



ON-LINE ONLY!
REAL ESTATE AUCTION!
3130 LITHOPOLIS RD NW
LANCASTER, OH 43130



**Auction Begins Now & Ends Sunday Evening
 OCTOBER 29, 2023 @ 7:00 PM - Soft Close**

Ideally located close to shopping, Route 33 this 2 Bedroom, 1 Bath Single Family Home is a Rehabber's Opportunity. Please call for showing or visit one of our Open House Dates. Potential Buyers are strongly encouraged to inspect the property before bidding. OPEN HOUES DATES: Monday, October 16 from 5:00 PM to 7:00 PM and Thursday, October 26 from 5:00 PM to 7:00 PM.

ON-LINE REAL ESTATE TERMS: 10% BUYER'S PREMIUM will be added to the final bid price to establish Contract Selling Price. Property sells AS-IS with **Reserve of \$37,500.00**, Taxes for 2022 were \$1080.90. Within (24) hours of the online auction (ending), the successful bidder is to execute the Real Estate Purchase Contract and tender the required \$1,000 nonrefundable earnest money deposit. **NOTE:** We will contact the successful bidder the morning after the auction ends to make arrangements for getting the contract signed & receiving the deposit (Cash, Check or Certified Bank Check), balance due at closing. 45 days to close. Property Taxes prorated to closing. Seller to Pay Title Insurance, Buyer to pay for any Inspections Required. See www.dafauction.com for Bid Packet.

RENOVATION REALTY

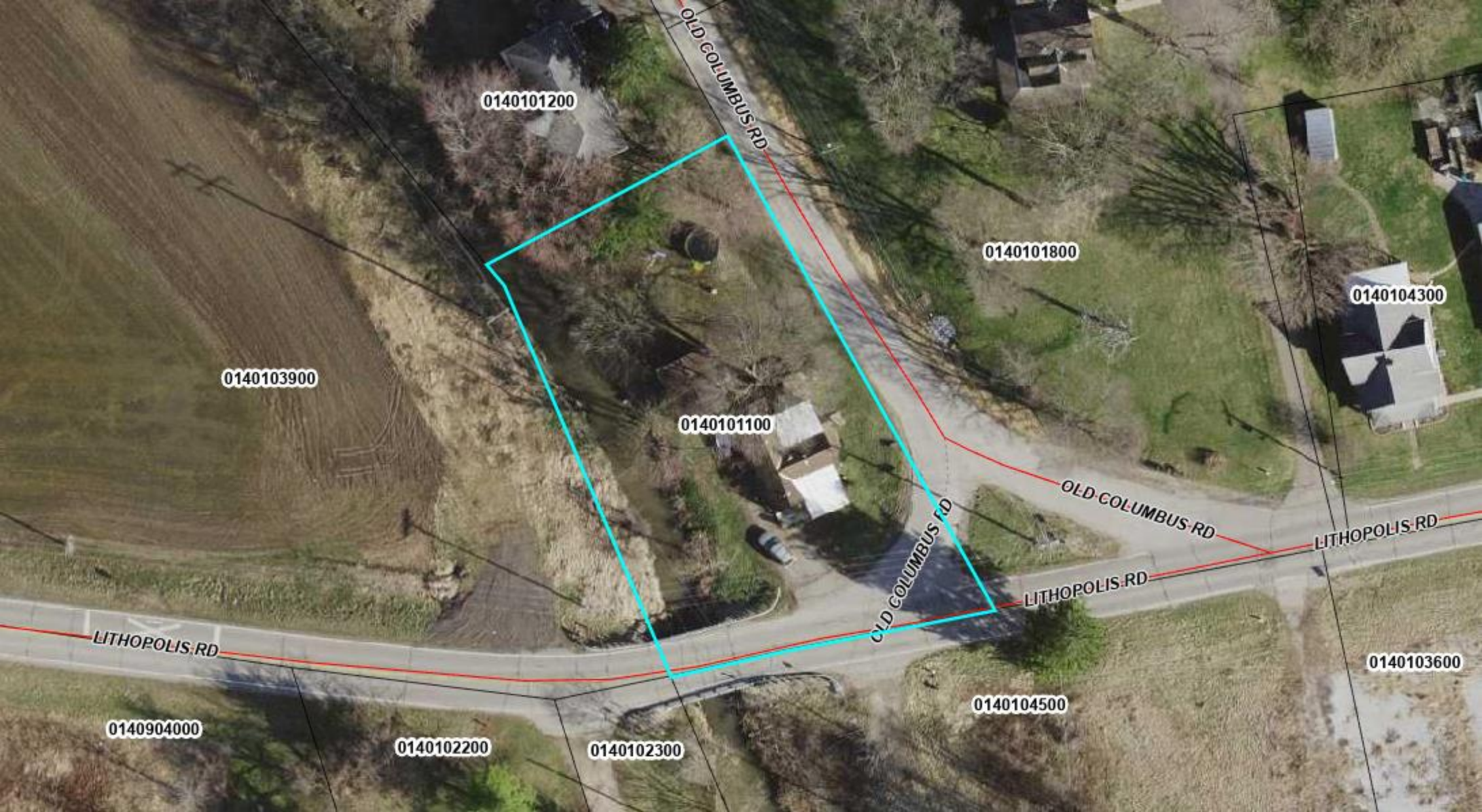
BROKER/REALTOR: AUDREY BARR (740) 974-2973

ON-LINE BIDDING & MARKETING provided by AO REAL ESTATE®

AUCTIONEER/REALTOR – DAVID FLOOD (614) 783-8339

See www.auctionzip.com (ID 5526) for Flyers & Pictures
 Information is deemed reliable but not guaranteed.





0140101200

0140101800

0140104300

0140103900

0140101100

OLD COLUMBUS RD

LITHOPOLIS RD

LITHOPOLIS RD

LITHOPOLIS RD

OLD COLUMBUS RD

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CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected Auction Ohio to help you with your real estate needs. Whether you are selling, buying or leasing real estate, our company can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of agents and brokers with whom you are working. On these pages is information explaining the various services Auction Ohio can offer and their options for working with you.

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow a seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. NOTE: When real estate is being sold at auction, Auction Ohio will represent only the seller.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Subagency

Auction Ohio does not act as a subagent or allow other brokerages to act as a subagent for our seller.

Brokerage Cooperation

Auction Ohio will cooperate with other brokerages on an equal and consistent basis. This means the brokerage and its agents will make listings available to other brokerages to show, provide information that is not confidential, and present all offers written by other brokerages in a timely and objective manner. A buyer's broker may be compensated by a seller through Auction Ohio's offer of compensation, unless specifically requested otherwise by the

seller, even though the buyer's brokerage does represent the buyer's interests. Alternatively, a buyer's broker may be compensated directly by the buyer pursuant to an agreement between buyer and buyer's broker. Auction Ohio reserves the right, in some instances, to vary compensation offered through marketing services. Auction Ohio may accept compensation from listing brokers although Auction Ohio represents only the seller. Auction Ohio will not offer compensation to or cooperate with subagents.

A SIGNED COPY OF THIS CONSUMER GUIDE TO AGENCY RELATIONSHIPS MUST BE RETAINED BY THE REALTOR.

Ohio law requires that Auction Ohio provide you this Consumer Guide and ask you to sign the form to below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Signature

Date

Name (Please Print)

Signature

Date

David Flood

Agent Name

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

FAIR HOUSING STATEMENT

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11)

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DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100





ONLINE AUCTION
ACKNOWLEDGEMENT OF TERMS AND CONDITIONS
WWW.AUCTIONOHIO.COM

The following is a summary of the Terms and Conditions for this online auction for real estate situated at 3130 Lithopolis Road Northwest, Lancaster, OH 43130 (the "Property"), being sold on 10/29/2023 (the "Auction").

The undersigned Bidder agrees to abide by the Terms and Conditions of the online auction and will execute the real estate purchase agreement. If you have not read and reviewed the Terms and Conditions, **do not bid**. In connection with the Terms and Conditions, and without limiting the same, Bidder understands the following:

- A) By placing the high bid and when the bid is accepted, you are contractually obligated to buy the real estate at the price stated as Your bid, Buyer's Premium, fees, and all other applicable Buyer closing costs.
- B) Successful Bidder will be required to enter into a purchase agreement and tender an Earnest Money deposit of \$1,000.00 by electronic transfer after the end of the auction. Failure to execute the purchase contract and tender the earnest money deposit will be in default.
- C) Each Buyer is responsible for conducting their own due diligence on the Property before bidding.
- D) The real estate sells in **AS IS condition**. The Seller is not making any repairs or giving any concessions.
- E) The sale is **not contingent** upon a satisfactory inspection.
- F) The sale is **not contingent** upon the Bidder(s) ability to secure financing. The buyer assumes responsibility for the appraisal gap, if any.
- G) Closing to occur on or before 12/13/2023.
- H) Seller will provide and pay for owner's title insurance, preparation of deed, conveyance fee, and the proration of real estate taxes.
- I) There is a 10% (ten percent) Buyer's Premium charged to the buyer and collected at closing.
- J) Bidder acknowledges receipt of a copy of the real estate purchase agreement for this Auction.

By Executing this document, Bidder acknowledges receipt of the Terms and Conditions requiring Buyer to purchase the property. Additionally, should the Buyer fail to act in accordance with the Terms and Conditions, Seller, and/or Auctioneer may commence proceedings to recover actual damages, including reasonably attorney's fees in enforcing the same.

BIDDER SIGNATURE

DATE

PRINT NAME

BIDDER NUMBER



BUYER AGENT CHECKLIST



Property: 3130 Lithopolis Rd NW, Lancaster, OH 43130

HOW TO REGISTER YOUR BUYER:

- Download and review with your Buyer the *Frequently Asked Questions* in the 'DOCUMENTS' section.
- Use the "Bidder Registration" link PRIOR TO SUBMITTING AN ONLINE BID.
- Share the *Acknowledgement of Terms & Conditions* for the property with your Buyer for their signature.
- Share the *Agency Disclosure Statement* with your Buyer for their signature.
- Share signed documents with the Transaction Coordinator via Dotloop.
- After you submit the signed documents, go to auctionohio.com.
- Have the Buyer register as a bidder with the website.
- The buyer will receive an email with their bidder number.
- We recommend the person who will be purchasing the property place the online bid(s).
- If you, as the Buyer's Agent, will be placing bids on behalf of the Buyer, we recommend a written agreement stipulating the authority the Buyer is granting on the purchasing limitations.

Should you have any questions, contact the Listing Agent.

Name:

Brokerage:

Email:

Phone:

Submit bids online at www.AUCTIONOHIO.com



Date: 10/29/2023

AUCTION REAL ESTATE PURCHASE CONTRACT



Upon the following terms, the undersigned Buyer agrees to buy, and the undersigned Seller agrees to sell, the premises, described as being located in the State of Ohio, County of Fairfield County, Tax parcel no(s). _____ and further described as:

3130 Lithopolis Road Northwest, Lancaster, OH 43130

1. Total purchase price shall be:

.00

The buyer will pay a 10% buyer's premium (.00 _____), which will be collected at closing and it is included in the purchase price above.

1.1 Additional Terms and Conditions:

2. Taxes and Assessments:

2.1 The real estate taxes for the premises for the current year may change as a result of the transfer of the premises, or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by governmental authority.

Seller shall pay or credit at closing:

- (a) all delinquent taxes, including penalty and interest;
- (b) all assessments which are a lien on the premises as of the date of the contract;
- (c) all agricultural use tax recoupments for years prior to the year of closing;
- (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and
- (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365-day year. The proration shall be based upon the most recent available tax rates, assessments and valuations as reflected in the current tax duplicate certified by the County Treasurer. Seller and Buyer acknowledge that actual bills received by Buyer after closing for real estate taxes and assessments may differ from the amounts prorated at closing. In any event, all prorations agreed to by the parties at closing shall be final.

These adjustments shall be final, except for the following: (none if nothing inserted)

2.2 The community development charge, if any, applicable to the premises was created by a covenant in an instrument recorded at (insert county) Fairfield County, Vol. _____ Page number _____ or Instrument number _____. **(Note: If the foregoing blanks are not filled in and a community development charge affects the premises, this contract may not be enforceable by the Seller or binding upon the Buyer pursuant to Section 349.07 of the Ohio Revised Code.)**

2.3 Seller warrants that no improvements or services (site or area) have been installed or furnished, nor notification received from public authority or owner's association of future improvements of which any part of the costs may be assessed against the premises, except the following: (none if nothing inserted) _____

3. Fixtures and Equipment:

3.1 The consideration shall include all fixtures owned by the seller, including but not limited to:

- All light fixtures
- All exterior plants, trees, landscaping lights and controls
- Attached floor coverings
- Attached media brackets (excluding televisions and other audio/visual components attached to such brackets)
- Attached mirrors
- Attached wall to wall carpeting
- Bathroom, lavatory, and kitchen fixtures
- Built in appliances
- Central vacuum systems and attachments
- Curtain rods and window coverings (excluding draperies and curtains)
- Fences, including subsurface electric fences and components.
- Fire, smoke and security systems and controls
- Fireplace inserts, logs, grates, doors and screens
- Garage door openers and controls
- Heating and central air conditioning
- Water heater
- Humidifying equipment and their control apparatuses
- Mailboxes and permanently affixed flagpoles
- Outside cooking units, if attached to the premises
- Pumps
- Roof antenna
- Smoke and carbon monoxide detectors
- Stationary tubs
- Storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the premises or in storage
- TV Antennas/ Satellite reception system and components (excluding televisions and other audio/visual components)
- Water conditioning systems

And including the following: _____

The following shall be excluded: (none if nothing inserted) Bedroom Sliding Barn Door stays with the Sellers

4. Inspections and Tests:

4.1 The Broker strongly recommends that the Buyer conduct inspections and/or tests. The Broker further recommends that inspections and tests be performed by a home inspector duly licensed by the State of Ohio, or, with respect to specific components or conditions, be performed by a qualified person who is exempt from home inspector licensure requirements pursuant to Ohio Revised Code section 4764.30. The Buyer and the Seller understand and agree that the Broker neither warrants nor assumes responsibility for the physical condition of the premises.

Buyer shall be responsible for the repair of any damages caused by the Buyer's inspections and tests; repairs shall be completed in a timely and workmanlike manner at Buyer's expense.

4.2 Seller has cooperated in making the premises reasonably available for inspections and tests during the following time period: 10/12/2023 to 10/28/2023.

4.3 Specified Inspection Period: The real estate sells in 'AS-IS' condition; however, a Buyer can and should conduct a property inspection prior to the auction. This contract is not subject to the buyer's satisfaction with the results of any inspection(s).

The Buyer, at Buyer's expense, shall have the right, and is strongly encouraged, to have any and all inspections, tests, and/or reports conducted, including but not limited to the following:

- (a) Inspection or testing for radon;
- (b) Inspection or testing for mold, and any other environmental test;
- (c) Inspection or testing for lead-based paint;
- (d) A pest inspection for termite and wood destroying insects with a report provided on a FHA/VA approved form by a licensed Ohio Certified Pest (Termite) Control Applicator;
- (e) Inspection of the gas lines on the premises;
- (f) Inspection of the waste treatment systems and/or well systems by a local health authority or state EPA approved laboratory of the Buyer's choice;
- (g) Determination of the need for and cost of federal flood insurance;
- (h) Confirmation of the insurability of the premises with an insurance company of the Buyer's choice.

With respect to housing constructed prior to January 1, 1978, the Buyer must be provided with the pamphlet entitled "Protect Your Family from Lead in Your Home" and the "Lead-Based Paint and Lead-Based Hazard Disclosure Form." Every Buyer 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 disability, 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.

The execution of this Contract will serve as Buyer's acknowledgement it has been given reasonable opportunity to conduct its own inspections. Further, Buyer waives any further right to inspect.

In the event Seller has provided any home inspection report in addition to the Real Property Disclosure Form, **BUYER UNDERSTANDS AND ACKNOWLEDGES IT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE SELLER. ANY INSPECTION REPORT PROVIDED BY THE SELLER IS NOT A SUBSTITUTE FOR ANY INSPECTIONS AND THE BUYER IS ENCOURAGED TO**

HAVE OBTAINED THEIR OWN PROFESSIONAL INSPECTIONS PRIOR TO THE EXECUTION OF THIS CONTRACT.

4.5 **Condominium or Homeowners Association:** If the premises is a condominium unit governed by a Condominium Association, or is located within a community governed by a Homeowners' Association, it will be Buyer's responsibility to do their due diligence prior to the auction.

5. Warranties:

5.1 There are no warranties as the real estate sells 'AS-IS'. As the Buyer previously had the opportunity to inspect the Property, **this contract is not subject to the buyer's satisfaction with the results of any inspection(s). If Buyer is not satisfied with the condition of the property do not sign this contract.**

6. Deed:

6.1 Seller shall convey to the Buyer marketable title in fee simple by transferable and recordable general warranty deed, with release of dower, if any, or fiduciary deed, as appropriate, free and clear of all liens and encumbrances not excepted by this contract, and except the following:

- (a) those created by or assumed by the Buyer;
- (b) those specifically set forth in this contract;
- (c) zoning ordinances;
- (d) legal highways;
- (e) covenants, restrictions, conditions, and easements of record that do not unreasonably interfere with present lawful use; and
- (f) all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.

6.2 Seller has not transferred, conveyed, or reserved, nor does Seller have any knowledge of any prior transfers, conveyances or reservations of any coal, oil, gas, or other mineral rights or interests in the premises, except for the following (none if nothing inserted): None

7. Title Insurance:

7.1 The Seller shall furnish and pay for an ALTA Homeowner's Commitment and Policy of Title Insurance (latest revision) in the amount of the purchase price with a copy of the subdivision or condominium plat.

In the event that an ALTA Homeowner's Policy is not applicable for issuance on the premises, the Seller shall furnish and pay for an ALTA Owner's Commitment and Policy of Title Insurance (latest revision) with a copy of the subdivision or condominium plat.

Seller shall provide the base policy coverage for the applicable ALTA policy. Buyer is responsible for the cost of any coverage that requires additional premium for endorsements or the deletion of any standard exceptions.

The title evidence shall be certified to within 30 calendar days prior to closing with endorsement as of 8:00 AM on the business day prior to the date of closing, all in accordance with the standards of the Columbus Bar Association, and shall show in Seller marketable title, in fee simple, free and clear of all liens and encumbrances, subject to all matters listed in Paragraph 6.1.

7.2 Seller shall deliver, or cause to be delivered, to Buyer or Buyer's Broker, a copy of the Commitment referenced in Paragraph 7.1 above no later than 15 calendar days prior to the date of closing pursuant to this agreement. If the Seller does not deliver the Commitment within the stated time period, Buyer may, by delivering written notice to Seller or Seller's Broker, either terminate this contract, or extend the date of closing to the tenth day following Seller's delivery of the Commitment. Upon termination pursuant to this provision, earnest money deposit shall be returned to the Buyer pursuant to paragraph 10.

7.3 Buyer may object if the Commitment indicates that title to all or part of the premises is unmarketable, as determined by Ohio law with reference to the Ohio State Bar Association's Standards of Title Examination, **or** if Buyer, in good faith, objects to liens, encumbrances, easements, conditions, restrictions, conveyances or encroachments that are disclosed in, or excepted by, the Commitment, including, without limitation, all matters listed in Paragraph 6.1(c) through 6.1(f). Buyer must notify the Seller or Seller's Broker in writing of the objection by the earlier of: (i) the Closing date, or (ii) 10 calendar days after Buyer receives the Commitment. Upon receipt of Buyer's written notice of an objection permitted herein, the Seller shall, within 30 calendar days, remedy or remove any such defect, lien, encumbrance, easement, condition, restriction, or encroachment, or obtain title insurance without exception therefor. The date of closing shall be extended to the extent necessary to accommodate Seller's efforts to remedy or remove items subject to the objection. Failure of the Seller to cure the Buyer's objection shall result in termination of this contract. Seller is not obligated to incur any expense in curing Buyer's objection. In the event that the cure of an objection will subject the Seller to additional expense, Seller shall have the option to either cure the objection at Seller's expense or to terminate the Contract by delivering a written Notice of Termination to the Buyer or Buyer's Broker. Upon termination, the earnest money deposit shall be returned to the Buyer pursuant to paragraph 10. Buyer's failure to object as permitted herein constitutes a waiver of Buyer's right to object.

7.4 If required by the Buyer's lender, the Buyer shall pay any expense incurred in connection with the mortgagee title insurance issued for the protection of the Buyer's lender. If the Buyer or Buyer's lender desires a current survey, the Buyer shall furnish and pay for such survey.

7.5 At closing, the Seller shall sign and deliver to Buyer and title insurer an affidavit with respect to off-record title matters, in accordance with the community custom.

8. Utility Charges, Condominium Charges, Interest, Rentals, and Security Deposits:

8.1 Through the date of possession, the Seller shall pay all accrued utility charges and any other charges that are or may become a lien on the premises.

8.2 Adjustments shall be made through the date of closing for (a) rentals, (b) interest on any mortgage assumed by the Buyer, and (c) condominium or other association periodic charges.

8.3 Security deposits shall be transferred to the Buyer.

8.4 At closings for condominium properties or properties subject to a homeowners' association, Buyer shall pay all initial reserves and/or capital contributions that are charged by any owner's association (condominium or otherwise), or civic association in connection with the sale or transfer of the premises, as well as any fee associated with lender-required document costs. Seller shall pay all other fees that are charged in connection with the sale or transfer of the premises, including without limitation all transfer, processing, expediting, delivery, statement or management company fees.

9. Damage or Destruction of Premises:

NOTE: IT IS STRONGLY RECOMMENDED THAT, UPON DISCOVERY OF DAMAGE OF DESTRUCTION OF PREMISES, THE PARTIES RETAIN LEGAL COUNSEL.

9.1 Risk of loss to the premises and appurtenances occurring prior to closing shall be borne by the Seller.

9.2 If any part of the premises covered by this contract shall be substantially damaged or destroyed from the date of written acceptance of this contract through the date and time of closing, the Seller shall give a written notice to the Buyer and/or Buyer's Broker that the damage or destruction has occurred. Such notice must include all pertinent information regarding insurance policies and claims covering the premises that has been damaged or destroyed, including the amount of any applicable

policy deduction. The written notice shall be delivered within 2 calendar days from the date of the discovery of the damage or destruction. Upon receipt of such notice, the Buyer may:

(a) agree to extend the closing date to the extent reasonably necessary to allow Seller to restore the premises to its previous condition; **OR**

(b) accept the premises in its damaged condition with an assignment of insurance proceeds, if any are available; **OR**

(c) terminate the contract by giving written notice to Seller and/or Seller's Broker. Upon termination the earnest money deposit, including any non-refundable deposits, shall be returned to the Buyer pursuant to paragraph 10.

9.3 Failure by the Buyer to notify the Seller and/or Seller's Broker in writing within 10 calendar days from receipt of the notice of damage or destruction that Buyer is electing to proceed pursuant to paragraphs 9.2(a) or (b) shall constitute an election by the Buyer to terminate the contract pursuant to paragraph 9.2(c).

9.4 Failure by the Seller to provide the required written notice to the Buyer and/or Buyer's Broker shall result in the Buyer, upon discovery of the damage or destruction before closing, having all rights set forth in paragraph 9.2.

9.5 If Buyer discovers the damage or destruction after closing, Buyer shall have the right to pursue all legal remedies.

10. Earnest Money Deposit:

10.1 The earnest money deposit in the amount of \$1,000.00 shall be deposited with the Seller's broker within 24 hours of the end of the ONLINE auction or conclusion of an ONSITE auction. Buyer and Seller acknowledge that unless otherwise instructed, earnest money is to be credited against the buyer premium/commission herein or written to closing title agency to facilitate closing.

(Buyer's Initial) (Seller's Initial)

Earnest Money Deposit Receipt

Broker acknowledges receipt of the Earnest Money Deposit set forth in Paragraph 10, by cash or check (check # _____) for an ONSITE auction. For an ONLINE auction, buyer to tender earnest money deposit via ACH or wire transfer within 24 hours of the auction. Earnest money is to be deposited, held and disbursed pursuant to paragraph 10.

Brokerage: Auction Ohio Real Estate Trust Acct. By: _____, Date _____

10.2 Upon receipt of the earnest money by the Broker, the earnest money shall be deposited in the Broker's trust account.

10.3 If any written contingency is not satisfied or waived, or if the Seller fails or refuses to perform or if the Buyer terminates this contract pursuant to any of its applicable provisions, all earnest money deposited hereunder shall be returned to the Buyer. If the Buyer fails or refuses to perform, the earnest money deposited hereunder shall be paid to the Seller. In any event all earnest money deposited hereunder is to be disbursed as follows:

(a) The transaction closes and the Broker disburses the earnest money deposited hereunder to the Buyer or to the closing or escrow agent to be applied to the purchase price.

- (b) The parties provide the Broker with written instructions that both parties have signed that specify how the Broker is to disburse the earnest money deposited hereunder and the Broker acts pursuant to those instructions.
- (c) The Broker receives a copy of a final court order that specifies to whom all earnest money deposited hereunder is to be awarded and the Broker acts pursuant to the court order.
- (d) All earnest money deposited hereunder becomes unclaimed funds as defined in division (M)(2) of section 169.02 of the Revised Code, and, after providing the notice that division (D) of section 169.03 of the Revised Code requires, the Broker has reported the unclaimed funds to the director of commerce pursuant to section 169.03 of the Revised Code and has remitted all of the earnest money to the director.
- (e) In the event of a dispute between the Seller and Buyer regarding the disbursement of any earnest money deposited hereunder, the Broker is required by Ohio law to maintain such funds in his trust account until the Broker receives (1) written instructions signed by the parties specifying how the earnest money is to be disbursed or (2) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date the earnest money was deposited in the Broker's trust account, the parties have not provided the Broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the Broker shall return the earnest money to the Buyer with no further notice to the Seller.

10.4 The return or payment of the earnest money deposit hereunder shall in no way prejudice the rights of the Seller, Buyer, or Broker in any action for damages or specific performance.

11. Additional Provisions:

11.1 This contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Any amendment to this Contract shall be made in writing signed by the Buyer and Seller. All notices given in connection with this contract shall be made in writing signed by the party giving such notice.

11.2 Time is of the essence regarding all provisions of this contract. Whether or not so stated elsewhere in this contract, no deadline or time period under this contract can be modified or waived except by written agreement signed by both parties. Repetition of this provision in any given paragraph of this contract is intended for emphasis only, and shall not reduce the effect of this paragraph as to any other provision of this contract.

11.3 All representations, covenants, and warranties of the parties contained in this contract shall survive the closing.

11.4 **Term Definition:** The term "Broker" shall include, without limitation, Broker and/or Broker's agents and shall include collectively, except where the context clearly indicates otherwise, both the Seller's Broker and the Buyer's Broker, if different. The term "day(s)" means calendar day(s). All references to dates and times refer to Columbus, Ohio, time.

11.5 **Signatures:** Only manual or electronic signatures on contract documents, transmitted in original or facsimile (which includes photocopies, faxes, PDF, and scanned documents sent by any method) shall be valid for purposes of this contract and any amendments or any notices to be delivered in connection with this contract. For the purposes of this provision, "contract documents" do not include voice mail, email messages, or text messages.

11.6 The date of acceptance of this Contract, counter offers, amendments or modifications thereto shall be when the final writing signed by the parties is delivered to the offering party. Notices delivered in connection with this contract shall be effective upon delivery. Delivery of all such documents shall be made by fax, email, text, or hand delivery.

(NOTE: It is strongly recommended that the delivering party verify that delivery has been received by the other party.)

11.7 Foreign Investments in Real Property Tax Act ("FIRPTA"). If Seller is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires Buyer to withhold 15% of the amount realized by Seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption or reduced rate of withholding applies. If withholding is required, Treasury Regulations require Sellers and Buyers to provide their U.S federal tax identification number on all filings. Seller and Buyer agree to execute and deliver any document reasonably necessary to comply with FIRPTA requirements.

NOTE: Buyer and Seller are advised to determine whether Seller is a "foreign person" as defined by FIRPTA as soon as possible.

12. NOTICES TO THE PARTIES:

12.1 Professional Advice and Assistance: The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines. While the Broker possesses considerable general knowledge, the Broker is not an expert on matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc. The Broker hereby advises the parties, and the parties acknowledge, that they should seek professional expert assistance and advice in these and other areas of professional expertise.

In the event the Broker provides to the parties names of companies or sources for such advice and assistance, the parties additionally acknowledge and agree that the Broker does not warrant, guarantee, or endorse the services and/or products of such companies or sources.

12.2 Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

12.3 Residential Property Disclosure Form: With respect to the sale of real property that has from one to four dwelling units, most Sellers will be required to provide the Buyer with a completed Property Disclosure Form complying with the requirements of Ohio law. If such disclosure is required but is not provided by the time the Buyer enters into this agreement, the Buyer may be entitled to rescind this agreement by delivering a document of rescission to the Seller or the Seller's Broker, provided such document of rescission is delivered prior to all three of the following dates: (a) the date of closing, (b) 30 days after the Seller accepted the Buyer's offer, and (c) within 3 business days following the receipt by the Buyer or the Buyer's Broker of the Property Disclosure Form or amendment of that form.

12.4 Ohio's Sex Offender Registration and Notification Law: If a sex offender resides in the area, Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law.

The Buyer acknowledges that any information disclosed may no longer be accurate. The Buyer assumes responsibility to obtain accurate information from the sheriff's office. The Buyer shall rely

on the Buyer's own inquiry with the local sheriff's office and shall **not** rely on the Seller or any Broker involved in the transaction.

12.5 Concessions: Buyer and Seller authorize the Broker to report sales and financing concessions data to the MLS membership and MLS sold database as applicable and to provide this information to state licensed appraisers researching comparables, upon inquiry, to the extent necessary to adjust price to accurately reflect market value.

13. Closing and Possession:

13.1 Closing: This contract shall be performed, and this transaction closed, on or before 12/13/2023 unless the parties agree in writing to an extension. The Parties hereby expressly authorize any lender and/or closing agent to provide the parties' brokers, agents, and attorneys with the closing settlement statement (ALTA-1 or equivalent) for review in advance of closing.

13.2 Final Verification of Condition: Buyer shall have the right to make a final verification of the condition of the Property within _____ calendar days prior to the day of closing (if left blank, the number of calendar days shall be 2) to confirm that the premises are in the same condition as they were on the date of this contract, or as otherwise agreed, and that repairs, if any, have been completed as agreed.

13.3 Possession: Seller is entitled to possession through Closing. At the time the Seller delivers possession, the premises will be in the same condition as the date of acceptance of this contract, normal wear and tear excepted, and except as provided in paragraph 9.

13.4 Debris and Personal Property: The Seller will not remove all debris and personal property not included in this contract by the date and time of the Buyer's possession.

14. Duration of Offer:

This offer shall be open for acceptance through 10/30/2023 _____ :

The undersigned Buyer agrees to the terms and acknowledges the receipt hereof:

Signature:
Print Name: _____
Date Signed: _____

Signature:
Print Name: _____
Date Signed: _____
Address: _____

Phone#: _____

Deed to: _____

Attorney: _____
Ofc.#: _____
Fax #: _____
Email: _____

Brokerage: _____
Brokerage License #: _____
MLS Office ID#: _____
Ofc.#: _____
Fax#: _____
Address: _____

Agent: _____
Agent License #: _____
Phone#: _____
Alternate Phone #: _____
Fax #: _____
Email: _____

The undersigned Seller agrees to the terms and acknowledges the receipt hereof:

Signature:
Print Name: Don & Teresa Slater
Date Signed: _____

Signature:
Print Name: _____
Date Signed: _____
Address: 175 Stump Hollow Rd
Lancaster, 43130

Phone#: 7402773045

Attorney: _____
Ofc.#: _____
Fax #: _____
Email: _____

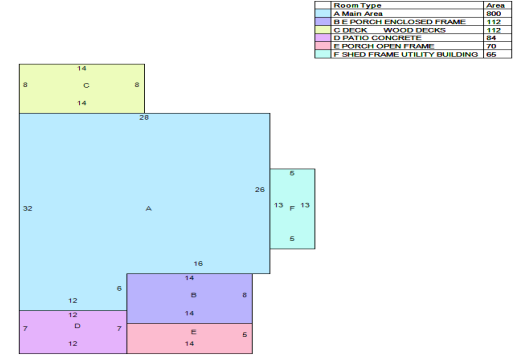
Brokerage: _____
Brokerage License #: _____
MLS Office ID#: _____
Ofc.#: _____
Fax#: _____
Address: _____

Agent: _____
Agent License #: _____
Phone #: _____
Alternate Phone #: _____
Fax #: _____
Email: _____

Fairfield County, Ohio - Property Record Card
 Parcel 0140101100
 Card 1

GENERAL PARCEL INFORMATION

Owner SLATER DONALD L & TERESA L SURV
 Property Address 3130 LITHOPOLIS RD NW
 Mailing Address 175 STUMP HOLLOW RD
 LANCASTER OH 43130
 Land Use R - 511
 Deed CURRENT DEED VOLUME/PAGE: 1433/1983
 Legal Description R 19 T 15 S 28 SE



VALUATION

	Appraised	Assessed
Land Value	\$46,180.00	\$16,160.00
Improvements Value	\$26,990.00	\$9,450.00
Total Value	\$73,170.00	\$25,610.00
CAUV Value	\$0.00	
Taxable Value	\$25,610.00	

RESIDENTIAL

Building Style	BUNGALOW	Full Baths	1
Year Built	1900	Half Baths	0
Stories	1	Basement	PART
Finished Area	800	Finished Basement Area	0
First Floor Area	800	Heating	
Half Floor Area		Cooling	
Upper Floor Area		Exterior Wall	ALUM/VINYL
Rooms	5	Attic	NONE
Bedrooms	2	Number of Fireplace Openings	0
Family Rooms	0	Number of Fireplace Stacks	0

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A - Homesite	0.49	0	0	1	\$46,180.00

ADDITIONS

Description	Area	Year Built	Value
-	800	0	0
- 14 - SHED FRAME	65	0	800
- 12 - E PORCH	112	0	6200
- 11 - PORCH OPEN	70	0	2500
- 31 - DECK WOOD	112	0	1700
- 33 - PATIO CONCRETE	84	0	400

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
FRAME UTILITY	1940	18x24	432	\$94.50

AGRICULTURAL

SALES

Date	Buyer	Seller	Price
6/23/2006	SLATER DONALD L	FISHER HARVEY A SR	\$20,500.00
11/17/2005	FISHER HARVEY A SR	FISHER HARVEY A & HILDA	\$0.00

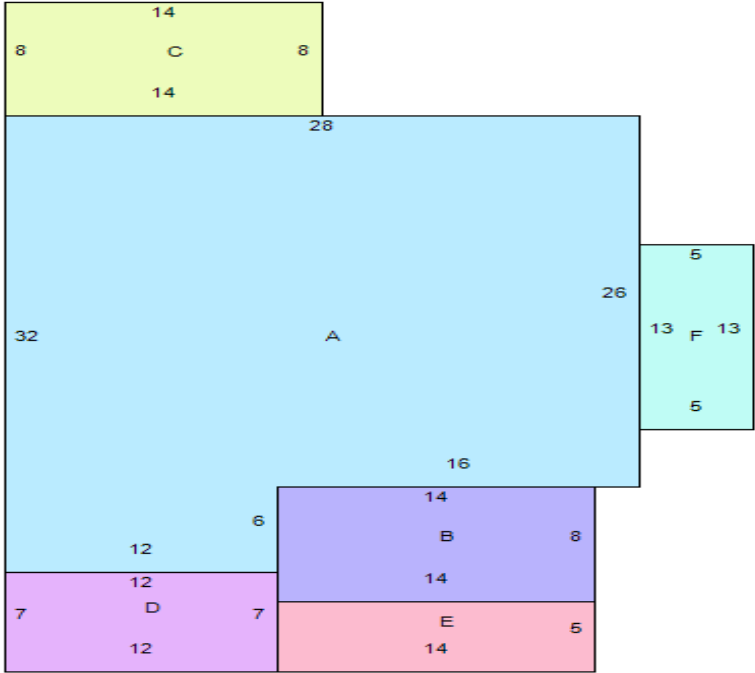
COMMERCIAL

OUTBUILDING DATA

Type

	YrBlit	EffYr	Size	Area	Gr	Qty	ModCd	PH	FV	%Comp	Value
RS1	1940	0	18x24	432	D	1		P	A	0	\$270.00

Room Type	Area
A Main Area	800
B E PORCH ENCLOSED FRAME	112
C DECK WOOD DECKS	112
D PATIO CONCRETE	84
E PORCH OPEN FRAME	70
F SHED FRAME UTILITY BUILDING	65



LEAD DISCLOSURE SALES

Property Address: 3130 Lithopolis Rd Company: _____
 City: Lancaster State: OH Zip: 43130 Company Address: _____
 MLS#: _____ City: _____ State: _____ Zip: _____

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. 4852d 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: <u>Donald Slater</u> Date: <u>9-15-23</u>	Seller: <u>Teresa Slater</u> Date: <u>9-15-23</u>
Purchaser: _____ Date: _____	Purchaser: _____ Date: _____
Agent: _____ Date: _____	Agent: _____ Date: _____





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 DS Date 9-15-23
Owner's Initials TS Date 9-15-23

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



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: 3130 Lithopolis Rd Lancaster OH 43130

Owners Name(s): Donald Slater Teresa Slater

Date: 9-15-23

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: never have

We have never occupied the property

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 (It has been hooked up to public water, however, still has well.)

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [X] Yes No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): washer shut off needs replaced. Electric box inside and out was replaced less than a year.

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, 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] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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 If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): unknown

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

If "Yes", please describe and indicate any repairs completed: basement need check valve put in

Owner's Initials [] Date [] Owner's Initials TS Date 09-15-23

Purchaser's Initials [] Date [] Purchaser's Initials [] Date []

Tree needs cut down. Garage needs taken down.

Property Address 3130 Lithopolis Rd Lancaster, OH 43130

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/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: Bathroom Floor needs Replaced

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 type="checkbox"/>	<input checked="" type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known	_____	_____	_____
5) Other toxic or hazardous substances	<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, remediation or mitigation to the property: _____

Owner's Initials DS Date 9-15-23
Owner's Initials TS Date 9-15-23

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

Property Address 3130 Lithopolis Rd Lancaster, OH 43130

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: well still exist

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

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: Assessments for utilities were just paid off

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
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 DS Date 9-15-23
Owner's Initials TS Date 9-15-23

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

ONLINE REAL ESTATE AUCTION



Frequently Asked Questions:

- **What are the steps before placing a bid?**
 1. Secure financing or obtain documentation of proof of funds.
 2. Review and sign the Acknowledgment of Terms and Conditions and the Agency Disclosure Statement.
 3. View the property and arrange inspections, if desired.
 4. Register on auctionohio.com & obtain bidder number that will be emailed to you.
 5. AFTER completing steps 1-4, start bidding online. *Happy Bidding!*
- **What is a buyer's premium?**
 - A premium of 10% of the winning bid will be added to arrive at the final purchase price paid by the buyer at time of closing.
- **What is a reserve?**
 - A reserve is the minimum price that a seller is willing to accept for a property.
- **What is an undisclosed reserve?**
 - An undisclosed reserve is a confidential reserve (see definition above) that is not explicitly publicized on the site or other marketing.
- **How do I know when the undisclosed reserve is met?**
 - When the minimum price that the Seller is willing to accept for this property has been met, the "Reserve Not Met" notice will disappear from the bid box.
- **What does "AS-IS" mean?**
 - "As-Is" means that a property sells in its exact current condition at the time of the auction.
- **What does no contingencies mean?**
 - No contingencies means that the property sells not subject to any additional conditions, i.e., financing, appraisals, inspections, repairs, payment of closing costs, or otherwise.
- **Do I have the right to an inspection?**
 - Yes, buyers have the right to have an inspection at their own cost. If desired, inspections are recommended prior to bidding. The sale of the property is not contingent upon the inspection results.
- **Can I finance the purchase of the property?**
 - You can finance your purchase, but the sale of a property is not contingent upon the ability to secure financing or to cover an appraisal gap. Once you are the successful winning bidder you are legally obligated to purchase the property.
- **What if I want a Buyer's Agent to represent me?**
 - Buyer's agents are welcome. Your agent must send an Agency Disclosure Statement, prior to bidding on the auction.
- **If I have a Buyer's Agent, do I bid or does the agent bid?**
 - We recommend the person who will be purchasing the property [registers](#) and does the bidding on the website. However, if you would like your Buyer's Agent to bid on your behalf, we recommend a written agreement stipulating the authority you are granting on the bidding limitations.
- **What can I expect in the final moments of the online auction?**
 - The bidding platform has an Auto-Extend feature that allows everyone a fair chance to bid. This feature allows for all buyers to participate and have equal opportunity to bid regardless of internet connectivity. When a bid comes in within 5 minutes of the online auction deadline, the deadline timer will automatically extend by adding 5 minutes to the countdown. The time will continue to extend in this way until the bidding activity has stopped.

ONLINE AUCTION DAY EXPECTATIONS



- ❑ Once the winning bidder is determined, the Buyer/Buyer's Agent will be notified immediately by phone.
- ❑ Purchase contract documents will be emailed to the Buyer/Buyer's Agent via Dotloop.
- ❑ Buyer must sign and return documents within 24 hours of the online auction ending.
- ❑ Earnest money request will be emailed to the Buyer via "Earnnest" for an ACH transfer of funds. (*See Earnest Money Guide with EARNNEST document.*)
- ❑ Buyer must complete the earnest money deposit request within 24 hours.
- ❑ Buyer signed purchase contract will be sent to the Seller for their signature(s).
- ❑ Once the contract is signed by both parties, a copy will be emailed to the Buyer/Buyer's Agent with transaction contact information and deadlines.

ADVANTAGES OF COMPETITIVE OFFERS



Multiple offers are common in the current real estate market. Auction Ohio simplifies the process and creates a better experience for buyers, sellers, and their agents.

- Buyers have an equal opportunity to make their best offer.
- The offers are visible and transparent to everyone.
- The timeline allows buyers to attend open houses, inspect the home and obtain pre-approvals.
- A seller is confident they have received the best offer from all potential buyers.
- Terms of the sale are established and transparent.
- Selling real estate with an online competitive offer platform is beneficial for properties in every price range, condition, and location.



Earnest money guide

A homebuyer's guide to earnest money

How does earnest money work?

What is earnest money?

Earnest money is a payment made by a homebuyer to show to the seller that he or she is serious about buying.

When do I pay earnest money?

The timing of your earnest money payment is generally stated in your contract. In most cases, earnest money is due simultaneously with, or shortly after, the contract is signed by both buyer and seller.

Where does the earnest money go?

Typically, earnest money is held by a third party called an "escrow agent" or "escrow holder." The escrow holder may be a title company, a real estate office, an attorney's office, or any other party designated in the contract.

Does earnest money count towards the cost of the house?

In most cases, homebuyers receive credit for their earnest money deposit at time of closing.

How does Earnnest help?

What is Earnnest?

Earnnest is an app that allows you to send your earnest money electronically to the escrow holder. Rather than writing and delivering a paper check, you can complete the entire earnest money process in just a couple minutes without leaving your couch! No more driving across town to hand-deliver a check to your agent or to the escrow holder!

How secure is Earnnest?

Earnnest uses the 256-bit AES encryption standard chosen by financial institutions and the U.S. government. This standard is the most advanced and secure encryption algorithm.

How can I use Earnnest?

Your real estate agent will invite you (via text and email) to authorize the earnest money transfer. Simply follow the instructions on the invitation. It's that easy!

Where can I learn more about Earnnest?

Visit www.earnnest.com for more information or to chat with us. We can also be reached by email at support@earnnest.com.

2130 L. Ho Pol's Rd



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected Renovation Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Renovation Realty can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. On the following pages you will find information that explains the various services Renovation Realty can offer and our options for working with you.

REPRESENTING SELLERS

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When sellers do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, Renovation Realty and the listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. It is the policy of Renovation Realty to charge sellers a total commission consisting of six (6) percent of the selling price of the property on real estate transactions at the time of closing.

REPRESENTING BUYERS

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. Renovation Realty and the buyer's agent that represents a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction. It is the policy of Renovation Realty to charge buyers a total commission consisting of the cooperative split (expressed as a percentage) from the listing broker.

DUAL AGENCY

Occasionally the same agent who represents the seller also represents the buyer. This is referred to as dual agency. When Renovation Realty and its agents become "dual agents," they must maintain a neutral position in the transaction. Renovation Realty and the agent may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent. In the event Renovation Realty and its agents become dual agents, it is the policy of Renovation Realty to charge seller a total commission consisting of six(6) percent of the selling price of the property and to charge buyers a total commission consisting of the cooperative split (expressed as a percentage) from the listing broker. In the event that you refuse to consent to dual agency or seek to terminate the agency relationship as a result of the proposed dual agency, Renovation Realty management may determine which agency relationship to terminate. You may request that a separate agent of Renovation Realty be appointed to represent your interests or you may terminate your agency relationship and seek representation from another brokerage; however, you may be obligated to pay a commission to Renovation Realty.

DIFFERENT RENOVATION REALTY AGENTS REPRESENTING THE BUYER AND SELLER

On occasion, the buyer and seller will each be represented by two different agents from Renovation Realty In this case, the agents may each represent the best interest of their respective clients but



Renovation Realty and its management level licensees will be considered dual agents. As a dual agent, Renovation Realty and its management level licensees will maintain a neutral position and cannot advocate for the position of one client over another. Renovation Realty will also protect the confidential information of both parties.

SUBAGENCY

Renovation Realty does not act as a subagent nor allow other brokerages to act as a subagent for a seller.

COOPERATING WITH OTHER BROKERAGES

Renovation Realty will cooperate with other brokerages on an equal and consistent basis. This means Renovation Realty and its agents will make its listings available to other brokerages to show, provide information that is not confidential, and present all offers written by other brokerages in a timely and objective manner. A buyer's broker may be compensated by a seller through Renovation Realty offer of compensation, unless specifically requested otherwise by the seller, even though the buyer's broker represents the buyer's interests. Alternatively, a buyer's broker may be compensated directly by the buyer pursuant to an agreement between buyer and buyer's broker. Renovation Realty does reserve the right, in some instances, to vary compensation offered through marketing services. Renovation Realty may accept compensation from listing brokers even though Renovation Realty represents the buyer. Renovation Realty will not offer compensation to nor cooperate with subagents.

A SIGNED COPY OF THIS CONSUMER GUIDE TO AGENCY RELATIONSHIPS MUST BE RETAINED BY THE REALTOR®.

OHIO LAW REQUIRES THAT RENOVATION REALTY PROVIDE YOU WITH THIS CONSUMER GUIDE AND ASK THAT YOU SIGN THE FORM BELOW, ACKNOWLEDGING RECEIPT OF THIS CONSUMER GUIDE. YOUR SIGNATURE WILL NOT OBLIGATE YOU TO WORK WITH OUR COMPANY IF YOU DO NOT CHOOSE TO DO SO.

Name (Please Print)	Signature	Date
<u>Donald Slater</u>	<u>[Signature]</u>	<u>9-15-23</u>

Name (Please Print)	Signature	Date
<u>Teresa Slater</u>	<u>[Signature]</u>	<u>9-15-23</u>

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

FAIR HOUSING STATEMENT

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.