

Property Tay Estimate:			
Property Tax Estimate:			
2023 Mill Levy - 129.286			
Annual Tax Estimate = Appraise	d Value x 1.45%	6 (based on 2023 Mill Le	vy)
NO Special Taxes pertaining to i may exist in the amount of appro	•	· · · · · · · · · · · · · · · · · · ·	
Estimated HOA Dues:			
\$80-\$120 per unit, monthly with	a one-time initia	ation fee of \$250 per unit	
Includes: lawn mowing, lawn irriç	gation, sprinkler	system and fertilization.	
*HOA Dues to update annually b	pased on curren	t bids obtained by board	
The above are Estimates only a	nd may very on	ce fully assessed and ove	er time.
Per Diem Extension Rate: In the event a closing extension diem rate of \$30 per day per uni	-		erence or delay, a per
Agency Disclosure: Member(s) of the development of	or building group	o(s) may be licensed age	nts.
Listing agent(s) may be related t	to a member of	the development/building	entity.
		<u>Car</u>	7/31/24
Signature	Date	Signature	Date

ADDENDUM TO PURCHASE CONTRACT ADDENDUM G

KANSAS ENERGY EFFICIENCY DISCLOSURE

As required by KSA 66-1228

Kansas law requires the person building or selling a previously unoccupied new residential structure which is a single family or multifamily unit of four units or less shall disclose to the Purchaser or a prospective Purchaser, at any time upon request or prior to the signing of the contract to purchase and prior to closing if changes have occurred or are requested, information regarding the energy efficiency of the structure. For new residential structures that are completed and suitable for occupancy, but unsold, the completed disclosure form shall be made available to the Purchaser or a prospective Purchaser by the builder or seller when the residence is shown and at any other time upon request.

Commo	n Address or Legal Description of Residence:				_
-					
Part 1:	Builder must describe the following energy ef			AAAA ID CHECCI	
		Actual		2006 IRC/IECC*	
	Wall Insulation R-Value	Value	Zone 4 R-13	Zone 5	E 144:
Inculatio	on R-Value	<u>14 </u>	R-13 R-38	R-19 (or R-13 cavity + R-	3 Attic
msulan	Foundation Insulation R-Value	44	K-38		
	Basement Walls	13	R-10/13**	R-10/13**	
	Crawlspace Walls		R-10/13**	R-10/13**	
	Slab-on-Grade		R-10, 2 ft depth	R-10, 2 ft depth	
	Floors over Unheated Spaces	R-30	R-19	R-30	
	Window U-Value	.330	0.40	0.35	
	vindow & value	Actual	Current Federal	0.55	
		Value	Manufacturing St	andards***	
	Water Heater	, muc	Manufacturing St	unuur us	
	Gas or Propane (Energy Factor)	.66	$0.67 - (0.0019 \times$	****) =	
	Electric (Energy Factor)		0.97 – (0.00132 ×_	****) =	
	Heating and Cooling Equipment				
	Warm-Air Furnace (AFUE)	80%	0.78		
	Air Conditioner (SEER)	13 SEER	13		
	Air-Source Heat Pump-Cooling (SE	EER)	13		
	Air-Source Heat Pump (HSPF)		7.7		
	[Note: Federal standards for geother	rmal heat pumps are not av	vailable.]		
_XT	Builder may provide the following addition this residence has been/will be built to meet the ration Code of 2006 (IECC 2006).	al information about thi energy-efficiency standard	s house: ds of the International Energ	gy	
	This residence has received a Home Energy Rating Stage Industry National Home Energy Rating ST.).				
T accredit	This residence is an Energy Star Qualified Home ed provider.			with RESNET standards by	a RESNET
Seller S	ignature:		Date: 7/31/24		
Seller N	ame and Address: Blue Sky Ventures LLC		Date:		
Purchas	er Signature:		Date:		
Purchas	er Signature:** The first R-value applies to continuous ins		Date:		
	** The first R-value applies to continuous ins *** Equipment meeting federal standards may **** Insert rated storage volume in gallons.	ulation; the second to fram y not always be available.	ning cavity insulation.		

GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 2	THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned i entered into effective on the last date set forth below.							
3 4	Groundwater contamination has been detected in several areas in and around Sedgwick County Licensees do not have any expertise in evaluating environmental conditions.							
5 6	The parties are proposing the sale and purchase of certain property, commonly known as: 2203–2289 N 159th Ct Wichita KS 67228							
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):							
LO L1	Seller has no knowledge of groundwater contamination or other environmental concerns;							
12 13 14	Known groundwater contamination or other environmental concerns are:							
L 5	(b) Records and reports in possession of Seller (initial one):							
L6 L7	Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or							
18 19 20	Seller has provided the Buyer with all available records and reports pertaining to 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 26	Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and 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	7/31/24							
29	Selle Blue sky ventures LLC Date Buyer Date							
30 81	Seller Date Buyer Date							

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Rev. 6/16 Form #1210

ADDENDUM TO PURCHASE CONTRACT

ADDENDUM <u>C</u>

KANSAS NOTICE OF DEFECT/RIGHT TO CURE ACT

the Purchaser and					
	, the Seller				
covering the property legally described as Lot commonly known as	, Block	of	Addition,		
"Kansas law contains important requirements you mu contractor who constructed your home. Ninety days lany construction conditions you allege are defective a the defects. You are not obligated to accept any offer law and failure to follow them may affect your ability	before you file your la and provide your cont made by the contract	wsuit, you must deliver to the ractor the opportunity to make	e contractor a written notice of an offer to repair or pay for		
Within 30 days following closing of new dwelling co address and phone number of all Subs and a descript		_	name, license number,		
Claim process:					
 A. If suit is filed first Builder/Remodeler can have th B. Any claim must describe the claim or claims in de C. Within 15 days after service of the notice of claim may be responsible. D. Within 30 days after service of the notice of claim response on the claimant. The written response sh i. Propose an inspection of the claim, iii. Offer remedy to the claim, iii. Offer a money settlement, or iv. Dispute the claim and deny it E. If the Purchaser elects to allow the Builder to inspect to remedy the claim, ii. An offer to remedy the claim, iii. An offer to provide a monetantiii. Dispute the claim, F. Any acceptance of a Builder's offer shall be served. G. Suit can be brought if: i. Builder refuses service of the 	etail sufficient to determine, the contractor shall send by the claimant, each chall: claim, bect, access must be proving the inspection of: ry settlement of claim, or each within 30 days.	ne the general nature of any alleve a copy of the notice of claim ontractor that has received such ided within 30 days. Following	eged construction defect. to each subcontractor who notice shall serve a written such inspection, Builder		
Builder refuses service of the agreement with the Purchaser Purchaser rejects the remedy initiate arbitration.		•	n, Purchaser can file suit or		
PURCHASER DATE		Stubba 7	7/31/24 DATE		

PURCHASER

DATE