraisal</b>	\$97,100
<b>2017 Assessment</b>	\$11,167

## Residential Structure Characteristics

<b>Year Built</b>	1920
<b>Bedrooms</b>	3
<b>Living Sq. Ft.</b>	2,188
<b>Full Baths</b>	1
<b>Half Baths</b>	1
<b>Architectural Style</b>	Old Style
<b>Basement Sq. Ft.</b>	
<b>Finished Basement Sq. Ft.</b>	
<b>Basement Type</b>	Crawl - 2
<b>Condition</b>	AVERAGE
<b>More Details</b>	View the Property Record Card for full property details

*Wanda Rhynard*  
8-25-17

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2017	Residential	\$16,700	\$80,400	\$97,100	+4%
2016	Residential	\$16,700	\$76,700	\$93,400	
2015	Residential	\$16,700	\$76,700	\$93,400	
2014	Residential	\$17,000	\$76,400	\$93,400	+2%
2013	Residential	\$17,000	\$74,900	\$91,900	

Year	Class	Land	Improvements	Total	Change
2012	Residential	\$17,000	\$74,900	\$91,900	-3%
2011	Residential	\$17,000	\$77,700	\$94,700	
2010	Residential	\$17,000	\$77,700	\$94,700	
2009	Residential	\$17,000	\$77,700	\$94,700	
2008	Residential	\$17,000	\$77,700	\$94,700	

**Assessment Values**

Year	Class	Land	Improvements	Total	Change
2017	Residential	\$1,921	\$9,246	\$11,167	+4%
2016	Residential	\$1,921	\$8,821	\$10,742	
2015	Residential	\$1,921	\$8,821	\$10,742	+0%
2014	Residential	\$1,955	\$8,786	\$10,741	+2%
2013	Residential	\$1,955	\$8,614	\$10,569	
2012	Residential	\$1,955	\$8,614	\$10,569	-3%
2011	Residential	\$1,955	\$8,936	\$10,891	
2010	Residential	\$1,955	\$8,936	\$10,891	
2009	Residential	\$1,955	\$8,936	\$10,891	
2008	Residential	\$1,955	\$8,936	\$10,891	

**2016 Tax Year Special Assessments**

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$4.88
<b>Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4.88</b>

**Tax Billings**

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2016	139.588000	\$1,453.46	\$4.88	\$0.00	\$0.00	\$1,458.34	\$1,458.34	\$0.00
2015	138.917000	\$1,446.24	\$4.88	\$2.42	\$0.00	\$1,453.54	\$1,453.54	\$0.00
2014	135.755161	\$1,412.18	\$6.48	\$0.00	\$0.00	\$1,418.66	\$1,418.66	\$0.00
2013	129.179435	\$1,319.31	\$6.48	\$0.00	\$0.00	\$1,325.79	\$1,325.79	\$0.00
2012	131.800954	\$1,346.99	\$5.70	\$0.00	\$0.00	\$1,352.69	\$1,352.69	\$0.00
2011	141.995258	\$1,500.52	\$5.70	\$0.00	\$0.00	\$1,506.22	\$1,506.22	\$0.00
2010	142.014868	\$1,500.73	\$5.70	\$0.00	\$0.00	\$1,506.43	\$1,506.43	\$0.00
2009	141.786000	\$1,498.19	\$4.04	\$0.00	\$0.00	\$1,502.23	\$1,502.23	\$0.00
2008	143.395000	\$1,515.71	\$4.04	\$0.00	\$0.00	\$1,519.75	\$1,519.75	\$0.00
2007	138.760000	\$1,379.07	\$3.65	\$0.00	\$0.00	\$1,382.72	\$1,382.72	\$0.00

*Wanda L. Amy*  
6-25-17



**Tax Authorities**

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	29.393000
0514 CITY OF MULVANE	44.247000
0606 USD 263	25.373000
0606 USD 263 SG	20.000000
0711 USD 263 BOND	11.829000
0806 USD 263 REC COMM	5.754000
0906 MULVANE-LITTLETON CEMETERY	1.492000

**Total: 139.588000**

*Dennis J. Boyd* 8-25-17