

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com
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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: 217 Plum St Camden Hatten

Buyer(s): _____

Seller(s): CRAHAN 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) _____ work(s) for the buyer and Agent(s) _____ work(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) Don Wallick and real estate brokerage ASSOCIATE MATHEW 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.

Representation _____ DATE _____

X Richard D. Hunt Co. Exec. 8/22/18
DATE

Representation _____ DATE _____

X William D. Stearns Co. Exec. 8-22-18
DATE

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

Property Address 217 Plum St Gnadenhütten, 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.

Richard D. Fanto Co-Exec. ^{8/22/13} William D. Stevens Co-Exec. ⁸⁻²²⁻¹³
Seller Date Seller Date

Purchaser _____ Date Purchaser _____ Date

Agent Step M. White ^{8/22/13} _____ Date Agent _____ Date



MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Home - Previous 1 of 22 Results Next > Last >

Currently Viewing

Number: **09-00072-000** Address: **217 S PLUM ST** Owner: **CRAHAN RUTH** Legal: **WHOLE 326 PR NW 326**

Summary Tax Transfer History Payment History Land Dwell Aduild Sketch

Property

Tax District: **06-CLAY TWP-GRADENHUTTEN CORP**
 Class: **610-SINGLE FAMILY OWNER OCCUPIED**
 Neighborhood: **00000-GRADENHUTTEN CORPORATION**

Subdivisions

Lot #: **00** CD Year: **0000** Map #: **5024**

Deed

Acres:

Volume:

Page:

Serial:

Price:

Values

	Appraised	Assessed
Land:	16,350	9,070
Improvements:	29,350	10,290
Total:	47,850	18,830
CAUV:		
Homestead:	47,850	18,790 HOMESTEAD GRANTED

Ownership Info

Name: **CRAHAN RUTH**
 Address: **BOX 733
 GRADENHUTTEN OH 44020**

Taxpayer Information - Last Modified 05/01/2017

Name: **CRAHAN RUTH**
 Address: **BOX 733
 GRADENHUTTEN OH 44020**

Tax Rates

Whole: **64.25** Effective: **45.612500**

Charges

	Price	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	155.10	155.10	155.10	310.20
Special:	0.00	5.00	5.00	5.00	10.00
Total:	0.00	160.10	155.10	160.10	322.20
Paid:	0.00	160.10	155.10	160.10	322.20
Due:	0.00	0.00	0.00	0.00	0.00
Escrow:					0.00

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TUSCARAWAS COUNTY AUDITOR

1. First < Previous 1 of 29 Results Next > Last >

Currently Viewing

Number: **09-00072-000** Address: **217 S PLUM ST** Owner: **CRAHAN RUTH** Legal: **WHOLE 328 PR NW 323**

Summary Tax Transfer History Payment History Land Deal Audit & Split

Current Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
REAL PROPERTY 2012	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	155.10	155.10	155.10	310.20
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
FWD	0.00	155.10	155.10	155.10	310.20
STIMULUS	0.00	0.00	0.00	0.00	0.00
026000000 MWCD	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	6.00	6.00	6.00	12.00
PENALTY	0.00	0.00	0.00	0.00	0.00
INTEREST	0.00	0.00	0.00	0.00	0.00
ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
FWD	0.00	6.00	6.00	6.00	12.00
STIMULUS	0.00	0.00	0.00	0.00	0.00

Charge Totals

	Prior	1st Half	Sub-Total	2nd Half	Total
TAXES	0.00	0.00	0.00	0.00	0.00
SPECIALS	0.00	0.00	0.00	0.00	0.00
REFUNDS	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00

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TUSCARAWAS COUNTY AUDITOR

Home | Previous | 1 of 22 Results | Next > | Last >>

Currently Viewing

Number: **09-00072-000** Address: **217 S PLUM ST** Owner: **GRAHAM RUTH** Legal: **WHOLE 328 PR NW 328**

Summary Tax Transfer History Payment History Lenc Equal Audited Search

Type	Acres/Total Ac	Acres/Total FR	SQ. FT./Sq. Ft. FR
FR-FRONT LOT			66 125
FR-FRONT LOT			15 132

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TUSCARAWAS COUNTY AUDITOR

1 | First | Previous | 1 of 22 Results | Next | Last »

Currently Viewing

Number: 09-00072-000 Address: 217 S PLUM ST Owner: CRAHAN RUTH Legal: WHOLE 328 PR NW 325

Summary Tax Transfer History Payment History Land Dwell Assessed Section

Card	Style	Year Bldg.	Year Heated	Grade	AC	Heat	Refrigerate	Total Stories	Total Rooms	Bedrooms	Full Bath	Full B. This	Total Area	Basement	Code
1	CL-SINGLE FAMILY	1971	1999	C-1	Full	Full	Y	1	1	1			750		

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TUSCARAWAS COUNTY AUDITOR

[1](#) [First](#)
[1](#) [Previous](#)
[1](#) of 22 [Results](#)
[Next](#) [2](#) [Last](#) [21](#)

Currently Viewing

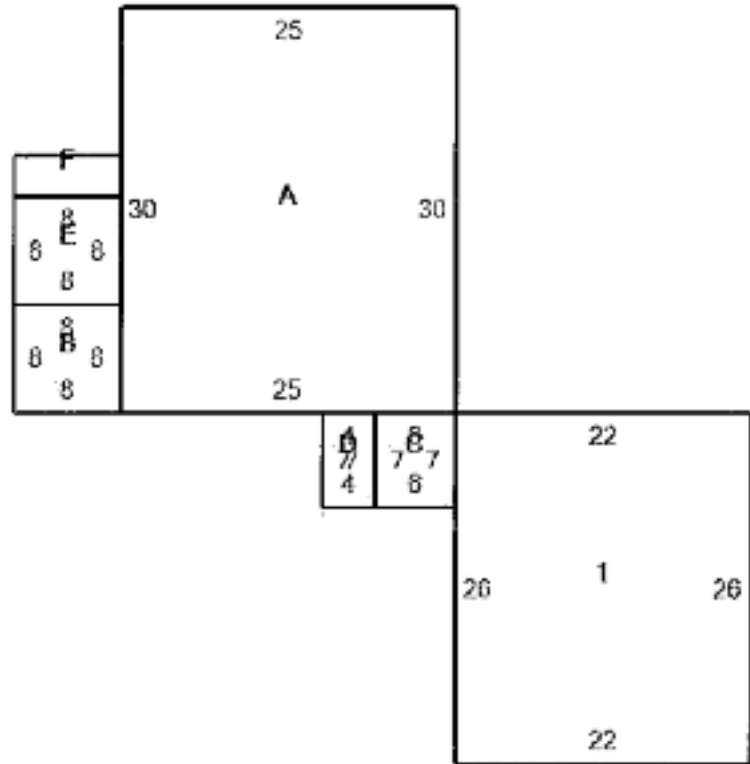
Number: 09-00072-000 **Address:** 217 B PLUM BT **Owner:** GRAHAN RUTH **Legal:** WHOLE 328 PR NW 329

[Summary](#) [Tax](#) [Transfer History](#) [Payment History](#) [Lead](#) [Dwell](#) [Assessed](#) [Shed](#)

Disc	Type	Condition	Year Built	Year Remod	Size
1	DPG DETACHED HUMAN GARAGE	F	1960		572
2	SHED-SHED	A	1960		99

ID	Description	Size
A	15FR	750
B	15FRAYC	64
C	BBP	42
D	GFP	28
E	15FRAYC	64
F	CNPY	24
1	DPS- DETACHED FRAME GARAGE	572
2	SHED- SHED	80

[2]



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

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