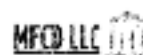




**Carroll County Real Estate Search Auditor's Office**

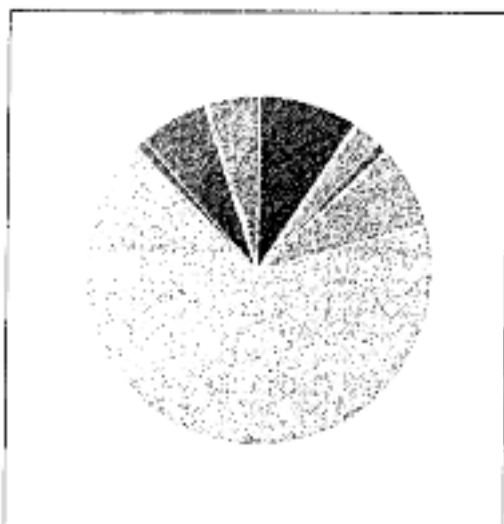


OWNER: SHUMAN SEAWARD AMOS ETAL | << Parcel 2 of 3 >> | PARCEL NO. 35-0000037.000

[New Search](#)   [Search Results](#)   [Property Card](#)  
[Change Payments](#)   [Owner Values](#)   [Change Debt](#)   [Agency](#)   [Deductions](#)   [Land/Building](#)   [Sketch](#)   [Sales History](#)   [Levies](#)

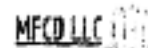
Owner Name	Legal Desc	Mailing Address	100% Values	
SHUMAN SEAWARD AMOS ETAL	LOT 24 BARTHOLOMEW	SHUMAN SEAWARD AMOS ETAL	Land	8910
			Building	42030
204 N CHURCH ST		204 N CHURCH ST	Total	50940
SHERRODSVILLE OHIO 44675		SHERRODSVILLE OH 44675		
Parcel is receiving the homestead discount				
Property Class		1st Due	2nd Due	Total Due
510		\$50	\$00	\$500
				Payments

**Your Tax Dollars Go To...**



TAX	(%)
CCDD	3.1
County Home	2.8
Senior Citizens	1
County School	7.75
School	66.78
Township	1
Corporation	6.4
VS	15.17

Carroll County Real Estate Search Auditor's Office



OWNER: SHUMAN SEAWARD AMOS ETAL Parcel 2 of 3 PARCEL NO. 35-0000037.000

New Record		Search Results		Property Card	
Change / Payment	Owner / Utilities	Change Basis	History	Dwelling	Land / Building
Owner / Tax Lien Date		Transfer / Current Tax Year		Transfer / Following Tax Year	
SHUMAN SEAWARD AMOS ETAL					
204 N CHURCH ST					
SHERRODSVILLE OHIO 44675					
Date / Type / Amount		Date / Type / Amount		Date / Type / Amount	
12-17-13					
CT*					
0		0		0	
Legal Description				Mail to Address	
LOT 24 BARTHOLOMEW				SHJMAN SEAWARD AMOS ETAL	
				204 N CHURCH ST	
				SHERRODSVILLE OH 44675	
Property Class		510 / Residential Dwelling (Platted)			
		Class			
Current Tax Year		510			

Current Year 25% Taxable Values		Receiving owner occupancy credit	
Land	3120		
Building	14710		
Total	17830		
Homestead Discount Basis	8750		

Possible Loan on parcel:									
Project Code	Benefited Acres / Front Foot	Benefit %	Use Factor	Estimated Assessment	Amended Assessment	Payment	Interest	Additional Assessment	Maintenance Cost
9900000/MWCD					6.00				

Notes:

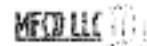
EQ00ACRES: 08 Land 84 Imp 650 Land 2390 Imp

8/8/12 DR 1004 FP CORRECT, REMOVED 2.55 REDUCTION TY12 CB-TR

06/11/14 HOMESTEAD GRANDFATHERED IN NICH LIFE ESTATE RT

**** True Cash Value ****				**** Assessed Value ****			
Year	Reason Code	Land	Building	Total	Land	Building	Total
2000	REAL VAL	7000	29140	34140	2730	8220	11950
2001	ANN. SCORL	8180	29880	38060	2900	10460	13360
2004	ANN SCORL	9030	32270	41300	4060	11290	15350
2007	ANN. EQUAL	9030	33810	42840	3160	11630	14990

Carroll County Real Estate Search Auditor's Office

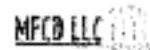


OWNER: SHUMAN SEAWARD AMOS ETAL	Parcel 2 of 3	PARCEL NO. 35-0000037.000
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[New Search](#)   [Search Results](#)   [Property Card](#)  
[Charge / Payments](#)   [Owner / Values](#)   [Charge Basis](#)   [History](#)   [Dwelling](#)   [Land / Building](#)   [Splits](#)   [Maps / History](#)   [Lenses](#)

Current Year Charge Basis									
Special Assessments									
Code	Project	Flags	Acres	Base	Current	Adjustment	Prior	Dec Interest	Adjustment
99.MVCD	2A		.0000	0.00	6.00	0.00	0.00	0.00	0.00
Real Estate									
	Original Charge	Adjustment	Adjusted	Adjustment	Adjusted				
Prior	0.00	0.00	0.00	0.00	0.00				
Dec Interest	0.00	0.00	0.00	0.00	0.00				
Gross Real Estate	1,218.68	0.00	0.00	0.00	0.00				
Utility Personal	0.00	0.00	0.00	0.00	0.00				
Reduction	405.32	0.00	0.00	0.00	0.00				
Subtotal	813.36	0.00	0.00	0.00	0.00				
Non-Business Credit	80.44	0.00	0.00	0.00	0.00				
Owner Dec Credit	20.12	0.00	0.00	0.00	0.00				
Homestead	349.82	0.00	0.00	0.00	0.00				
Recoupment	0.00	0.00	0.00	0.00	0.00				
Net	362.98	0.00	0.00	0.00	0.00				
SHUMAN SEAWARD AMOS ETAL / 35-0000037.000									

Carroll County Real Estate Search Auditor's Office



OWNER: SHUMAN SEAWARD AND S ETAL | < << Parcel 2 of 3 >> > | PARCEL NO. 85-0000037.000

New Search		Search Results		Property Card				
Charge / Payment	Owner / Values	Charge Basis	Taxity	Dwelling	Land/Building	Seam	Sales/Finny	Level
<b>Dwelling / Main Structure Attributes</b>								
Occupancy	Single Family							
Notes								
Story Height	2							
Dwelling Computations:							Sq Feet	Value
1st story							852	57,100
Full Upper story							768	32,900
+ basement / - slab							384	5,900
<b>Base Value</b>							<b>95,900</b>	
Basement Finish	0						Attic Finish	0
Heating	0						Air Conditioning	2,200
Garages & Carports	0						Exterior Features	7,200
New Construction	0							
<b>Dwelling Sub-Total</b>							<b>125,300</b>	
Grade Adjustment							85%	
<b>Replacement Value</b>							<b>67,130</b>	
Optional Depreciation Adjustment							50	
<b>Dwelling Value</b>							<b>33,570</b>	
	Basement	First Floor	Second Floor	Partial Story	Attic			
Interior Finish								
Plaster/Drywall		X	X					
Unfinished	X							
Framing								
Wood Joist								
Floors								
Hardwood								
Pine								
Carpet								
Concrete	X							
Tile/Linoleum		X	X					
Rooms		6						
Bedrooms		3						
Family Room								
Formal Dining								
Central Heat	A							
Central A/c	A							
OIL								
Plumbing		1						
Extra g-Fixture								
Extra s-Fixture								
Extra Fixtures								
Fireplace Stack								
Fireplace Openings								

Carroll County Real Estate Search Auditor's Office



OWNER: SHUMAN SEAWARD AMOS ETAL | << | Parcel: 2 of 3 | >> | PARCEL NO. 35-000037.000

Map Search Search Results Property Cost  
 Charge / Payment Owner / Values Charge Basis History Land / Building School Subsoil History Leases

Land / Building Information										
Total Parcel Values from below:				Land:	8,910	Building:	42,040	Total:	50,950	

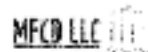
Front Foot Acres	Effective Frontage	Depth	Factor	Rate	Effective Rate	Est-Value	Inf	Code	Inf	Code	
Front Lot	.00	66.00	132	94	160	150	3900	10	Location		
										Total Value	8910

Topography		Neighborhood Status	
Property Address	204 N CHURCH ST	Neighborhood Status	
Neighborhood Code	35 / MONROE SHERRODSVILLE CORP	Property Class	510
Routing Number	24.000	Building Note	
Land Note	Inf:STATUS		
Call Back Information	R : E : 120511 : CB		

Building Type	S	EE	B	+	cons	Px/H	Size	Unit Rate	Grade	Year Cond.	Replmnt Value	Phys. Depr.	Functnl Depr.	Value	
DWELLING	2		B		F		852	0	83%	OLD AV	67130	50	0	33570	
SHED-PP							0	0			0	0	0	0	
POLE BLDG / CONCRET FL						30X32	960	0	80%	2012GD	8920	5	0	8470	
CARPRT-PP							0	0			0	0	0	0	
														Total:	42040

Carroll County Real Estate Search

Auditor's Office



OWNER: SHUMAN SPAWARD AMOS ETAL

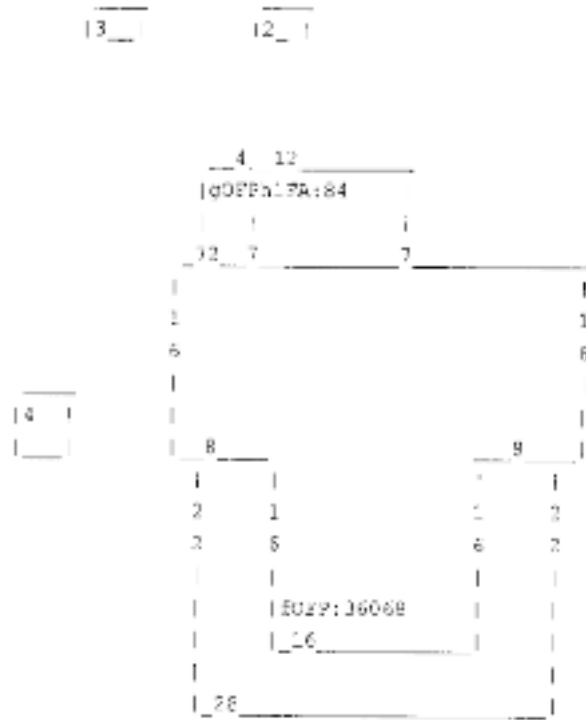
Parcel 2 of 3

PARCEL NO. 35-000037.000

Map Search Search Results Property Card

Change / Payment Corner / Values Charge Basis History Overview Land / Building Sketch Sales History Levies

Sketch:







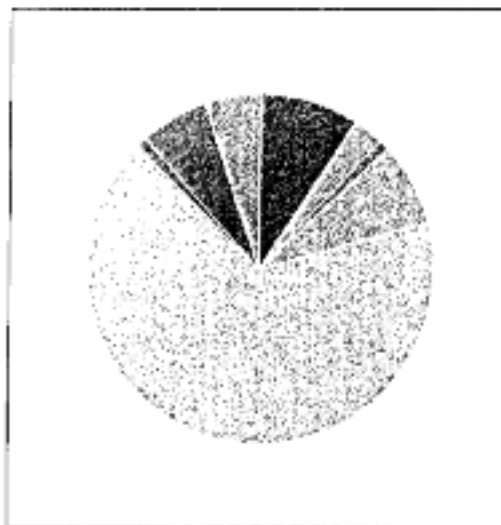
**Carroll County Real Estate Search Auditor's Office**



OWNER: SHUMAN SEAWARD AMOS ETAL Parcel 1 of 3 >> > PARCEL NO. 35-0000035.000

Owner Name	Legal Desc	Mailing Address	100% Values	
SHUMAN SEAWARD AMOS ETAL	LOT 23 BARTHOLOMEW	SHUMAN SEAWARD AMOS ETAL	Land	510
			Building	0
116 N CHURCH ST		204 N CHURCH ST	Total	510
SHERRODSVILLE OHIO 44675		SHERRODSVILLE OH 44675		
Property Class		1st Due	and Due	Total Due
500		\$,00	\$,00	\$,00 Payments

**Your Tax Dollars Go To...**



TAX	(%)
CCDO	9.1
County Home	2.8
Senior Citizens	1
County	7.75
School	66.78
Township	1
Corporation	6.4
JVS	5.17

Carroll County Real Estate Search Auditor's Office



OWNER: SHUMAN SEAWARD AMOS ETAL Parcel 1 of 3 >> > PARCEL NO. 35-0000035.000

[New Search](#)   [Search Results](#)   [Property Card](#)  
[Change / Payments](#)   [Owner / Values](#)   [Change Rpts](#)   [History](#)   [Dwelling](#)   [Land / Building](#)   [Sketch](#)   [Sales History](#)   [Leases](#)

Owner / Tax Lien Date	Transfer / Current Tax Year	Transfer / Following Tax Year
SHUMAN SEAWARD AMOS ETAL		
116 N CHURCH ST SHERRODSVILLE OHIO 44675		
Date / Type / Amount	Date / Type / Amount	Date / Type / Amount
12-17-13		
CT*		
0	0	0
Legal Description	Mail to Address	
LOT 23 BARTHOLOMEW	SHUMAN SEAWARD AMOS ETAL	
	204 N CHURCH ST	
	SHERRODSVILLE OH 44675	
Property Class	500 /	
	Class	
Current Tax Year	500	

Current Year 55% Taxable Values		Not receiving the owner occupancy credit	
Land	180		
Building	0		
<b>Total</b>	<b>180</b>		

Notes:

NY BLDG ON PARCEL

8Q04AGRES: 84 Land 88 Imp 40 Land 8 Imp

**** True Cash Value ****				**** Assessed Value ****			
Year	Reason Code	Land	Building	Total	Land	Building	Total
2000	REAL VAL	430		430	150		150
2001	ANN. EQUAL	450		450	160		160
2004	ANN. EQUAL	490		490	170		170
2007	ANN. EQUAL	500		500	180		180



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 CR Date 8-31-15  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



STATE OF OHIO DEPARTMENT OF COMMERCE

2013

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:

204 Church St. - Sherrodsville, OH

Owner Name(s): Caldwell  
Sherrod Property

Genevieve Caldwell

Date: 8-6-2015

Owner is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date:

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 No

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

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

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

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

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 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 No

Owner's Initials CC Date 8-31-15

Purchaser's Initials Date

Property Address 204 Church St. - Sherrodsville, OH

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 checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known: _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" 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 CC Date 8-31-15

Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 204 Church St. - Sherrodsville, OH

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: Yes  No  Unknown   
Is the property located in a designated flood plain?  Yes  No  
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?  Yes  No

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 is 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 abateements, 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

1) Boundary Agreement	<input type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 cc Date 8-31-15  
Owner's Initials \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_

Property Address 204 Church St. - Sherrodsville, OH

### 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: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

### 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](http://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: 204 Church St. Sherrodsville, OH

Buyer(s): \_\_\_\_\_

Seller(s): ~~Thomas D. ...~~ Genevieve Caldwell Property

### 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 R. Wallick Auctions and real estate brokerage McInturf 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/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

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) D.W. 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.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>Suz. L. Wallace</u> Agent	_____ Date	_____ Agent	_____ Date

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

Don R. Wallick Auctions, Inc.  
955 N. Woodster Avenue  
Strosburg, Ohio 44880  
info@WallickAuctions.com  
<http://www.WallickAuctions.com>



Toll Free: 1-888-348-9445 - Tel: 330-878-0075 - Fax: 330-878-7218