

PROPERTY INFORMATION PACKET

THE DETAILS



2808 E. Douglas Ave | Wichita, KS 67214

AUCTION: BIDDING OPENS: Tues, Sept 1st @ 2:00 PM
BIDDING CLOSING: Wed, Sept 9th @ 2:00 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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ALL FIELDS CUSTOMIZABLE



MLS #	677482
Status	Active
Contingency Reason	
Property Type	Industrial
Address	2808 E Douglas Ave
Address 2	
City	Wichita
State	KS
Zip	67214
County	Sedgwick
Area	SCKMLS
Asking Price	\$0
Class	Commercial/Ind/Bus
For Sale/Auction/For Rent	Auction
Associated Document Count	0
Picture Count	36



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Building Size SqFt	2,000 or Less
Number of Acres	0.10
Zoning	Limited Comm
Parcel ID	125-22-0-14-05-013.00
# of Stories	2
Apx Gross Building SqFt	1,680.00
Apx Net Rentable SqFt	
Apx Min Available SqFt	1,680.00
Apx Max Contiguous SqFt	1,680.00
Apx Vacant SqFt	1,680.00
Land SqFt	4,482.00
Present Use of Bldg	Salon
Bldg on Leased Land	
Invest Package Available	No
Year Built	1912
Subdivision	
Legal	S 90 FT LOTS 3-4 DOUGLAS AVE. MERRILL'S SUB.
Tax ID	

Co-List Agent - Agent Name and Phone	
Co-List Office - Office Name and Phone	
Showing Phone	1-888-874-0581
Realtor.com Y/N	Yes
Display on Public Websites	Yes
Display Address	Yes
VOW: Allow AVM	Yes
VOW: Allow 3rd Party Comm	Yes
Virtual Tour Y/N	

DIRECTIONS

Directions Douglas & Hillside - West on Douglas to Property

FEATURES

LOADING DOCK None	UTILITIES AVAILABLE Gas Electric City Water City Sewer	OWNER PAID EXPENSES Real Estate Taxes	OWNERSHIP Corporate
RAIL None		ELECTRICAL 110 Volt 220 Volt Single Phase	SHOWING INSTRUCTIONS Call Showing #
OVERHEAD DOORS None	FLOORS Wood Other/See Remarks	MISCELLANEOUS FEATURES Security Systems	LOCKBOX Combination
PARKING Street Parking Paved	HEATING Forced Air Gas	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE City Arterial	COOLING Central Air Electric	TERMS OF LEASE 1 Year or Less	AGENT TYPE Sellers Agent
LOCATION Central Business District Freestanding	TENANT PAID EXPENSES External Building Repairs Electricity Internal Building Repairs Janitorial Property Insurance Sewer	DOCUMENTS ON FILE Ground Water Addendum Leases Sellers Prop. Disclosure	FLOOD INSURANCE Unknown
CONSTRUCTION Stucco			POSSESSION At Closing
SIDEWALL HEIGHT Less than 10 Ft			SPECIAL FEATURES/HANDICAP Other
ROOF Composition			CEILING HEIGHT 8-10 feet
			PRESENT USE Barber/Beauty

FEATURES

Site Maintenance
Trash
Water

FINANCIAL

Assumable Y/N	No
With Financing	
General Property Taxes	\$4,126.00
General Tax Year	2025
Special Taxes	100.00
Special Tax Year	2025
Special Balance	100.00
Gross Income	\$30,000.00
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction, BIDDING OPENS: Tuesday, September 1st, 2026 at 2:00 PM (ct) | BIDDING CLOSING: Wednesday, September 9th, 2026 at 2:00 PM (ct). 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 Commercial Opportunity in Wichita's Douglas Design District 1,680± SF commercial building ideally located in Wichita's desirable Douglas Design District near Douglas Avenue and Hillside. This versatile property offers an excellent opportunity for an investor, owner-user, or business looking for a highly visible location with flexible space. The property is currently leased to Mane and Honey Salon at \$2,500 per month through August 31, 2026. The tenant has recently extended the lease, with rent increasing to \$2,700 per month beginning September 1, 2026. Rent will continue to increase annually, reaching \$3,000 per month by August 31, 2029. A copy of the lease can be found in the property information packet. Located near the busy intersection of Douglas Avenue and Grove Street, the property benefits from an approximate daily traffic count of 15,000 vehicles, offering strong visibility and exposure. The property is zoned Limited Commercial (LC), a district designed to accommodate retail, commercial, office, and complementary uses. Property Highlights 1,680± SF commercial building Limited Commercial (LC) zoning Currently leased to Mane and Honey Salon \$2,500/month current rental income Lease through 8/31/2026 Approximately 15,000 vehicles daily near Douglas & Grove Paved parking Sidewalk access Large front display window Welcoming reception area Two-story layout Multiple rooms offering flexible configuration options Two restrooms Multiple offices/workspaces Excellent potential for salon, professional office, retail, service business , or other commercial uses With its flexible floor plan, existing tenant income, parking, visibility, and location within the Douglas Design District, this property offers a unique combination of investment potential and future owner-user flexibility. Buyer's choice for earnest money: \$20,000 for a 30-day closing, \$30,000 for a 45-day closing. *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 \$20,000 for a 30-day close or \$30,000 for a 45-day close.

AUCTION

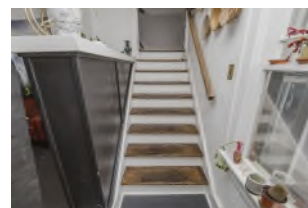
Type of Auction Sale	Absolute	Method of Auction	Online Only
Auction Location	mccurdy.com	Auction Offering	Real Estate Only
Auction Date	9/1/2026	Auction Start Time	2:00 PM
Auction End Time	2:00 PM	Broker Registration Req	Yes
Broker Reg Deadline	09/08/2026 by 5:00 PM	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	20,000.00	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

TERMS OF SALE

Terms of Sale

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.

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.



COMMERCIAL PROPERTY DISCLOSURE STATEMENT

Document updated:
April 2015

SELLER:

2808 Douglas Group LLC

DATE:

PROPERTY ADDRESS:

2808 E. Douglas Ave

Wichita

KS

67214

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this Commercial Property Disclosure Statement (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanation lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

SELLER'S INITIALS

SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.
- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
- (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.
- B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS

BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: ~~thirtysix years~~ 1912
2. Appropriate date that SELLER acquired the Property: 10 plus years
3. Does the SELLER currently occupy the Property? ☐ Yes ☒ No
- A. If No, has the SELLER ever occupied the Property? ☐ Yes ☒ No
4. Is the SELLER current on the following assessments, charges, fees or payments relating to the Property:
- A. Mortgage payments? ☒ Yes ☐ No
- B. Property taxes? ☒ Yes ☐ No
- C. Special assessments? ☒ Yes ☐ No
- D. Other: _____ ☐ Yes ☐ No
5. What is the current zoning of the Property?
6. Are you aware of:
- A. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? ☐ Yes ☒ No
- B. Any declarations, deed restrictions, plan or plat requirements that have authority over the Property? ☐ Yes ☒ No
- C. Any violation of laws or regulations affecting the Property? ☐ Yes ☒ No
- D. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☒ No
- E. Any litigation or settlement pertaining to the Property? ☐ Yes ☒ No
- F. Any current or future special assessments pertaining to the Property? ☐ Yes ☒ No
- G. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☒ No
- H. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☒ No

I. Any leases on the Property?

☒ Yes ☐ No

If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations under the leases:

J. Any party currently in possession of the Property or a portion of the Property other than the SELLER?

☒ Yes ☐ No

K. Any construction, landscaping or surveying done on the Property within the last six months?

☐ Yes ☒ No

L. Any additions, alterations, repairs or structural modifications made without the necessary permits?

☐ Yes ☒ No

M. Any nuisance or other problems originating within the general vicinity of the Property?

☐ Yes ☒ No

N. Any notices of nuisance abatement, citations or investigations regarding the Property?

☐ Yes ☒ No

O. Any recent reappraisal, reclassification or revaluation of the Property for property tax purposes?

☐ Yes ☒ No

P. Any public authority contemplating condemnation proceedings?

☐ Yes ☒ No

Q. Any government rule limiting the future use of the Property other than existing zoning regulations?

☐ Yes ☒ No

R. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property?

☐ Yes ☒ No

S. Any interest in all or part of the Property that has been reserved by the previous owner?

☐ Yes ☒ No

T. Any unrecorded interests affecting the Property?

☐ Yes ☒ No

U. Anything that would interfere in passing clear title to the BUYER?

☐ Yes ☒ No

V. If you have answered "Yes" to any of the questions in 6(A) through (V), please attach documentation and explain here:

W. Additional Comments:

Part 4. STRUCTURAL CONDITIONS:

1. Have there been any leaking or other problems with the roof, flashing or rain gutters?

☐ Yes ☒ No

A. If Yes, what was the date of the occurrence?: _____

2. Have there been any repairs to the roof, flashing or rain gutters?

☒ Yes ☐ No

A. If Yes, please provide the date of the repairs?: unknown

3. Has there been any damage to the Property due to wind, fire or flood?

☐ Yes ☒ No

4. Are there any structural problems with the Property?

☐ Yes ☒ No

5. Is there any exposed wiring presently in any structures on the Property?

☐ Yes ☒ No

6. Are there any windows or doors that leak or have broken seals?

☐ Yes ☒ No

7. Do you have any knowledge of any damage to the Property caused by termites or wood infestation?

☐ Yes ☒ No

A. If Yes, is the Property currently under warranty?

☐ Yes ☒ No

B. If Yes, please name the company here: _____

8. Have you ever experienced or are you aware of any:

A. Movement, shifting, deterioration or other problems with the basement, foundation or walls?

☐ Yes ☒ No

B. Corrective action taken to remedy these conditions, including but not limited to bracing or piercing?

☐ Yes ☒ No

C. Water leakage or dampness in the Property?

☐ Yes ☒ No

D. Dry rot, wood rot or similar conditions on the wood of the Property?

☐ Yes ☒ No

E. Problems with driveways, fences, patios or retaining walls on the Property?

☐ Yes ☒ No

F. Any failure of the Property to comply with the Americans with Disabilities Act?

☐ Yes ☒ No

9. If you have answered Yes to any of the questions in this Part 4, attach any written documentation and explain here:

Minor repairs to roof were done.

10. Additional Comments:

Part 5. LAND CONDITIONS:

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency(FEMA)? ☐ Yes ☒ No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☒ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☒ No
4. Is there fencing on the Property?
If Yes, does the fencing belong to the Property? ☒ Yes ☐ No
5. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☒ Yes ☒ No
6. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways?
If Yes, is the Property owner responsible for the maintenance of any such shared features? ☒ Yes ☐ No
7. Are you aware of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the Property or in the immediate vicinity of the Property? ☐ Yes ☒ No
8. If you have answered Yes to any of the questions in this Part 5, attach any written documentation and explain here:

9. Additional Comments:

Part 6. WATER AND SEWAGE SYSTEMS:

1. What is the water source on the Property? ☒ Public Water ☐ Private Water ☐ Well ☐ Cistern ☐ Other ☐ None
2. Does the Property have any sewage facilities on or connected to it? ☒ Yes ☐ No
3. Are you aware of any problems relating to the water systems or sewage facilities on the Property?
If Yes, please explain: ☐ Yes ☒ No

4. Additional Comments:

Part 7. ELECTRICAL/GAS/HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? ☒ Yes ☐ No
2. Does the Property have heating systems? ☐ Yes ☐ No
A. If Yes, please specify: ☐ Electrical ☐ Fuel Oil ☒ Natural Gas ☐ Heat Pump ☐ Propane ☐ Other _____
3. Does the Property have air conditioning? ☒ Yes ☐ No
A. If Yes, please specify: ☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
4. Does the Property have a water heater? ☒ Yes ☐ No
A. If Yes, please specify: ☒ Electric ☐ Gas ☐ Solar
5. Are you aware of any problems relating to the electrical, gas or heating and cooling systems on the Property? ☐ Yes ☒ No
If Yes, please explain:

6. Additional Comments:

Part 8. HAZARDOUS CONDITIONS:

1. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, mold, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
2. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ Yes ☒ No
3. Are you aware of any previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
4. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No
5. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
6. Are you aware of any aboveground or underground storage tanks on this Property? ☐ Yes ☒ No
7. If you have answered Yes to any of the questions in this Part 8, attach any written documentation and explain here:

8. Additional Comments:

Part 9. APPLIANCES, EQUIPMENT AND FIXTURES:

Indicate the condition of the following items by marking the appropriate box. Check only one box.

	NOT INCLUDED	WORKING	NOT WORKING		NOT INCLUDED	WORKING	NOT WORKING
1. Air conditioning – central system	☐	☒	☐	9. Lawn sprinkler(s)	☒	☐	☐
2. Air conditioning – window units	☒	☐	☐	10. Security gate(s)	☒	☐	☐
3. Air purifier system	☒	☐	☐	11. Security system(s)	☐	☐	☐
4. Dock leveler	☒	☐	☐	12. Smoke detector(s)	☐	☐	☐
5. Elevator	☒	☐	☐	13. Wiring system	☒	☐	☐
6. Exhaust fans – Bathrooms	☐	☐	☐	14. Other: _____	☐	☐	☐
7. Fire alarm(s)	☒	☐	☐	15. Other: _____	☐	☐	☐
8. Fire sprinkler(s)	☒	☐	☐	16. Other: _____	☐	☐	☐

Part 10. ACKNOWLEDGEMENT AND AGREEMENT:

- The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
- The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
- BUYER acknowledges that BUYER has read and received a signed copy of the Statement from the SELLER, the SELLER'S agent or any real estate licensees involved in this transaction.
- BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
- BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised to have the Property examined by professional inspectors.
- BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the BUYER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

"AS IS" 7/8/26

CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER'S SIGNATURE Talal Timsah, Member DATE 7/8/26

BUYER'S SIGNATURE _____ DATE _____

SELLER'S SIGNATURE _____ DATE _____

BUYER'S SIGNATURE _____ DATE _____



WATER WELL INSPECTION REQUIREMENTS

Property Address: 2808 E. Douglas Ave - Wichita, KS 67214

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: _____

Authentisign
Ted Timsah, Manager

07/07/2026

Owner/Seller

Date

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 2808 E. Douglas Ave - Wichita, KS 67214

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 

11 Seller has no knowledge of groundwater contamination or other environmental concerns;
12 or

13 _____ Known groundwater contamination or other environmental concerns are:
14

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

16 

17 Seller has no reports or records pertaining to groundwater contamination or other
18 environmental concerns; or

19 _____ Seller has provided the Buyer with all available records and reports pertaining to
20 groundwater contamination or other environmental concerns (list document below):
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  07/07/2026

29 Seller _____ Date

Buyer _____ Date

30 _____
31 Seller _____ Date

Buyer _____ Date

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AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 2808 E. Douglas Ave - Wichita, KS 67214 (the "Real Estate")

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	Unknown
Water & Sewer:	Public Works & Utilities	Unknown
Gas Propane:	Kansas Gas Service	Unknown

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	☒
Dishwasher?	Yes	No	☒	Dryer?	Yes	No	☒
Stove/Oven?	Yes	No	☒	Other?			
Microwave?	Yes	No	☒				

Homeowners Association:

Yes No ☒

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

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

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.

RECEIVED

AUG 03 2026

L26-027

SECOND LEASE AMENDMENT

THIS SECOND LEASE AMENDMENT is made and entered into this 27th day of July 2026,

BY AND BETWEEN

2808 Douglas Group, LLC

hereinafter referred to as "Landlord"

and

Mane & Honey, LLC

hereinafter referred to as "Tenant"

WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated July 7, 2021, hereinafter referred to as the "Lease", for approximately 1,400 square feet of commercial space located at 2808 E Douglas Wichita, Kansas.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the lease term for an additional term of thirty-six (36) months, commencing on September 1, 2026, and expiring on August 31, 2028, rent for said term shall be the following:

Lease Term	Monthly Rent
September 1, 2026 – August 31, 2027	\$2,700 per month (\$23.14 sf)
September 1, 2027 – August 31, 2028	\$2,835 per month (\$24.30 sf)
September 1, 2028 – August 31, 2029	\$3,000 per month (\$25.71 sf)

2. AGENCY DISCLOSURE - LICENSEE REPRESENTS LESSOR (A) WEIGAND-OMEGA MANAGEMENT, INC. is or will be acting as agent of the Lessor with the duty to represent the Lessor's interest; (B) the Licensee Jose Feliciano, Omega Management Group, Inc. representing, 2808 Douglas Group, LLC will not be the agent of the prospective Lessee; and (C) any information given to the Licensee will be disclosed to the Lessor. The undersigned hereby acknowledges this Disclosure notice.

3. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease Addendum.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Date: 7/28/26

By

Date: 7/28/2026

GUARANTY

THIS GUARANTY ("Guaranty") is hereby executed this 27th of July 2026 by [REDACTED] ("Guarantor"), in favor, 2808 Douglas Group, LLC ("Landlord").

1. In consideration of, and as an inducement for, the execution and delivery by Landlord of the lease date July 7, 2021, (the "Lease"), between Landlord and by [REDACTED] of which Guarantor is a principal owner, with respect to certain leased premises in the Lease ("Premises") and for one (\$1.00) Dollar and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Guarantor does hereby, jointly and severally with any other Guarantor of the Lease, unconditionally guarantees to Landlord and its successors and assigns, the full and timely performance by Tenant of all of its obligations contained in the Lease on Tenant's part to be performed during the term of the Lease and any renewal or extension thereof, together with all reasonable attorneys' fees and disbursements and all litigation costs and expenses incurred or payable by Landlord or for which Landlord may be responsible or liable; and Guarantor hereby further expressly covenants and agrees that neither the obligations nor the liability of Guarantor hereunder shall in any wise be terminated or otherwise affected or impaired by reason of Landlord's assertion against Tenant of, or Landlord's failure to assert against Tenant, any of the rights or remedies available to Landlord pursuant to the Lease or allowed at law or in equity.

2. In addition to the guaranty obligations set forth in Paragraph 1 above, Guarantor hereby covenants and agrees to pay within ten (10) days after Landlord's demand therefor, all reasonable attorney's fees and disbursements and all litigation costs and expenses incurred or pay by Landlord in connection with the enforcement of this Guaranty.

3. This Guaranty is an absolute and unconditional guaranty of payment (and not merely of collection). Guarantor acknowledges that this Guaranty and Guarantor's obligations and liabilities under This Guaranty are and shall at all times continue to be absolute and unconditional in all respects, and shall at all times be valid and enforceable irrespective of any other agreements or circumstances of any nature whatsoever which might otherwise constitute a defense to this Guaranty and the obligations and liabilities of Guarantor under this Guaranty or the obligations or liabilities of any other person or entity (including, without limitation, Tenant) relating to this Guaranty or the obligations or liabilities of Guarantor hereunder or otherwise with respect to the Lease or to Tenant. This Guaranty sets forth the entire agreement and understanding of Landlord and Guarantor and Guarantor acknowledges that no oral or other agreements, understandings, representations, or warranties exist with respect to this Guaranty or with respect to the obligations or liabilities of Guarantor under this Guaranty.

4. Guarantor hereby covenants and agrees to and with Landlord and its successors and assigns, that Guarantor may be joined in any action against Tenant in connection with the Lease, and that recovery may be had against Guarantor in such action or in any independent action against Guarantor without Landlord or its successors or assigns first pursuing or exhausting any remedy or claim against Tenant or its successors or assigns or any other remedy or claim under any other security for, or guaranty of, its obligations or liabilities of Tenant under this Lease.

5. This Guaranty shall be a continuing guaranty and shall survive a termination of the Lease. Guarantor further covenants and agrees that Guaranty shall not be affected or impaired by, and shall remain and continue in full force and effect as to, any renewal, amendment, modification or extension of the Lease and as to any assignment of Lease or any interest therein or the subletting of all or portions of the Premises and shall cover, apply to and incorporate all of the terms, covenants and conditions of all such renewals, amendments, modifications, extensions, assignments and subletting's (without need of any notice or consent of Guarantor thereto) regardless of who occupies the Premises or whether or not any portion of the Premises is occupied. Additionally, Guarantor further covenants and agrees that this Guaranty shall not be affected or impaired by, and shall continue in full force and effect notwithstanding (i) the enforceability, or unenforceability, of any provision of the Lease, or any such renewal, amendment, modification, extension or assignment thereof of sublease of all or any portion of the Premises, (ii) any extension of time that may be granted to Tenant or its successors or assigns, (iii) the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement or readjustment of, or other similar proceeding affecting the Tenant or any of its assets or the disaffirmance, rejection or postponement in any such proceeding of any of Tenant's obligations or undertakings set forth in the Lease, or (iv) the merger or consolidation of the Tenant with any corporation, or other entity, or the sale, divestiture or other disposition of any or all of the interest of Guarantor in the Tenant or any entity controlling, controlled by or under common control with Tenant, or (v) the holding over by Tenant in the Premises after the expiration of the Lease. For purposes hereof, "control" shall mean the possession of the power to direct or cause the direction of the management and policies of such corporation or other entity whether through the ownership of voting securities, by contract or otherwise.

6. All of Landlord's rights and remedies under the Lease and under this Guaranty are intended to be distinct, separate, and cumulative and no such right or remedy therein or herein mentioned, whether exercised by Landlord or not, is intended to be in exclusion or a waiver of any of the others. This Guaranty cannot be modified, waived, or terminated unless such modification, waiver or termination is in writing, signed by Landlord.

7. Neither the obligations nor the liabilities of Guarantor hereunder shall be released, reduced, diminished, offset or otherwise affected by the existence of, or Landlord's receipt, application, use, retention or release of, any security given for the performance, observance and compliance with any of the terms, covenants or conditions required to be performed, observed or complied with by Tenant under the Lease, and for the purposes of Guarantor's obligations and liabilities under this Guaranty, Landlord shall be deemed not to be holding any security under the Lease and not to have applied, used or retained any security deposit.

8. No failure or delay on the part of Landlord in exercising any right, power or privilege under this Guaranty shall operate as a waiver of or otherwise affect any such right, power or privilege, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

9. This Guaranty shall be enforced and construed in accordance with the laws of the State of Kansas but without regard to its conflicts of laws principals and shall be binding upon and inure to the benefit of Landlord and Guarantor and their respective heirs, executors, administrators, legal representatives, successors, and assigns. Guarantor acknowledges and agrees that all disputes arising directly or indirectly, out of or relating to this Guaranty, and all actions to enforce this Guaranty, shall be dealt with and adjudicated in the courts of the State of Kansas, as Landlord may elect; and Guarantor hereby expressly and irrevocably submits to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Guaranty. So far as is permitted under applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action, other than service of process in a manner permitted by law or permitted herein, shall be necessary in order to confer jurisdiction upon any Guarantor in any such court. Provided that service of process is effected upon a Guarantor in a manner permitted by law or as otherwise permitted herein, such Guarantor irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (a) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding brought in such a court as is mentioned in the previous paragraph, (b) any claim that any such suit, action or proceeding brought in such a court has been brought in an inconvenient forum, or (c) any claim that is not personally subject to the jurisdiction of the above-named courts.

10. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the _____ day of _____.

GUARANTOR:

[Redacted Signature]

7/28/2026

[Redacted Signature]

RECEIVED

AUG 27 2024

L 24-041

LEASE EXTENSION AND MODIFICATION AGREEMENT

THIS LEASE EXTENSION is made and entered into this 20th day of August 2024,

BY AND BETWEEN

2808 Douglas Group, LLC
hereinafter referred to as "Landlord"
and
Mane & Honey, LLC
hereinafter referred to as "Tenant"

WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated July 7, 2021, hereinafter referred to as the "Lease", for approximately 1,400 square feet of commercial space located at 2808 E Douglas Wichita, Kansas.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the lease term for an additional term of twenty-four (24) months, commencing on September 1, 2024, and expiring on August 31, 2026, rent for said term shall be the following:

Lease Term	Monthly Rent
September 1, 2024 – August 31, 2025	\$2,000 per month (\$17.15 sf)
September 1, 2025 – August 31, 2026	\$2,500 per month (\$21.43 sf)

2. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease Addendum.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

By: _____

Print: _____

Date: Tuesday, August 20, 2024

Landlord

By: _____

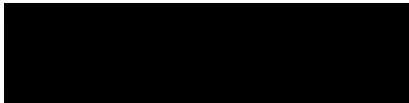
Print: _____

Date: 08/23/2024

AGENCY DISCLOSURE - LICENSEE REPRESENTS LESSOR

(A) WEIGAND-OMEGA MANAGEMENT, INC. is or will be acting as agent of the Lessor with the duty to represent the Lessor's interest; **(B)** the Licensee Jose Feliciano, Weigand-Omega Management, Inc. representing, 2808 Douglas Group, LLC will not be the agent of the prospective Lessee; and **(C)** any information given to the Licensee will be disclosed to the Lessor. The undersigned hereby acknowledges this Disclosure notice.

Lessee:



4/1/18
JF

LEASE AGREEMENT

THIS LEASE AGREEMENT entered into in Wichita, Kansas, this 7th day of ~~June~~ July, 2021 by and between:

2808 Douglas Group, LLC
hereinafter referred to as:

"Lessor"

and

MANE & HONEY, L.L.C.
hereinafter referred to as:

"Lessee"

Recitals:

- A. Lessor is the owner of the building and real estate legally described as:

The South 90 feet of Lots 3 and 4, on Douglas Avenue,
in Merrills Subdivision of Lots 4 and 5 in Block 7 in
Chautauqua Addition to Wichita, Sedgwick County, Kansas.

and commonly known as 2808 E. Douglas, Wichita, Kansas
("the Property").

- B. Lessor desires to lease the Property to Lessee, and Lessee desires to lease the Property from Lessor under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration for the mutual promises set forth herein, the parties do agree as follows:

1. Property.

Lessor hereby leases the Property to Lessee and Lessee hereby leases the Property from Lessor.

2. Term.

This Lease shall be for a term of three (3) years and shall commence on 7/7/2021, 2021 and shall terminate on 7/7/, 2024.

Provided Lessee is not in default, Lessee shall have the option to extend this Lease for one (1) additional period of three (3) years. Such option shall be exercised by Lessee giving written notice to Lessor of Lessee's intention to exercise such option at least ninety (90) days prior to the expiration of the original term. Such extension shall be upon the terms, conditions and provisions as are contained in this Lease, with the exception of rent. Said rent shall be agreed upon between Lessor and Lessee prior to the commencement of said option term.

3. Rent.

During the term hereof, rent for the Property shall be: zero for the first three (3) months; One Thousand, Three Hundred Dollars (\$1,300.00) for the next nine (9) months; One Thousand, Five Hundred Dollars (\$1,500.00) for the next twenty-four (24) months. Rent shall be payable on the first of each month commencing 10/7/21, 2021. If this Lease commences or terminates other than on the first day of the month, then rent shall be prorated for such partial month.

In the event any rent is not paid by the fifth business day of any month, Lessee shall pay to Lessor, on Lessor's demand, a late fee equal to ten percent (10%) of the amount delinquent.

Upon execution of this Lease, Lessee shall deposit with Lessor first months' rent in the amount of One Thousand, Three Hundred Dollars (\$1,300.00).

4. Security Deposit.

Upon execution of this Lease by both parties, Lessee shall deposit the sum of One Thousand, Three Hundred Dollars (\$1,300.00) with Lessor as a security deposit.

5. Additional Rent.

In addition to all rent payments described in paragraph 3, Lessee shall pay or reimburse Lessor for:

- a) All insurance premiums for coverage on the Property pursuant to paragraph 8 hereof; and
- b) Subject to paragraph 7 hereof.

6. Utilities.

Lessee shall be solely responsible for obtaining and paying for all utilities to the Property, and Lessee shall pay all deposits and charges for same when due.

Lessee shall be responsible for compliance with all applicable laws in regard to removal of waste from the Property.

7. Maintenance.

Handwritten: "AS IS" [Signature] 7-7-2021

Lessor shall maintain the foundation, exterior walls, roof, and all structural components of the Property in good condition and repair, and Lessor warrants that all systems are in good condition and in working order. Lessor warrants the HVAC for the first twelve (12) months of the term.

Lessee shall be solely responsible for maintaining the interior in good condition and repair.

8. Insurance.

Lessee at all times will maintain liability insurance coverage for the Property with coverage limits of at least \$1,000,000 per occurrence, will include Lessor, as an additional insured thereon, and will furnish Lessor a certificate of such insurance upon Lessor's request.

Lessee is solely responsible for maintaining any insurance on Lessee's contents in and on the Property.

9. Permitted Use.

Lessee shall use the Property as a salon, boutique, or for similar purposes.

10. Assignment and Subleasing.

Lessee may not assign this Lease or sublease any portion of the Property without Lessor's written consent, which consent shall not unreasonably be withheld, conditioned, or delayed, however, Lessee may contract with third parties to use one or more chairs in the facility.

11. Compliance.

Lessee shall not use or store hazardous materials in, on, or about the Property except for materials used in Lessee's use of the Property, and will comply with all applicable legal requirements in regard to such materials. Lessee shall materially comply with all laws of the city, state, and federal government, and shall indemnify

Lessor in the event of Lessee's violation of any city building code, zoning restriction, any environmental regulation of the state or federal government, or any ordinance or statute.

12. Alterations.

Lessee shall not make any alterations, additions or improvements to the Property, except as set forth upon the Work Letter attached hereto as Exhibit A or upon the consent of Lessor. Lessee shall not permit the filing of any mechanic's liens against the Property, and Lessee shall indemnify and hold Lessor harmless in the event of the filing of any such lien. Lessee shall post a bond while contesting the validity of any mechanic's lien and in an amount reasonably acceptable to Lessor.

13. Estoppel Certificates.

Lessee shall execute from time-to-time upon ten (10) days' prior notice by Lessor, estoppel certificates acknowledging the existence of this Lease, that it is unmodified or the extent of any modifications which have been made, and that there exists no default by either party with respect to the obligations of this Lease or a description of any default which exists.

14. Damage or Destruction.

If the Property is substantially damaged or destroyed by fire or other casualty, Lessor may elect, in Lessor's sole discretion, either to repair and rebuild the Property or to terminate this Lease. If Lessor elects to repair or rebuild, then rent shall abate for the time and to the extent Lessee is deprived of use of the Property. If Lessor elects to terminate, then any unearned rent paid by Lessee shall be refunded as of the date of such casualty and this Lease shall terminate. Substantial damage shall mean damage which would cost more than fifty percent (50%) of the market value of the Property to repair.

15. Eminent Domain.

a) **Total Taking.** If all the Property shall be taken under power of eminent domain by any public or private authority, or conveyed to said authority in lieu of such taking, then this Lease and the term hereof shall cease and terminate as of the date when possession of the Property shall be taken by the taking authority and any unearned rent paid in advance shall be refunded to Lessee.

b) **Partial Taking.** If during the term or any renewal term, a portion of the space within the Property is being taken that substantially interrupts or substantially obstructs the conducting of business on the Property, then Lessee may, at its election, terminate this lease by giving Lessor notice of the exercise of Lessee's election within thirty (30) days after Lessee shall receive notice of such taking. In the event of termination by Lessee under this section, this Lease and the term hereof shall cease and terminate as

of the date when possession shall be taken by the appropriate authority of that portion of the Property and any unearned rent paid in advance by Lessee shall be refunded.

16. Right to Enter.

Lessor shall have the right to enter the Property in the event of a fire, casualty or other emergency for the purpose of attempting to prevent injury or damage to persons or property.

17. Quiet Enjoyment.

Lessor hereby covenants and warrants to Lessee the quiet enjoyment of the Property during the term of the Lease, subject to Lessee paying the required rent and performing all other obligations of Lessee herein.

18. Holding Over.

In the event Lessee remains in possession of the Property with the assent of Lessor after the expiration of this Lease and without the execution of a new Lease, Lessee shall be deemed to be occupying the Property as a tenant from month-to-month, subject to all of the conditions, provisions, and obligations of this Lease to the extent not inconsistent with a month-to-month tenancy.

19. Right of Lessor to Cure Lessee's Default.

In the event Lessee fails to satisfy any obligation herein, other than payment of rent, Lessor may, but is not required to, satisfy such obligation. In such event, Lessee shall pay to Lessor the reasonable cost of satisfying Lessee's obligation within fifteen (15) days of written notice from Lessor.

20. Indemnification.

Lessee shall defend, protect, and hold Lessor harmless from any and all claims for damages arising out of or in connection with Lessee's occupancy of the Property.

21. Default.

In the event Lessee fails to promptly pay when due any rent or other obligation, or to otherwise fulfill any obligation of Lessee herein, Lessor may, at Lessor's option, provide written notice to Lessee of Lessor's intention to terminate Lessee's right of occupancy under this Lease.

The occurrence of any of the following shall constitute an event of default:

- (a) The failure to pay any installment of rent, any additional rent, or any other sum required to be paid by Lessee within ten (10) days after receipt of Lessor's written notice to cure.
- (b) Any default or breach of Lessee in the observance or performance of any of the other covenants, agreements or conditions of this Lease on the part of Lessee to be kept and performed and said default or breach shall continue for a period of thirty (30) days after written notice thereof from Lessor to Lessee.

If Lessee defaults, Lessor shall have the right at Lessor's election then or at any time thereafter to pursue the following remedies in addition to all other rights or remedies provided herein, at law or in equity: (a) seek a writ of restitution; or (b) at any time and from time-to-time relet the Property or any part thereof for the account of Lessee or otherwise, receive and collect the rents therefor, applying the same first to payment of such expenses as Lessor may have paid, assumed or incurred in recovering possession of the Property, including costs and expenses, paid, assumed or incurred by Lessor in connection with reletting the Property, and then to the fulfillment of the covenants of Lessee. Any such reletting as provided for herein may be for the remainder of the term of this Lease as originally granted or for a longer or shorter period. Lessor may execute any Lease made pursuant to the terms hereto in Lessor's own name and Lessee shall have no right or authority whatsoever to collect any rent from such subtenant. In any case and whether or not the Property or any part thereof be relet, Lessee shall pay to Lessor all sums required to be paid by Lessee up to the time of re-entry by Lessor, and thereafter Lessee shall pay Lessor the difference between any net proceeds from re-letting and the rent hereunder. No such re-entry by Lessor shall constitute an election to terminate this Lease unless and until Lessor thereafter gives Lessee written notice of Lessor's election to terminate this Lease. Actions to collect any amounts due by Lessee as provided in this paragraph may be brought from time-to-time on one or more occasions.

The waiver by Lessor of the breach of any condition in this Lease shall not be deemed a waiver of such condition on any subsequent breach.

The prevailing party in any dispute may recover its reasonable attorney fees and costs from the other party.

22. Option to Purchase.

In consideration for Lessee's undertakings herein, Lessor grants Lessee the option to purchase the Property for the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000.00).

a) This option shall remain in effect throughout the initial term of this Lease. Lessee must notify Lessor of its intent to exercise its option to purchase the Property by providing at least thirty (30) days' written notice prior to the expiration of the initial term.

b) In the event Lessee elects to exercise this option, Lessee shall execute a purchase contract and deliver an executed copy to Lessor together with Lessee's notice of exercise of the option.

c) Lessee may record a Memorandum of Lease documenting this option.

23. Interpretation.

This Lease shall be interpreted and construed only by the contents hereof, and there shall be no presumption or standard of construction in favor of or against either party.

24. Laws Of Kansas.

This Agreement shall be construed and enforced in accordance with the laws of the State of Kansas.

25. Entire Understanding.

This Agreement contains the entire understanding between the parties hereto and may not be terminated or modified except in writing mutually executed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

LESSOR:

2808 Doug

by:

Name:

Title:

LESSEE:

MAN

by:

7-7-2021

7-7-2021

"Exhibit A"
GUARANTY

THIS GUARANTY ("Guaranty") is hereby executed this th day of 7th, by
[REDACTED] Guarantor", in favor of 2808 Douglas LLC ("Landlord").

1. In consideration of, and as an inducement for, the execution and delivery by Landlord of the lease dated 7/7/21 (the "Lease"), between Landlord and [REDACTED] which Guarantor is a principal owner, with respect to certain leased premises in the Lease ("Premises") and for one (\$1.00) Dollar and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Guarantor does hereby, jointly and severally with any other Guarantor of the Lease, unconditionally guarantees to Landlord and its successors and assigns, the full and timely performance by Tenant of all of its obligations contained in the Lease on Tenant's part to be performed during the term of the Lease and any renewal or extension thereof, together with all reasonable attorneys' fees and disbursements and all litigation costs and expenses incurred or payable by Landlord or for which Landlord may be responsible or liable; and Guarantor hereby further expressly covenants and agrees that neither the obligations nor the liability of Guarantor hereunder shall in any wise be terminated or otherwise affected or impaired by reason of Landlord's assertion against Tenant of, or Landlord's failure to assert against Tenant, any of the rights or remedies available to Landlord pursuant to the Lease or allowed at law or in equity.

2. In addition to the guaranty obligations set forth in Paragraph 1 above, Guarantor hereby covenants and agrees to pay within ten (10) days after Landlord's demand therefor, all reasonable attorneys fees and disbursements and all litigation costs and expenses incurred or pay by Landlord in connection with the enforcement of this Guaranty.

3. This Guaranty is an absolute and unconditional guaranty of payment (and not merely of collection). Guarantor acknowledges that this Guaranty and Guarantor's obligations and liabilities under This Guaranty are and shall at all times continue to be absolute and unconditional in all respects, and shall at all times be valid and enforceable irrespective of any other agreements or circumstances of any nature whatsoever which might otherwise constitute a defense to this Guaranty and the obligations and liabilities of Guarantor under this Guaranty or the obligations or liabilities of any other person or entity (including, without limitation, Tenant) relating to this Guaranty or the obligations or liabilities of Guarantor hereunder or otherwise with respect to the Lease or to Tenant. This Guaranty sets forth the entire agreement and understanding of Landlord and Guarantor and Guarantor acknowledges

that no oral or other agreements, understandings, representations or warranties exist with respect to this Guaranty or with respect to the obligations or liabilities of Guarantor under this Guaranty.

4. Guarantor hereby covenants and agrees to and with Landlord and its successors and assigns, that Guarantor may be joined in any action against Tenant in connection with the Lease, and that recovery may be had against Guarantor in such action or in any independent action against Guarantor without Landlord or its successors or assigns first pursuing or exhausting any remedy or claim against Tenant or its successors or assigns or any other remedy or claim under any other security for, or guaranty of, its obligations or liabilities of Tenant under this Lease.

5. This Guaranty shall be a continuing guaranty, and shall survive a termination of the Lease. Guarantor further covenants and agrees that Guaranty shall not be affected or impaired by, and shall remain and continue in full force and effect as to, any renewal, amendment, modification or extension of the Lease and as to any assignment of Lease or any interest therein or the subletting of all or portions of the Premises and shall cover, apply to and incorporate all of the terms, covenants and conditions of all such renewals, amendments, modifications, extensions, assignments and sublettings (without need of any notice or consent of Guarantor thereto) regardless of who occupies the Premises or whether or not any portion of the Premises is occupied. Additionally, Guarantor further covenants and agrees that this Guaranty shall not be affected or impaired by, and shall continue in full force and effect notwithstanding (i) the enforceability, or unenforceability, of any provision of the Lease, or any such renewal, amendment, modification, extension or assignment thereof of sublease of all or any portion of the Premises, (ii) any extension of time that may be granted to Tenant or its successors or assigns, (iii) the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement or readjustment of, or other similar proceeding affecting the Tenant or any of its assets or the disaffirmance, rejection or postponement in any such proceeding of any of Tenant's obligations or undertakings set forth in the Lease, or (iv) the merger or consolidation of the Tenant with any corporation, or other entity, or the sale, divestiture or other disposition of any or all of the interest of Guarantor in the Tenant or any entity controlling, controlled by or under common control with Tenant, or (v) the holding over by Tenant in the Premises after the expiration of the Lease. For purposes hereof, "control" shall mean the possession of the power to direct or cause the direction of the management and policies of such corporation or other entity whether through the ownership of voting securities, by contract or otherwise.

6. All of Landlord's rights and remedies under the Lease and under this Guaranty are intended to be distinct, separate and cumulative and no such right or remedy therein or herein mentioned, whether exercised by Landlord or not, is intended to be in exclusion or a waiver of any of the others. This Guaranty cannot be modified, waived or terminated unless such modification, waiver or termination is in writing, signed by Landlord.

7. Neither the obligations nor the liabilities of Guarantor hereunder shall be released, reduced, diminished, offset or otherwise affected by the existence of, or Landlord's receipt, application, use, retention or release of, any security given for the performance, observance and compliance with any of the terms, covenants or conditions required to be performed, observed or complied with by Tenant under the Lease, and for the purposes of Guarantor's obligations and liabilities under this Guaranty, Landlord shall be deemed not to be holding any security under the Lease and not to have applied, used or retained any security deposit.

8. No failure or delay on the part of Landlord in exercising any right, power or privilege under this Guaranty shall operate as a waiver of or otherwise affect any such right, power or privilege, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

9. This Guaranty shall be enforced and construed in accordance with the laws of the State of Kansas but without regard to its conflicts of laws principals and shall be binding upon and inure to the benefit of Landlord and Guarantor and their respective heirs, executors, administrators, legal representatives, successors and assigns. Guarantor acknowledges and agrees that all disputes arising directly or indirectly, out of or relating to this Guaranty, and all actions to enforce this Guaranty, shall be dealt with and adjudicated in the courts of the State of Kansas, as Landlord may elect; and Guarantor hereby expressly and irrevocably submits to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Guaranty. So far as is permitted under applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action, other than service of process in a manner permitted by law or permitted herein, shall be necessary in order to confer jurisdiction upon any Guarantor in any such court. Provided that service of process is effected upon a Guarantor in a manner permitted by law or as otherwise permitted herein, such Guarantor irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (a) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding brought in such a court as is mentioned in the previous paragraph, (b) any claim that any such suit, action or proceeding brought in such a court has been brought in an inconvenient forum, or (c) any claim that is not personally subject to the jurisdiction of the above-named courts.

10. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the _____.

GUARANTOR:

X [REDACTED]

Flood- 2808 E Douglas Ave

Sedgwick County, Kansas



Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

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X - Area of Special Consideration

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

X

X

Area Not Included

Area Not Included

1:564



Date: 6/9/2026

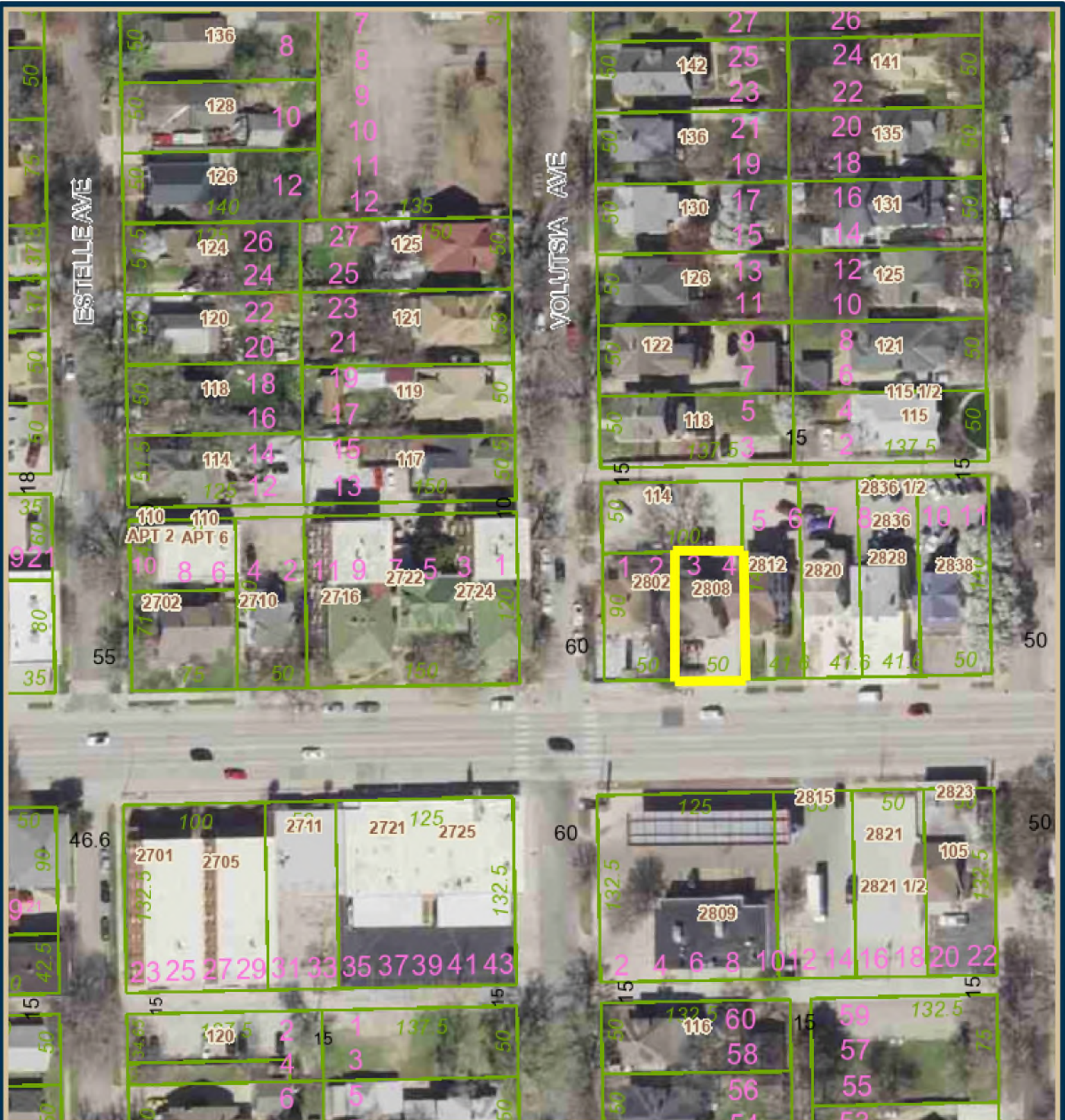
It is understood that the Sedgwick County GIS Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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



DOUGLAS AVE

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



Geographic Information Services
Sedgwick County...
working for you

Date: 6/9/2026

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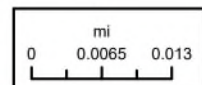
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Aerial - 2808 E Douglas Ave

Sedgwick County, Kansas



1:1,128



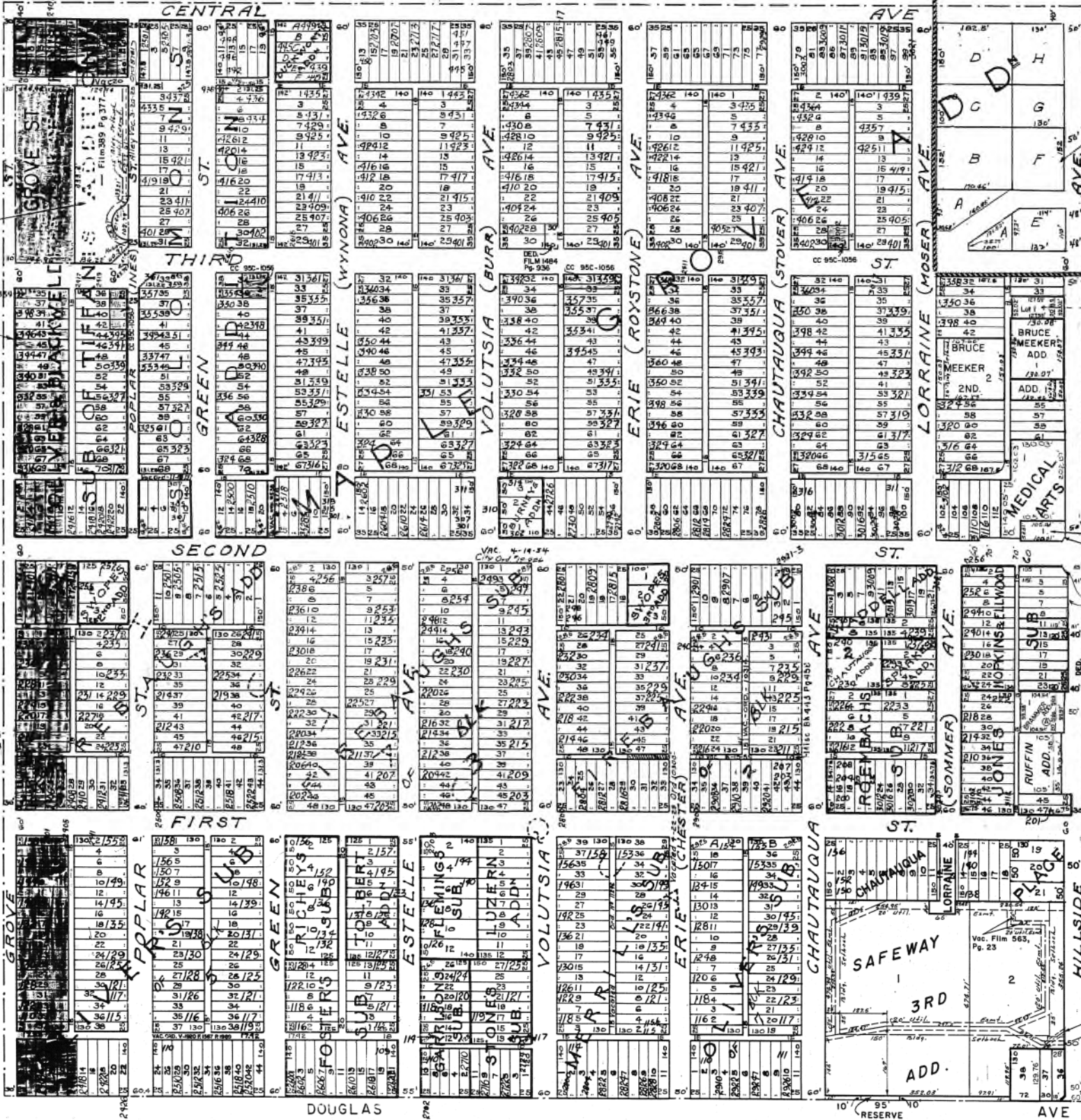
N.E. 1/4 SEC. 22, TWP. 27, R. 1 E.

MARY JANE SULLIVAN ADD.

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Pg 161



SEDGWICK COUNTY CLER

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)*

