

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website information below)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		COV # _____	CO. NO. _____	MAP _____	SEC _____	SHEET _____	QTR. _____	BLOCK _____	PARCEL _____	OWN _____
DEED BOOK _____	PAGE _____									
RECORDING DATE ____/____/____	TYPE OF INSTRUMENT CR _____ RA _____ DE _____	SPLIT <input type="checkbox"/>	MULTI <input type="checkbox"/>	MO _____	YR _____	TY _____	AMOUNT _____	S _____	V _____	

SELLER (Grantor) NAME _____	BUYER (Grantee) NAME _____
MAILING _____	MAILING _____
CITY/ST/ZIP _____	CITY/ST/ZIP _____
PHONE NO. (____) _____	PHONE NO. (____) _____
email (optional) _____	email (optional) _____

IF AN AGENT SIGNS THIS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

<p align="center">BRIEF LEGAL DESCRIPTION</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Property / Situs Address: _____</p> <p>Name and Mailing Address for Tax Statements</p> <p>_____</p> <p>_____</p>
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1. Check any special factors that apply:
- Sale between immediate family members:
Specify the relationship _____
 - Sale involved corporate affiliates or related entities
 - Auction sale (absolute auction Yes No)
 - Short sale (amount of lien(s) exceeds sale proceeds)
 - Transfer in lieu of foreclosure or repossession
 - Sale involved a build-to-suit or leaseback arrangement
 - Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
 - Sale involved a government agency or public utility
 - Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 - Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
 - Sale of only a partial interest in the real estate
 - Sale involved a trade or exchange of properties
 - None of the above**

2. Check use of property at the time of sale:
- Single family residence Agricultural land
 - Farm/Ranch with residence Mineral rights included?
 - Condominium unit Yes No
 - Vacant land Apartment building
 - Other: (Specify) _____ Commercial/Industrial bldg.

3. Was the property rented or leased at the time of sale?
- Yes (number of years remaining on lease _____)
 - Tenant is buyer No

4. Did the sale price include an operating business?
- Yes (estimated value \$ _____) No

5. Was any personal property included in the sale price (such as furniture, equipment, inventory, machinery, crops, etc.)?
- Yes No If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____

If **Mobile Home**: Year _____ Model _____

6. Were any changes made to the property since January 1st?
- Yes No
 - Demolition New construction Remodeling Additions
 - Date completed _____ Amount \$ _____
7. Were any **delinquent** property taxes paid by the buyer? Amt. \$ _____
- Yes **AND** the amount was included in the total sale price
 - Yes but the amount was **not** included in the total sale price
 - No delinquent property taxes were included in the sale
8. Method of financing (check all that apply):
- New loan(s) from a financial institution IRS 1031 Exchange
 - Seller financing Assumption of an existing loan(s)
 - All cash Trade of property Not applicable
9. Was the property offered to other potential buyers?
- Yes: Advertised (listed, Internet, yard sign, word-of-mouth, etc.)
 - No: Private purchase (not offered on the open market)
10. Does the buyer hold title to any adjoining property?
- Yes No
11. Are there any additional facts that would cause this sale to be a distressed, forced, or non-arm's length exchange?
- Yes No If yes, please describe _____

K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500.

12. **TOTAL SALE PRICE \$** _____

DEED DATE ____/____/____

13. I have read the instructions for completing this form and certify that the above information is true and accurate.

Print name _____

Signature _____

- Grantor (Seller) Grantee (Buyer)
- Agent Daytime phone number (____) _____