



Connolly, Hillyer & Welch Title Services, Inc.

TAX & LEGAL REPORT Schedule A

Effective Date: December 21, 2021

Property Address: 110 Elm Street, Scio OH 43988

Vested in: Harsep, Inc by virtue of General Warranty Deed recorded March 12th, 1996 at Volume 26, Page 179 Deed Records of Harrison County, Ohio.

Parcel No.(s): 21-0000207.000

Legal Description(s): Part OL 127

Schedule B

Taxes:

Parcel No. 21-0000207.000;

Description Part OL 127;

Assessed Valuations: Land 4,680.00 Improvements 10,680.00 Total 15,360.00;

Appraised Valuations: Land 13,370.00 Improvements 30,510.00 Total 43,880.00;

Taxes and Special Assessments are \$661.92 per year;

Taxes and Special Assessments for tax year 2019 are paid;

Taxes and Special Assessments for the first half of tax year 2020 are paid;

Taxes and Special Assessments for the second half of tax year 2020 are paid;

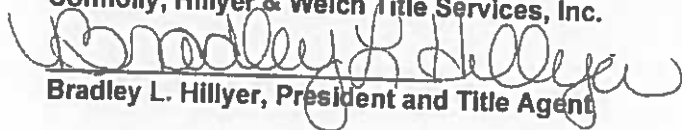
Taxes and Special Assessments for tax year 2021 and thereafter are lien on said premises but are not yet due and available for payment;

No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption statues for insured premises.

Map Office Approval:

That Harrison County Map/G.I.S. Office requires all description and transfers be submitted for review.

Connolly, Hillyer & Welch Title Services, Inc.


Bradley L. Hillyer, President and Title Agent

This information, including any lot dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

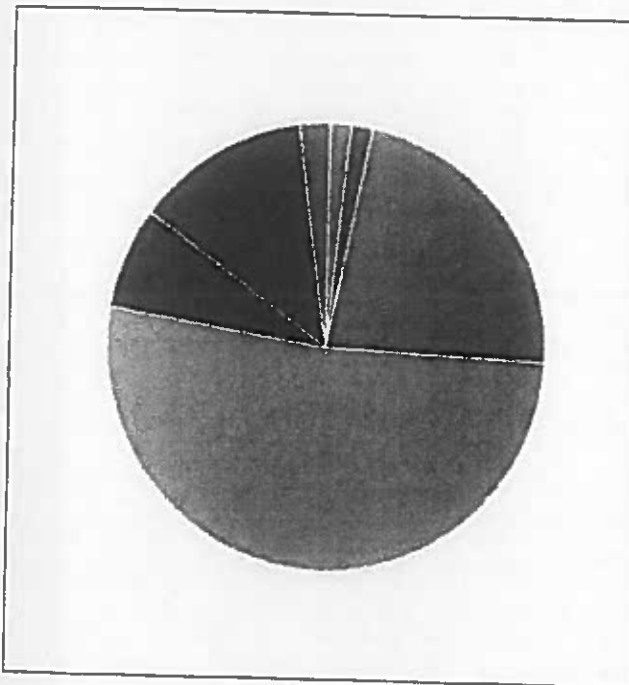
"Complete Real Estate Title and Escrow Services"

223 Fair Ave NW • New Philadelphia, Ohio 44663 • (330) 602-1800 • Fax (330) 602-1808
201 N Main ST • P.O. Box 272 • Uhrichsville, Ohio 44663 • (740) 922-4161 • Fax (740) 922-1473
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OWNER:	HARSEP, INC.	Parcel 1 of 2	>>	>	PARCEL:	21-0000207.000
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New Search		Search Results		Property Card				
Charge / Payments	Owner / Values	Charge Basis	History	Dwelling	Land / Building	Sketch	Sales History	Levies
Owner Name	Legal Description	Mailing Address			100% Values			
HARSEP, INC.	PART OL 127	HARSEP INC PO BOX 423			Land	13370		
110 ELM STREET	110 ELM STREET	DOVER OH 44622			Building	30510		
					Total	43880		
Property Class	Range - Tract - Section	1st Due	2nd Due	Total Due				
510	--	\$0.00	\$0.00	\$0.00	Payment			

Your Tax Dollars Go To...



TAX	(%)
Health	1.57
Library	1.57
County	22.55
School	51.84
Township	7.39
Corporation	12.8
JVS	2.28



OWNER:	HARSEP, INC.	Parcel 1 of 2	>>	>	PARCEL:	21-0000207.000
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Charge / Payments Owner / Values New Search Search Results Property Card Charge Basis History Dwelling Land / Building Sketch Sales History Levies

Owner / Tax Lien Date	Date / Type / Amount
HARSEP, INC.	1996-02-21
110 ELM STREET	1WD
	22500
Mail to Address	
HARSEP INC PO BOX 423	
DOVER OH 44622	

Legal Description	Property Class
PART OL 127	
110 ELM STREET	
510 / Residential Dwelling Platted	

Current Tax Year	Class
	510

Current Year 35% Taxable Values		Receiving owner occupancy credit
Land	4680	
Building	10680	
Total	15360	
Original Parcel	000000000000	First Tax Year
		0

Land	Building	Change Code
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Possible Lein on parcel:									
Project Code	Benefited Acres / Front Foot	Benefit %	Use Factor	Estimated Assessment	Amended Assessment	Payment	Interest	Additional Assessment	Maintenance Cost
25/MWCD					6.00				

502

Boyer

TRACY L. BOYER
Harrison Co. Recorder
Received <u>March 12</u> 19 <u>96</u>
at <u>10:44</u> o'clock <u>A</u> <u>M.</u>
Recorded <u>March 12</u> 19 <u>96</u>
<u>10267</u> <u>14.00</u>

GENERAL WARRANTY DEED

(Statutory Form)

ELLA M. HILBERT, Unmarried, by Virginia Gibson, her Attorney-In-Fact, by Power of Attorney recorded in Volume 25, Page 344, Harrison County Official Records, of Harrison County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to HARSEP, INC., whose tax mailing address is: P. O. Box 225, Dover, Ohio 44622, the following real property:

Situated in the Village of Scio, County of Harrison and State of Ohio. Being a part of Lot 127 in said Village as previously recorded in Volume 205, Page 525 of the Harrison County Deed Records and being more fully described as follows:

Beginning for a description at an iron pin (found) on the east line of a 20 foot alley at the Northwest corner of a 0.083 acre tract (Volume 218, Page 251) which bears S. 07 deg. 04' 00" W. 17.00 feet from the Northwest corner of Lot 127; thence with the west line of said 0.083 acre tract and the east line said 20 foot alley, S. 07 deg. 04' 00" W. 90.77 feet to an iron pin (set) at the Southwest corner of said 0.083 acre tract and being the TRUE PLACE OF BEGINNING; thence from said beginning with the south line of said 0.083 acre tract and a 0.433 acre tract (volume 175, page 186), S. 82 deg. 12' 50" E. 154.73 feet to an iron pin (set); thence N. 03 deg. 34' 01" E. 6.00 feet to an iron pin (set); thence S. 63 deg. 43' 59" E. 60.47 feet to an iron pin (set) on the west line of Elm Street at the southeast corner of said 0.433 acre tract; thence with the west line of Elm Street S. 26 deg. 12' 00" W. 43.00 feet to an iron pin (set) at the northeast corner of a 0.20 acre tract (volume 134, page 172); thence leaving Elm Street with the north line of said 0.20 acre tract, N. 79 deg. 53' 53" W. 197.64 feet to an iron pin (set) on the easterly line of said 20 foot alley; thence with said alley, N. 07 deg. 04' 00" E. 46.00 feet to the True Place of Beginning, containing 0.233 acre, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to the east line of the 20 foot alley as recorded in Volume 205, page 525 of the Harrison Deed Records.

All iron pins (set) are 30" x 3/4" steel rods with plastic caps stamped "D.A. Bower #5753." Survey and description by D. A. Bower in February, 1996

Subject to sanitary and storm sewer easement granted to Village of Scio by instrument dated November 12, 1976, filed for record March 28, 1977 and recorded in Volume 189, Page 329, Deed Records.

Real estate taxes shall be prorated to the date of closing.

Prior Reference Volume 205, Page 525 and Volume 137, Page 591, Harrison County Deed Records.

WITNESS my hand this 21st day of February, 1996.

FITZPATRICK,
ZIMMERMAN & ROSE,
CO., L.P.A.,
ATTORNEYS AT LAW
140 FAIR AVE., N.W.

Signed and acknowledged
in the presence of

STATE OF OHIO

TUSCARAWAS COUNTY, SS:

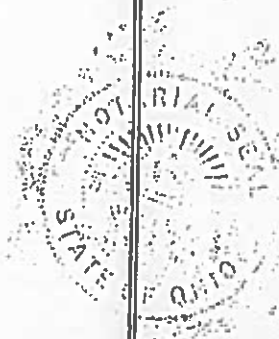
Before me, a Notary Public in and for said state, personally appeared the above named ELLA M. HILBERT, Unmarried, by Virginia Gibson, her Attorney-In-Fact who acknowledged before me that she did sign the foregoing instrument and that the same is her free act and deed.

In testimony whereof, I have hereunto affixed my name and official seal at New Philadelphia, Ohio, this 21st day of February, 1996.

Patricia J. McCoy
NOTARY PUBLIC

This instrument prepared by:
Attorney J. Greg Miller
New Philadelphia, Ohio

PATRICIA J. MCCOY, Notary Public
State of Ohio
My Commission Expires February 8, 1998



This conveyance has been examined and the grantor has completed with section 319.202 of the revised code.

FEE \$ 90.00

EXEMPT _____

PATRICK J. MOORE, County Auditor

Transferred 12 MAR 1996

PATRICK J. MOORE, Auditor

FEE 506 BY 12

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STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

110 ELM ST Sciò, OH

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 HR Date 1/4/22
Owner's Initials _____ Date _____

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



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

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

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

110 ELM ST Sciò, OH

Owners Name(s):

HASEP, INC

Date:

1-14, 20 22

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:

OWNERS HAVE NEVER OCCUPIED 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

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes [] No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

UNKNOWN

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

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

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

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

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?

Yes [] No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

UNKNOWN

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:

UNKNOWN

Owner's Initials [Signature] Date 1/14/22

Purchaser's Initials Date

Property Address 110 Elm St Scio

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

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): Unknown

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: Unknown

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 HS Date 11/9/22
Owner's Initials _____ Date _____

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

Property Address 110 Elm St Scit

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: UNKNOWN

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

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

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:
Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

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): UNKNOWN

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: UNKNOWN

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: UNKNOWN

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: UNKNOWN

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 HP Date 1/19/22
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 110 Elm St Sci0

CERTIFICATION OF OWNER

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

OWNER: X [Signature] DATE: X 1/14/22

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

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

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

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

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

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

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

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 110 Elm St Seio

Buyer(s): _____

Seller(s): HARSEP, INC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

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

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Ryan Wallick and real estate brokerage McElyea Realty will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE 1/14/22

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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

Property Address 110 Elm St, Scioto Ohio 43988

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) AW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

<u>[Signature]</u> Seller	<u>1/14/22</u> Date	_____ Seller	_____ Date
<u>[Signature]</u> Purchaser	<u>1-14-22</u> Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>1-14-22</u> Date	_____ Agent	_____ Date