

BID PACKET

Katherine Milam

WOODLAND HILLS HOME ONLINE AUCTION



**923 OAKLAND DRIVE
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

MONDAY, SEPTEMBER 28 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

Bidding Ends Monday, September 28, 2020

923 Oakland Drive, New Albany, IN 47150

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE - Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT - A 10% *non-refundable down payment* in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

CLOSING - All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All measurements per courthouse.

FLOOD DESIGNATION - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY - Property is being sold without a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION - Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE - 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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID - Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE - The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION - A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES - No pre-auction offers. All bidding to be submitted online during the period of Monday, September 21 through Monday, September 28, 2020.

AGENCY - The Harritt Group is acting exclusively as agents for the seller.

SELLER - Katherine Milam

Client Detail

923 Oakland Drive, New Albany, IN 47150

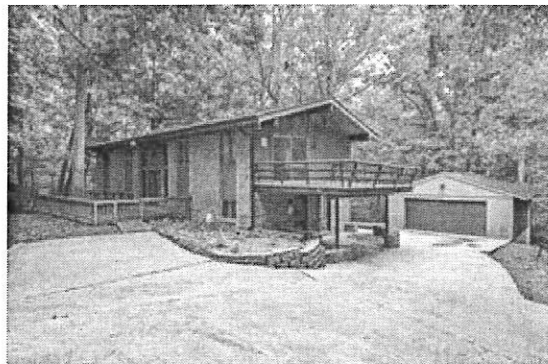
Listing #: **2020010508**

Total Finished Sqft: **2,751**

Above Grade Finished SqFt: **2,751**

\$0

Active (09/09/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Woodland Hills	Parcel#:	220503300130000008
Beds:	4	Lot Sz:	0.56 / 24,394
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,751	Lot Dim:	120 x 217 x 109 x 210
Tot Fin SF:	2,751	Year Built:	1969
New Const:	No	Annual Tax:	3,794
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	27,800	DOM:	0
Improvements:	147,800	HOA \$:	/ None
Total Assess:	175,600		
Directions:	I-265 to State Street Exit. South 3/4 mile to right on Captain Frank Road. Travel 3/4 mile and continue right on Captain Frank Road an additional 0.4 miles to left on Oakland Drive to home on left.		

Legal:

Plat 774, Lot 29 Woodland Hills

Remarks

Woodland Hills Home Online Auction - Bidding Ends Monday, September 28 @ 2 PM. Modern one-owner late-mid-century split level 4 bedroom home awaiting your renovations. Designed with prominent roof gables, an abundance of windows, and a full walkout lower level well-suited for its sloping one-half acre wooded lot with a detached two-car garage. The main living area on ground level includes kitchen, gathering room w/stone fireplace, built-in bookcases, laundry, formal dining, full bath, two bedrooms, and sunroom. Upstairs, there are 11' cathedral ceilings, living room w/brick fireplace, study, walled bookcase, two bedrooms, and full bath. Located off Captain Frank Road just minutes to the hospital, downtown, and expressways. Measurements per courthouse. No pre-auction offers. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. OPEN Wednesday, September 23, 4-6 PM

Amenities

Type:	Bi Level	Foundation:	Slab
Zoning:	Residential	Basement:	No
Construction:	Frame On-Site	Basement Type:	
Outbuildings:	Garage, Shed	Laundry:	Yes
# Fireplaces:	2 Fireplace: Gas Burning, Woodburning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Wooded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Patio, Deck, Solid Surface Drive, Sunroom, Wood		
Interior Feat:	Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Family Room, Formal Dining Rm, Foyer, Pantry, Security System, Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,751.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,751
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **11** Garage: **Y** Garage Size: **24 x 24** Garage Type: **Detached, Front** Garage Spaces: **2**
Entry

Type	Dimension	Level	Flooring	Description
Family Room	18.6 x 15	1st Floor	Laminate	Stone Fireplace
Kitchen	11.6 x 8	1st Floor	Tile	
Dining Room	14 x 12	1st Floor	Laminate	Door to Deck
Bathroom Full	7.6 x 7.6	1st Floor	Tile	
Bedroom	12 x 11.6	1st Floor	Laminate	
Bedroom	14 x 8.6	1st Floor	Laminate	
Other	15 x 15	1st Floor	Laminate	Sunroom-Access off Bedroom & Deck
Living Room	23 x 17.6	2nd Floor	Wood	11' Cathedral Ceiling - Fireplace
Office	12.6 x 11	2nd Floor	Other	Built In Bookcase
Bathroom Full	7.6 x 7	2nd Floor	Tile	
Bedroom	16.6 x 11	2nd Floor	Wood	
Bedroom	11 x 7.6	2nd Floor	Wood	

Other 7.6 x 6.6 1st Floor Vinyl Laundry Room

Utilities

Water Heater: **Natural Gas** Heat Type: **Forced Air, Hot Water**
Water Type: **Public Onsite** Cooling Type: **Central Air**
Natural Water: Fuel Type: **Electric, Nat Gas**
Sewer Type: **Sewer**

General Information

Possession: **At Closing** Covenants & Restr: **Yes**
Flood: **No** Sign: **Yes**
Seller Will Lease: **No** Terms: **No**

All information deemed reliable but not guaranteed.

22-05-03-300-130.000-008
General Information
Parcel Number
 22-05-03-300-130.000-008
Local Parcel Number
 0084050029
Tax ID:

Routing Number
 05-03-310-045

Property Class 510
 1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
 Floyd
Township
 NEW ALBANY TOWNSHIP
District 008 (Local 008)
 NEW ALBANY CITY
School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
Neighborhood 5033101-008
 Woodlawn Hill S/D
Section/Plat
Location Address (1)
 923 OAKLAND DR
 NEW ALBANY, IN 47150

Zoning
 F
Subdivision
 F

Lot

Market Model
 5033101-008 - Residential

Characteristics
Topography
 Rolling
Public Utilities
 All
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Static
 Tuesday, September 1, 2020
Review Group 2018

Milam, Robert H. & Katherine
Ownership
 Milam, Robert H. & Katherine
 923 Oakland Dr
 New Albany, IN 47150

Legal
 P 774 L 29



Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2020	2019	2018	2018
Reason For Change	AA	AA	Misc	Misc
As Of Date	01/01/2020	06/25/2019	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required				
Land	\$27,800	\$27,800	\$27,800	\$27,800
Land Res (1)	\$27,800	\$27,800	\$27,800	\$27,800
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$147,800	\$147,900	\$190,100	\$190,100
Imp Res (1)	\$147,300	\$147,300	\$189,400	\$189,400
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$500	\$600	\$700	\$700
Total	\$175,600	\$175,700	\$217,900	\$217,900
Total Res (1)	\$175,100	\$175,100	\$217,200	\$217,200
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$500	\$600	\$700	\$700

Land Data (Standard Depth: Res 200', Cl 200' Base Lot: Res 120' X 230', Cl 120' X 230')

Land Pricing Soil	Act Front	Size	Factor	Rate	Adj. Rate	Value	Ext. Value	Res Market Elig %	Factor	Value
F	125	125x213	1.01	\$225	\$227	\$28,375	\$28,375	100%	1.0000	\$27,810

923 OAKLAND DR
510, 1 Family Dwell - Platted Lot
Transfer of Ownership
Date
 01/01/1900
 01/01/1900
Owner
 Milam, Robert H. & Kat
 DB 182-542
Doc ID
 0
Code
 WD
Book/Page
 /
Adj Sale Price
 \$0
VII
 /
I
 /
I
 /

Woodlawn Hill S/D
 /
 1/2
Notes
 7/18/2017 1804: NO CHANGE.

Land Computations

Calculated Acreage	0.61
Actual Frontage	125
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.61
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.61
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$27,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,800

Data Source External Only
Collector BF
Appraiser BF

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 2
 Style 70 Bi-Level House
 Finished Area 2751 sqft

Floor Finish
 Earth
 Slab
 Sub & Joint
 Wood
 Parquet

Wall Finish
 Plaster/Drywall
 Paneling
 Fiberboard

Roofing
 Built-Up
 Metal
 Asphalt
 Wood Shingle
 Other

Exterior Features

Plumbing

Full Bath 2
 Half Bath 0
 Kitchen Sinks 1
 Water Heaters 1
 Add Fixtures 0
Total 4

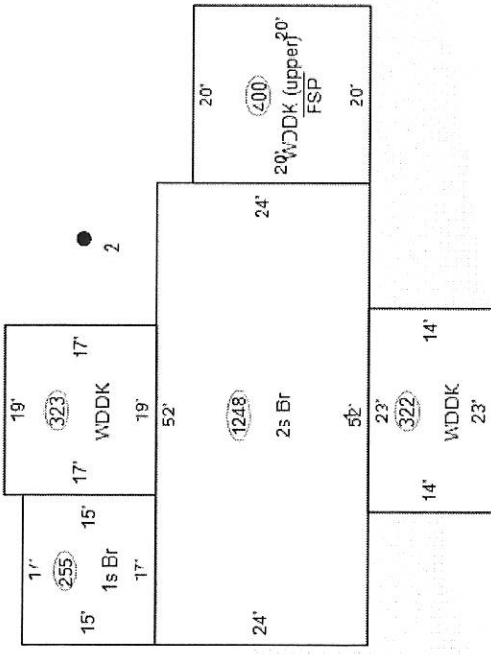
Accommodations

Bedrooms 4
 Living Rooms 0
 Dining Rooms 1
 Family Rooms 1
Total Rooms 8

Heat Type
 Central Warm Air

Area Value

Patio, Flagstone \$0
 Wood Deck 400
 Wood Deck 400
 Wood Deck 322
 Wood Deck 323



Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	Brick	C+2	1969	51	A	\$27.86	0.91	\$27.86	2,751 sqft	\$189,289	26%	\$140,070	0%	100%	1.0000	\$140,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1977	43	A	\$27.86	0.91	\$27.86	24'x24'	\$11,682	38%	\$7,240	0%	100%	1.0000	\$7,200
3: Utility Shed R 01	0%	1		D	1999	21	A	\$27.83	0.91	\$27.83	7'x8'	\$1,135	55%	\$510	0%	100%	1.0000	\$500

Sub-Total, One Unit \$169,200
Sub-Total, 1 Units \$19,900
 Exterior Features (+) \$189,100
 Garages (+) 0 sqft \$189,100
 Quality and Design Factor (Grade) 1.10
 Location Multiplier 0.91
Replacement Cost \$189,289

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Total Base \$153,900
1 Row Type Adj. x 1.00 \$153,900
 \$0
 \$0
 \$0
 \$0
 \$7,700
 \$0
 \$5,200
 \$0
 \$2,400
 \$0
 \$0
Sub-Total, One Unit \$169,200
Sub-Total, 1 Units \$19,900

Exterior Features (+) \$189,100
 Garages (+) 0 sqft \$189,100
 Quality and Design Factor (Grade) 1.10
 Location Multiplier 0.91
Replacement Cost \$189,289

Description **Count** **Value**

Specialty Plumbing



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)
9-2-2020

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **923 Oakland Dr, New Albany, IN 47150**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer			✓		Septic Field/Bed	✓				
Clothes Washer			✓		Hot Tub	✓				
Dishwasher			✓		Plumbing			✓		
Disposal			✓		Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood				✓	Water Heater/Electric	✓				
Microwave Oven		✓			Water Heater/Gas			✓		
Oven			✓		Water Heater/Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator		✓	✓		Water Softener	✓				
Room Air Conditioner(s)			✓		Well	✓				
Trash Compactor				✓	Septic and Holding Tank/Septic Mound	✓				
TV Antenna/Dish				✓	Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?			✓		
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	✓				
					Central Air Conditioning			✓		
					Hot Water Heat			✓		
					Furnace Heat/Gas	✓				
					Furnace Heat/Electric			✓		
					Solar House-Heating	✓				
					Woodburning Stove	✓				
					Fireplace				✓	
					Fireplace Insert	✓				
					Air Cleaner	✓				
					Humidifier	✓				
					Propane Tank	✓				
					Other Heating Source	✓				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Dorinda Hunt (POA)</i>	Date (mm/dd/yy) 9/2/2020	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Katherine A. Miller</i>	Date (mm/dd/yy) 9/2/2020	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code) **923 Oakland Dr, New Albany, IN 47150**

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

***Ice maker doesn't work**

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>		
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Sandra Hunt (POA)</i>	Date (mm/dd/yy) <i>9/2/2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Sandra Kattana</i>	Date (mm/dd/yy) <i>9/2/2020</i>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

1 **For use only by members of the Indiana Association of REALTORS®**

2 **PROPERTY ADDRESS: 923 Oakland Dr, New Albany, IN 47150**

4 **LEAD WARNING STATEMENT**

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

14 **SELLER'S DISCLOSURE**

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

- 17 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- 18 _____
- 19 _____
- 20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- 24 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
- 25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
- 26 attach documents below): _____
- 27 _____
- 28 _____
- 29 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

31 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 32 (c.) _____ Buyer has received copies of all information listed above.
- 33 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- 34 (e.) _____ Buyer has **(check (i) or (ii) below)**:
- 35 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
- 36 the presence of lead-based paint and/or lead-based paint hazards;
- 37 **OR**
- 38 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
- 39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

41 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of _____
43 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**
44 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**
45
46

923 Oakland Dr, New Albany, IN 47150
(Property Address)

47 **CERTIFICATION OF ACCURACY**

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

50
51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56 Kendra Hunt (POA) 9/2/2020
57 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

58
59 Kendra Hunt
60 PRINTED PRINTED

61
62 Katherin A Milam 9/2/2020
63 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

64
65 Katherine Milam
66 PRINTED PRINTED

67
68 [Signature] 9-2-2020
69 LISTING BROKER DATE SELLING BROKER DATE
70



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(Property Address)

923 Oakland Drive, New Albany



1:500

