

Don R. Wallick Auctions, Inc.

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Holmes County, Ohio: Online Auditor - Property Data

Page 1 of 1

Data For Parcel 1700435000

Base Data	
Parcel:	1700435000
Owner:	SMAIL, RICHARD W, SMAIL JOAN
Address:	7389 TR 328



Tax Mailing Address

Mailing Address Line 1:	SMAIL, RICHARD W & JOAN
Mailing Address Line 2:	7940 TOWNSHIP ROAD 568
Mailing Address Line 3:	FREDERICKSBURG OH 44627

Owner Address

Owner Address Line 1:	SMAIL RICHARD W
Owner Address Line 2:	7389 TOWNSHIP ROAD 328
Owner Address Line 3:	HOLMESVILLE OH 44633

Geographic

City:	UNINCORPORATED
Township:	PRAIRIE
School District:	SOUTHEAST


Legal

Legal Acres:	1.99	Land Use:	S11 1-FAMILY UNPLATTED 0-09.99 ACS.
Legal Description:	R5 T10 S3 LOT 11 SW COR 1.9900A TMAPR-29	Neighborhood:	UNAVAILABLE
Agricultural District:	UNAVAILABLE	Special Assessments:	Y
In Foreclosure:	N	In Bankruptcy:	N
In Sheriff Sale:	N	On Contract:	N
On Escrow:	N	On CAUV:	N
Has Homestead Reduction:	Y	Has 2.5% Reduction:	Y
Current Deed Volume/Page:	UNAVAILABLE	Certified Delinquent Year:	NOT DELINQUENT
Tax Map (View all tax maps):	PR-29 (View This Map)		

CAMA database last updated 9/24/2014 1:01:48 AM.

Data For Parcel 1700435000

Land Data	
Parcel:	1700435000
Owner:	SMALL RICHARD W, SMALL JOAN
Address:	7389 TR 328



Land

Description	Dimensions	Dimension Units	Actual Frontage	Effective Depth Front	Effective Depth Rear	Appraised Value	Assessed Value
H - HOMESITE	1	ACRES	0	0	0	\$20,000.00	\$7,000.00
WS - WATER AND SEPTIC	1	UNITS	0	0	0	\$9,200.00	\$3,220.00
RS - RESIDUAL RESIDENTIAL	0.99	ACRES	0	0	0	\$7,050.00	\$2,470.00

Land Totals

Total Actual Acres:	1.99
Total Appraised Value:	\$36,250.00
Total Assessed Value:	\$12,690.00

CAMA database last updated 9/24/2014 1:01:48 AM.

Data For Parcel 1700435000

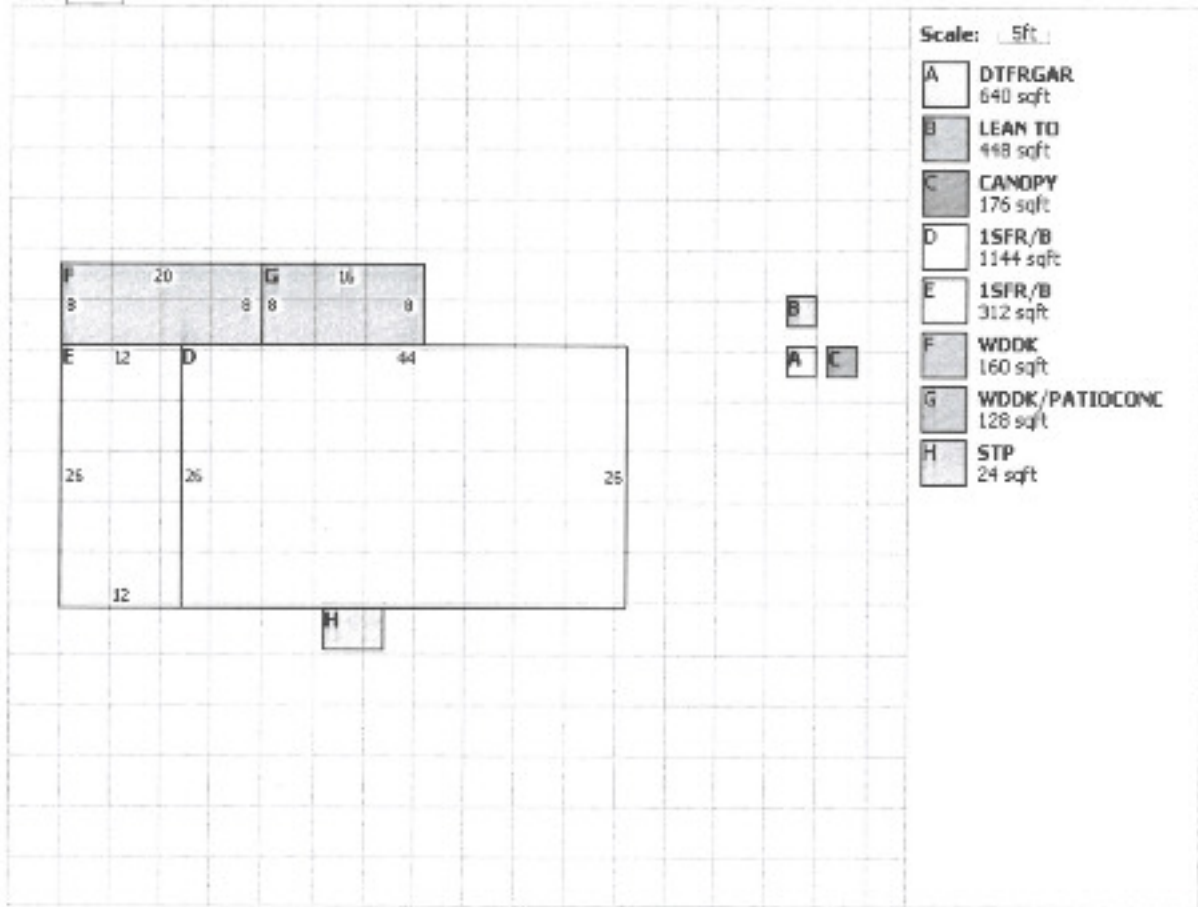
Sketch Data

Parcel: 1700435000
 Owner: SMAL RICHARD W, SMAL JOAN
 Address: 7389 TR 328



Sketch

Card: 1



Sketch Labels

ATTSHED	Shed attached to House
B	Basement
BALC	Balcony
BAYW	Bay Window
#BRGAR	Brick Garage
C	Crawl Space

CARPORT	Attached Carport
DTBRGAR	Detached Brick Garage
DTFRGAR	Detached Frame Garage
EBP	Enclosed masonry porch
EBRBRZ	Enclosed Masonry Breezeway
EFP	Enclosed Frame Porch
EFRBRZ	Enclosed Frame Breezeway
#FRGAR	Frame Garage
OBP	Open Masonry Porch
OBRBRZ	Open Masonry Breezeway
OFF	Open Frame Porch
OFFBRZ	Open Frame Breezeway
PATIOBRK	Brick Patio
PATIOCONC	Concrete Patio
PATIORED	Redwood Patio
PORT	2 Story Portico
S	Slab
#SBR	Story Brick
#SFR	Story Frame
#SFR&BR	Story Frame & Brick
#SFR&STCO	Story Frame & Stucco
#SFR&STN	Story Frame & Stone
STP	Stoop
VDK	Vinyl Deck
WDDK	Wood Deck

CAMA database last updated 9/24/2014 1:01:48 AM.

Data For Parcel 1700435000

Tax Data

Parcel: 1700435000
 Owner: SMAIL RICHARD W, SMAIL JOAN
 Address: 7369 TR 328



[Click here to view levy data for this parcel.](#)

Property Tax

	Tax Year 2013 Payable 2014	
	First Half	Second Half
Gross Property Tax:	\$1,487.77	\$1,487.77
Reduction:	(\$523.48)	(\$523.48)
10% Rollback:	(\$96.43)	(\$96.43)
2.5% Rollback:	(\$22.34)	(\$22.34)
Homestead Reduction:	(\$185.59)	(\$185.59)
Special Assessments:	\$6.00	\$6.00
Adjustments:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Due:	\$665.93	\$665.93
First Half Carry-over:		\$0.00
Collected:	(\$665.93)	(\$665.93)
Refunded:	\$0.00	\$0.00
Balance:	\$0.00	\$0.00

Special Assessments

Assessment:	1 of 1	
	10-100	
	MUSKINGUM WATERSHED CONSER	
	First Half	Second Half
Due:	\$6.00	\$6.00
Collected:	(\$6.00)	(\$6.00)
Balance:	\$0.00	\$0.00

Data For Parcel 1700435000

Improvements Data

Parcel: 1700435000
 Owner: SMAIL RICHARD W, SMAIL JOAN
 Address: 7389 TR 328



Card 1 of 1

Improvements

Description	Dimensions	Area	Depreciation	Condition	Year Built	Year Remodeled	Replacement Cost	Appraised Value	Assessed Value
DTRGAR - DETACHED FRAME GARAGE	20 x 32	640	0.8	POOR	UNAVAILABLE	UNAVAILABLE	\$13,120.00	\$2,600.00	\$910.00
LEAN TO - LEAN TO	14 x 32	448	0.2	GOOD	2002	UNAVAILABLE	\$1,541.00	\$1,200.00	\$420.00
CANOPY - CANOPY ON OUTBUILDING	8 x 22	176	1	AVERAGE	2002	UNAVAILABLE	\$100.00	\$100.00	\$40.00

Improvements Totals

Total Appraised Value: \$3,900.00
 Total Assessed Value: \$1,370.00

CAMA database last updated 9/24/2014 1:01:48 AM.

Data For Parcel 1700435000

Residential Data

Parcel: 1700435000
 Owner: SMAIL RICHARD W, SMAIL JOAN
 Address: 7389 TR 329



Card 1 of 1

Residential

Style:	01 SINGLE FAMILY	Grade:	C
Number of Stories:	1	Year Built:	1985
Plumbing:	NORMAL	Year Remodeled:	UNAVAILABLE
Other Fixtures:	0	Has Heating:	Y
Number of Rooms:	0	Has Air Conditioning:	N
Number of Bedrooms:	0	Finished Area:	1456
Number of Family Rooms:	0	Finished Basement Area:	0
Number of Dining Rooms:	0	Finished Attic Area:	0
Number of Full Baths:	0	Recreation Room Area:	0
Number of Half Baths:	0	Replacement Value:	\$97,960.00
Fireplace Openings:	0	Appraised Value:	\$73,500.00
Fireplace Stacks:	0	Assessed Value:	\$25,730.00

CAMA database last updated 9/24/2014 1:01:48 AM.

Holmes County, Ohio - Property Record Card

Parcel: 1700435000

GENERAL PARCEL INFORMATION

Owner: SMAIL RICHARD W. SMAIL JOAN
 Property Address: 7309 TR 328
 Mailing Address: SMAIL RICHARD W & JOAN
 7940 TOWNSHIP ROAD 568
 17 PRAIRIE TWP. SOUTHEAST S.D
 School District: SOUTHEAST
 Land Use: 011 1-FAMILY UNPLATTED 0-05 99 ACS.
 Legal Description: R6 T10 S3 LOT 11 SW COR
 1.9500A TMRP-29

SALES

Date	Instrument Type	Buyer	No Parcels	Sale Price
1/11/1980	UNAVAILABLE	SMAIL RICHARD W & JOAN	0	\$0.00

LAND

Land Type	Dimensions	Dimension	Eft. Depth	F. Actual	Appraised
H - HOMESITE	1	ACRES	0	0	\$20,000
WS - WATER AND	1	UNITS	0	0	\$9,200
RS - RESIDUAL	0.99	ACRES	0	0	\$7,000

TAX

Gross Property Tax: \$1,487.77
 Reduction: (\$523.48)
 10% Rollback: (\$95.43)
 2.5% Rollback: (\$22.34)
 Homestead Reduction: (\$185.59)
 Special Assessments: \$6.00
 Delinquencies: \$0.00
 Penalties: \$0.00
 Due: \$665.93
 Collected: (\$665.93)
 Balance: \$0.00

VALUATION

Category	Value	Assessed
Land Value	\$36,250	\$12,600
Improvements Value	\$77,400	\$27,090
Total Value	\$113,650	\$39,790

RESIDENTIAL Card: 1

Style	01 SINGLE FAMILY	Full Baths	0
Stories	1	Half Baths	0
Recreation Room Area	0	Heating	Y
Finished Basement Area	0	Cooling	N
Rooms	0	Grade	C
Bedrooms	0	Other Features	0
Family Rooms	0	Number of Fireplace Openings	0
Dining Rooms	0	Number of Fireplace Stacks	0
Year Built	1985	Appraised Value	73500
Year Remodeled	UNAVAILABLE	Assessed Value	25730

IMPROVEMENTS Card: 1

Description	Year Built	Dimensions	Area	Appraised Value
DTRFGR -	UNAVAILABLE	20 x 32	640	\$2,500.00
LEAN TO -	UNAVAILABLE	14 x 32	448	\$1,200.00
CANOPY -	CANOPY0002	8 x 22	176	\$100.00





STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials P.S. Date 2-6-14
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



2013

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 7389 TWP Rd 320 Homersville Oh. 44633

Owners Name(s): JOAN SMAIL PAUL SMAIL P.O.A. ~~JEFF~~

Date: 8-6, 2014

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date: DOA HASN'T LIVED IN HOME FOR 25-30 YRS.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes [X] No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [X] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes [] No [X]

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [X] No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [X] No

X Owner's Initials P.S. Date 8-6-14

Purchaser's Initials Date

Property Address 7389 Twp Rd 358 Homeville Oh. 44633

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials P.S. Date 6-6-14
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 7389 TWP Rd 328 HOMESVILLE OH. 44633

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:
Is the property located in a designated flood plain?

Yes	No	Unknown
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount): _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount): _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

Yes	No	Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1) Boundary Agreement 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials P.S. Date 6-6-14
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 7389 Twp Rd 228 Homesville OH 44633

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Joan Smail DATE: 8-6-14

OWNER: Paul Smail P.O.A. DATE: 8-6-14
Paul Smail P.O.A.

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



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: 7389 Twp Rd 378 Homesville Oh. 44633

Buyer(s): _____

Seller(s): Joan Smail - Paul Smail P.O.A

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

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) JEFF SHEPARD / Ryan Wallis and real estate brokerage P.SOCOA MATTHEWS 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/TENANT _____ DATE _____

SELLER/LANDLORD [Signature] _____

DATE 4-8-14

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

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.

Loann Smail - Paul Smail P.O.A 8-6-14

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

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