

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"/>	MO _____	YR _____	TY _____	AMOUNT _____	S _____	V _____			
		MULTI <input type="checkbox"/>									

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.

BRIEF LEGAL DESCRIPTION _____ _____ _____ _____	Property / Situs Address: _____ Name and Mailing Address for Tax Statements _____ _____ _____
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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:
- | | |
|--|--|
| <input type="checkbox"/> Single family residence | <input type="checkbox"/> Agricultural land |
| <input type="checkbox"/> Farm/Ranch with residence | Mineral rights included? |
| <input type="checkbox"/> Condominium unit | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Vacant land | <input type="checkbox"/> Apartment building |
| <input type="checkbox"/> Other: (Specify) _____ | <input type="checkbox"/> 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 (_____) _____