

Don R. Wallick Auctions, Inc.

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AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 903 N. High Ave New Philadelphia, OH 44663

Buyer(s): _____

Seller(s): West Estate

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____

The seller will be represented by _____, and _____

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ week(s) for the buyer and Agent(s) _____ week(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Lynn Wallick and real estate brokerage Kissella Martha's Realty will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER(S) _____	DATE _____	<u>William H. West</u>	<u>3-13-13</u>
		<small>SELLER(S) AGENT</small>	<small>DATE</small>
BUYER(S) _____	DATE _____	SELLER(S) AGENT _____	DATE _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address 903 W. High Ave New Philadelphia, OH

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

William H. Westmaster 3-13-13
Seller Date Seller Date

Purchaser Date Purchaser Date

Kevin Wulbert 3/13/13
Agent Date Agent Date



MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

1st Page 4 Previous 8 of 200 Results Next 4 Last 10

Currently Viewing

Number:	43-05670-000	Address:	903 W HIGH AVE	Owner:	VIOLA M WEST	Legal:	FRONT 1682
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Summary Tax Transfer History Payment History Misc Deed Assessed

Property

Tax District:	43-NEW PHILA MUNI TWP - NEW PHILA CORP (NEW PHILA C.S.D.)		
Class:	810-SING R FAMILY OWNER OCCUPIED		
Neighborhood:			
Subdivision:			
Lot #:	GD Year:	Map #:	7.0124

Deed

Acres:			
Volume:	1380	Page:	1007
Book:	231452012	Price:	

Values

	Appraised	Assessed
Land:	15,190	5,400
Improvements:	23,090	12,330
Total:	38,280	17,730
CASH:		
Homesite:	63,530	13,740 HOMESTEAD GRANTED

Ownership Info

Name:	WEST VIOLA M
Address:	903 W HIGH AVE NEW PHILADELPHIA OH 44663

Taxpayer Information - Last Modified 03/15/2012

Name:	WEST VIOLA M
Address:	903 W HIGH AVE NEW PHILADELPHIA OH 44663

Tax Rates

Who's:	64.40	Effective:	42.278528
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Charges

	Price	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	104.99	104.99	54.35	300.18
Specials:	0.00	4.00	4.00	8.00	12.00
Total:	0.00	108.99	108.99	62.35	311.15
Paid:	0.00	100.00	100.00	0.00	100.00
Due:	0.00	0.00	0.00	62.35	100.00
Balance:					0.00

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TUSCARAWAS COUNTY AUDITOR

1st > First < Previous 5 of 202 Results Next > Last >

Currently Viewing

Number:	43-06670-000	Address:	903 W HIGH AVE	Owner:	VIOLA M WEST	Legal:	FRONT 1002
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Summary Tax Transfer History Egress History Land Data Assessed Sketch

Type	Units/ST/FB	Area/Depth/FR	SQ. FT/Depth
FRONT LOT			52

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TUSCARAWAS COUNTY AUDITOR

◀ First ◀ Previous 1 of 200 Results Next ▶ Last ▶

Currently Viewing

Number:	43-05670-000	Address:	903 W HIGH AVE	Owner:	VIOLA M WEST	Legal:	FRONT 1662
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Summary Tax Transfer History Payment History Land Deed Acreage Search

Card	Style	Year Built	Year Renovd	Grade	AC	Fire	Stairways	Total Stories	Total Rooms	Bedrooms	Hall Baths	Kid Baths	Total Area	Basement	Code
1	01-SINGLE FAMILY	1905		C-4	NONE	FULL	7	2	6	3			1132	396	

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TUSCARAWAS COUNTY AUDITOR

1st Page 2 Previous 3 of 200 Results Next 4 Last 50

Currently Viewing

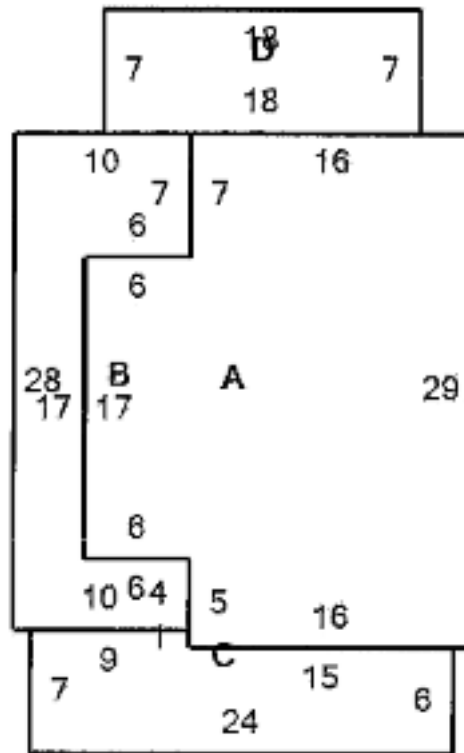
Number:	43-05670-000	Address:	803 W HIGH AVE	Owner:	VIOLA M WEST	Legal:	FRONT 1682
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Summary Tax Transfer History Payment History Land Deal Appraisal Sketch

Ord	Type	Condition	Year Built	Year Remov	Site
1	DIS-DITCHED FRAME GARAGE	A	1915		221

[1]

ID	Description	Size
A	2SFR/8	396
B	1SFR/8A	178
C	OIP	153
D	OIP	126
L	DFG- DETACHED FRAME GARAGE	228



Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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