

**Auction Day Announcements**  
**3717 E Murdock, Wichita, KS**

Date: 04/22/2022

The property is being sold IN IT'S PRESENT CONDITON. The Seller is offering NO CONTINGENCIES. The sale is not subject to any Inspection, Financing, or Appraisal. Seller's performance is subject to providing clear and merchantable title to the Buyer.

**Legal Description:** LOT 17 & E 5 FT LOT 1 EXC S 5 FT BLOCK 2 SLEEPY HOLLOW ADD.

\*\*\*The home recently had an insurance claim. As a result of the claim, the home has received the following improvements:

- new roof on the home and detached garage
- new guttering on the home
- new garage door
- some small siding repairs

- **Current Tax Appraised Value:** \$284,700
- **2021 Taxes and Special Assessments:** \$3,482.63
- **Earnest Money:** Deposit to SELLER is \$2500.00. BUYER agrees that the Deposit to SELLER is **NON-REFUNDABLE.**
- **CLOSING:** Contract will stipulate the closing to **OCCUR ON OR BEFORE 05/31/2022**
- **Buyer's Premium:** There will be a 10% Buyer's Premium added to the final bid price.
- **Flood Plain:** Property is not in the flood plain according to the FEMA map.
- **Utilities:** Electricity is on, and the property was evaluated for a Meter Reset Permit on December 3, 2021. Copies of the MABCD report and work are inside the Property Information Packet. Water and Sewer are through the City of Wichita, the water is currently off in the home. The home has natural gas, provided by the local gas service provider. Gas in the home is currently not on.
- **Possession:** BUYER is to receive possession at closing.
- **Title Costs:** Owner's title insurance coverage costs will be split between the BUYER and SELLER. BUYER is to pay for any lender required policies.
- **Taxes:** Property taxes will be pro-rated to the date of closing.
- **Financing:** BUYER acknowledges and agrees that BUYER's obligation to purchase the Property is **NOT** contingent upon the BUYER obtaining financing. Accordingly, this is a cash sale, and the BUYER is obligated to perform the obligations under the Sales Contract whether or not the BUYER can obtain financing to purchase the Property.
- **Survey:** Unless otherwise agreed upon in writing, the BUYER and SELLER agree that no "staked" boundary survey will be performed as part of this Contract.
- **Property Condition:** BUYER acknowledges and agrees that it is the BUYER'S sole obligation and responsibility to perform any and all inspections of the Property (environmental, physical or otherwise), review all property information and due diligence materials, independently verify any information on the Property (including information available in public records), inquire as to the applicability of and compliance with land use and environmental regulations and to be satisfied by the Property's condition prior to making an offer to purchase the Property on the Auction Date.

**BUYER is STRONGLY ADVISED** to seek expert advice and conduct or obtain inspections to determine if damages, defects, or hazards exist in and on the Property prior to making an offer to purchase the Property on the Auction Date. If inspections are not performed on all or part of the Property, BUYER shall be bound by whatever information an inspection would have revealed and waives any cause of action, claim or right relating to or arising from any condition of the Property that would have been apparent had inspections been performed. **BUYER AGREES AND ACKNOWLEDGES THAT THE PROPERTY IS BEING PURCHASED AS IS IN ITS CURRENT CONDITION ONLY, WITHOUT GUARANTEES, REPRESENTATIONS OR WARRANTIES OF ANY KIND BY THE SELLER OR ANY REAL ESTATE LICENSEES INVOLVED IN THIS TRANSACTION CONCERNING THE CONDITION OR VALUE OF THE PROPERTY.**

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BUYER	BUYER
	Date
	Date